

Office Space



FOR LEASE

**3475 W. Shaw Avenue
Fresno, California**

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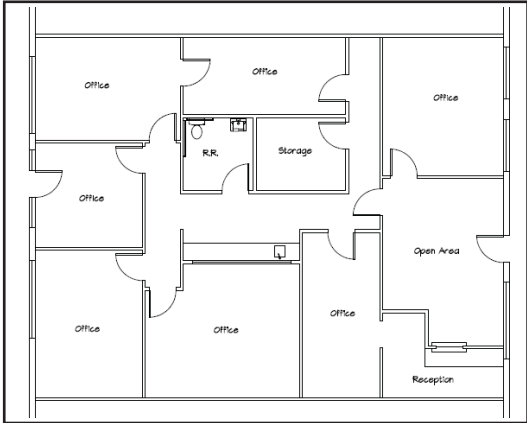


PROPERTY HIGHLIGHTS

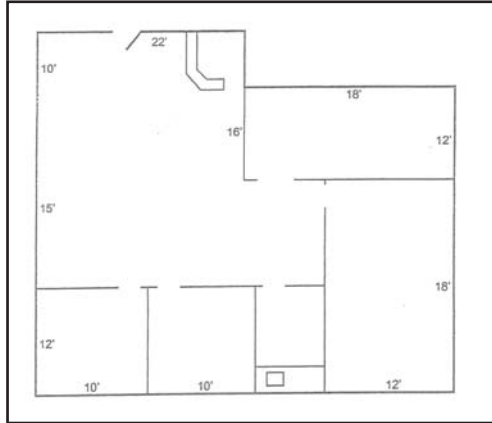
- Available: 3475 W. Shaw, Suite 103 - 2,234 SF
3475 W. Shaw, Suite 104 - 1,460 SF
3475 W. Shaw, Suite 105 - 720 SF
- Lease Rate: \$0.85 PSF, Modified Gross. Tenant responsible for utilities and interior janitorial services
- Zoning: RMX (Regional Mixed-Use)
- Features:
 - Updated Interior and Move In Ready Spaces
 - Economical Rent
 - Abundant Parking
 - Many nearby amenities including Banks, Shopping, Restaurants and many others.
 - Convenient and Easy Access to Highways 41 and 99
 - Flexible zoning allows for many different uses

FOR LEASE > 3475 W. Shaw Avenue | Fresno, CA

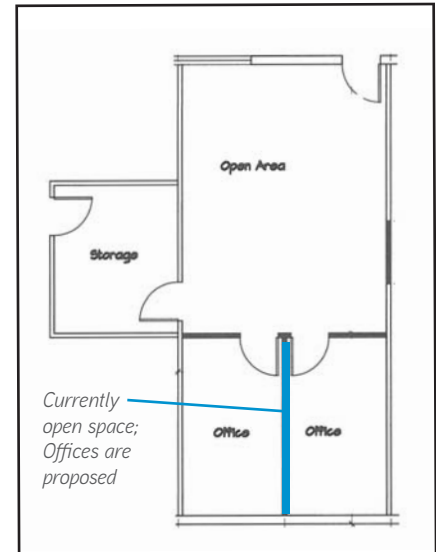
FLOOR PLANS



> Suite 103 - 2,234 SF



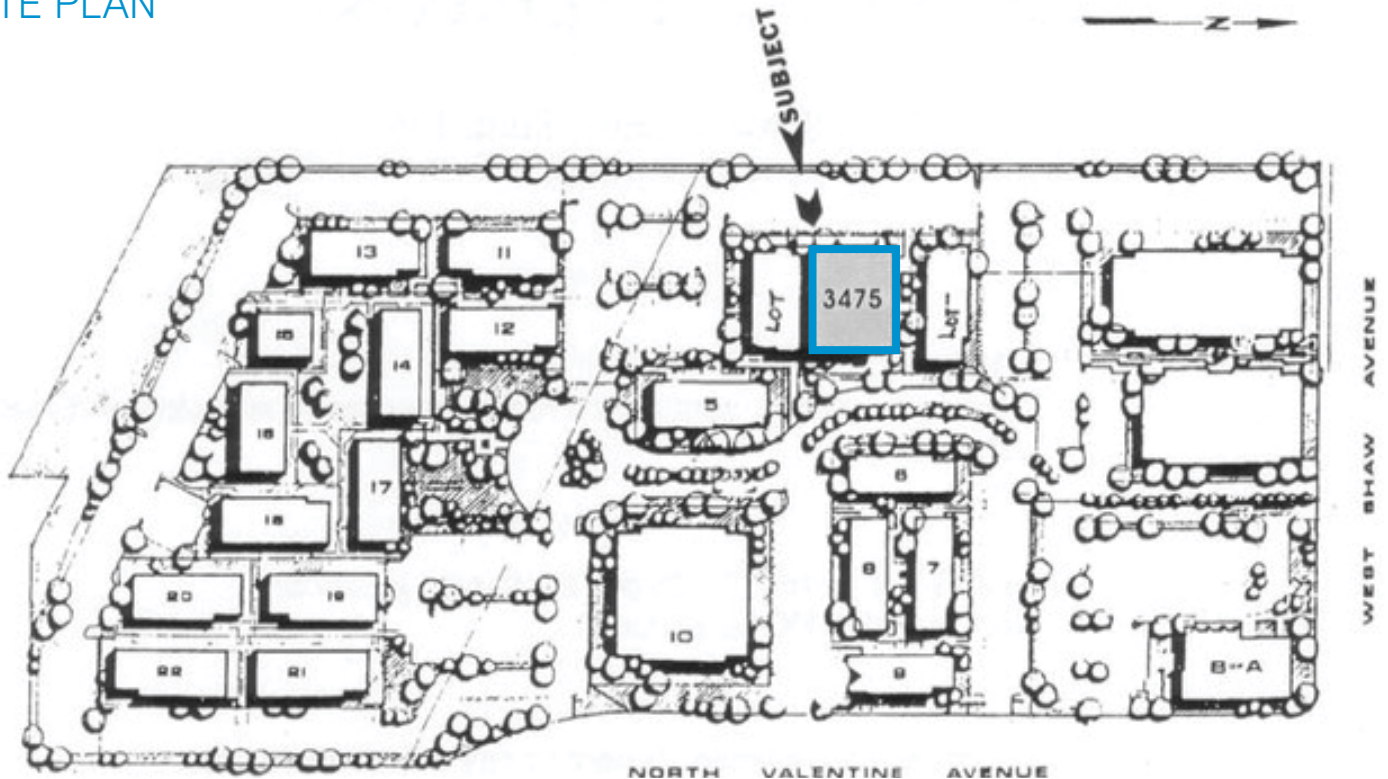
> *Suite 104 - 1,460 SF



> *Suite 105 - 720 SF

**Suites 104 and 105 currently combined to make approximately 2,160 SF total. Move in ready.*

SITE PLAN

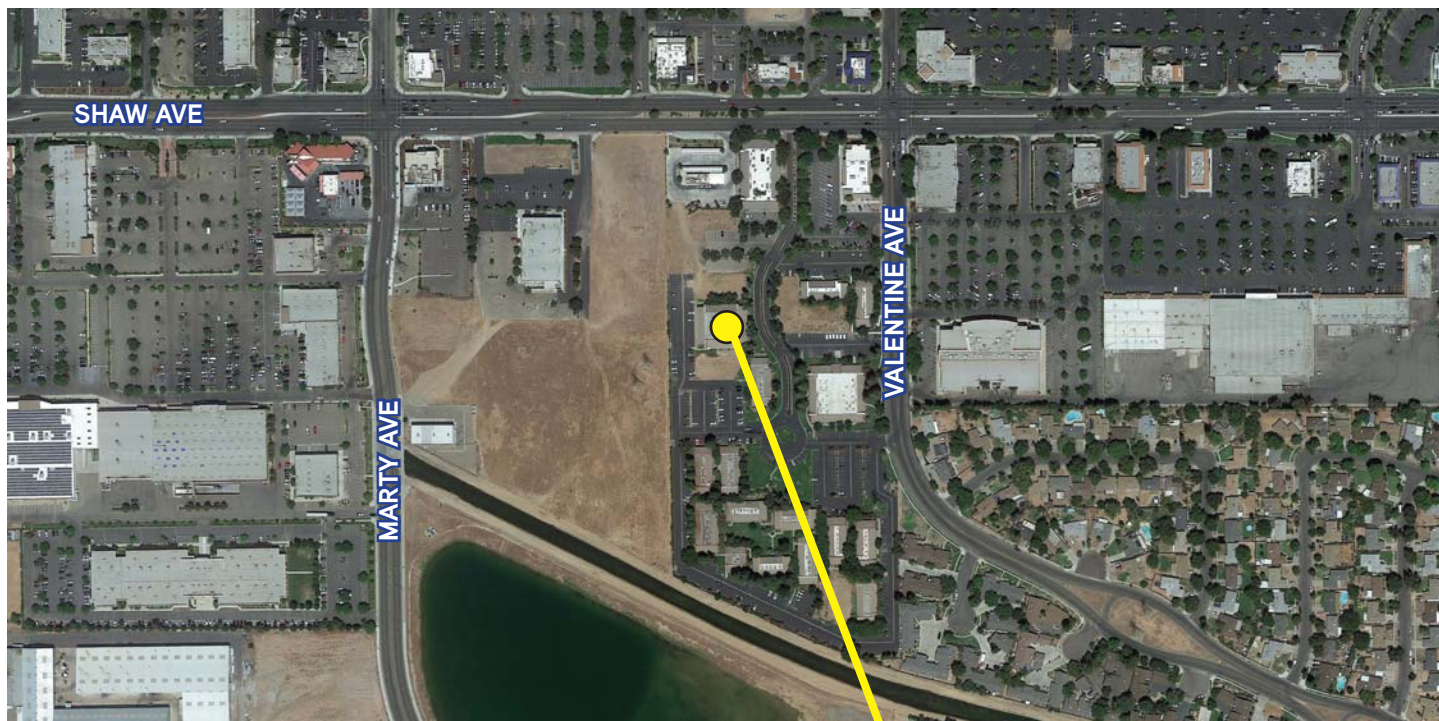


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AERIAL



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