

FOR LEASE > OFFICE SPACE (FLEX SPACE)



ESCALON BUSINESS CENTER

66 & 90 E. ESCALON, FRESNO, CA



Building Amenities

- > Flexible Floor Plans
- > Good Freeway 41 Access
- > Many Nearby Amenities
- > Many Allowable Uses

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Escalon Business Center > 66 & 90 E. Escalon

AVAILABLE SPACE

66 E. Escalon, Suite 101

Approximately 1,848 square feet consisting of a private office, restroom, open showroom and warehouse. \$1,400 per month plus CAM.

66 E. Escalon, Suite 113

Approximately 960 square feet consisting of 2 offices, warehouse space and one restroom. \$750 per month plus CAM. (Shell) Needs to be built-out. Minimum 3 year lease.

90 E. Escalon, Suite 101

Approximately 4,268 square feet consisting of 3 offices, large conference room, break room, restroom and large open work area. 10 x 10 roll-up door located on backside. \$3,200 per month plus CAM.

90 E. Escalon, Suites 109-110

Approximately 2,484 square feet consisting of open warehouse, 2 private offices and 2 restrooms. \$1,860 per month plus CAM.

90 E. Escalon, Suite 112

Approximately 1,121 square feet consisting of a reception area, conference room, multiple private offices, restroom and break room. Space is turn-key and move in ready. \$850 per month plus CAM.

90 E. Escalon, Suite 124

Approximately 1,344 square feet consisting of a reception area, one private office, open work area, break area and restroom. \$1,000 per month plus CAM.

90 E. Escalon, Suite 129

Approximately 1,304 square feet consisting of reception area, large open area and two restrooms. \$975 per month plus CAM.

**** Note: Many suites can be combined for larger sizes.***

*****CAM estimated at \$0.11 per square foot***

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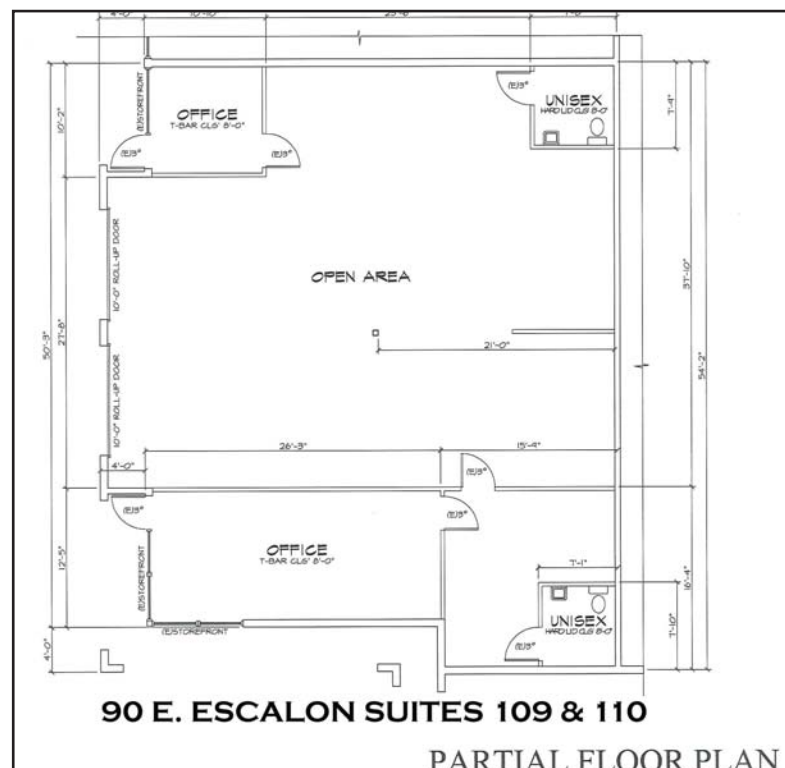
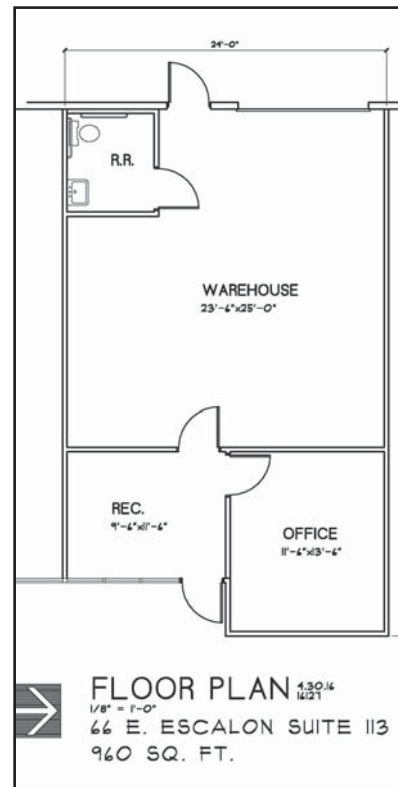
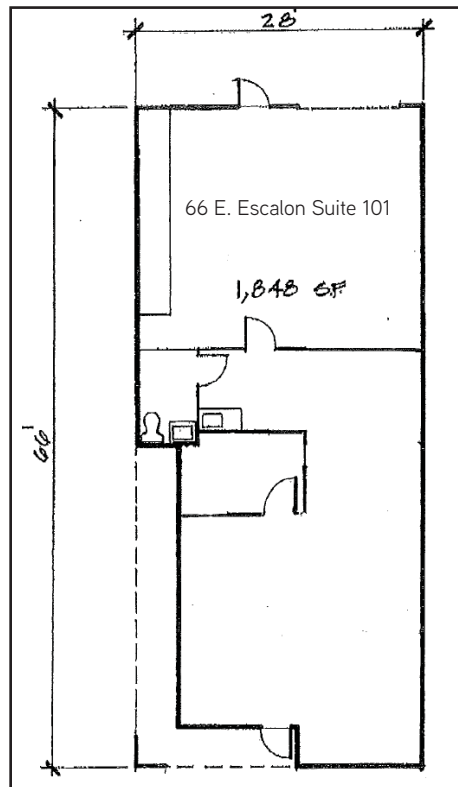
ADDITIONAL INFORMATION

- C.A.M. Charges:** Currently \$0.11 per sq. ft., per month (C.A.M.) charges include security system, pest control, landscaping, water/sewer & garbage, parking lot and common area lighting among others).
- Zoning:** CMX (Corridor/Center Mixed Use)
- Comments:** Tenants responsible for their own utilities and janitorial.



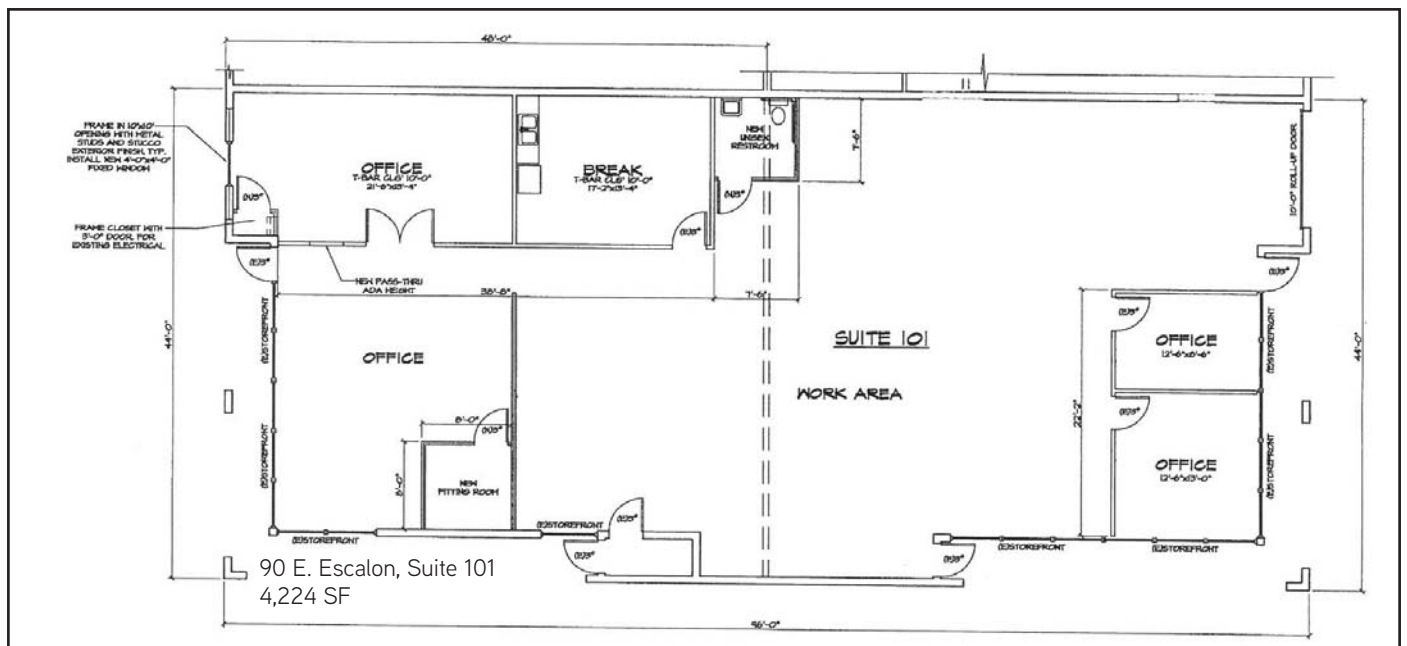
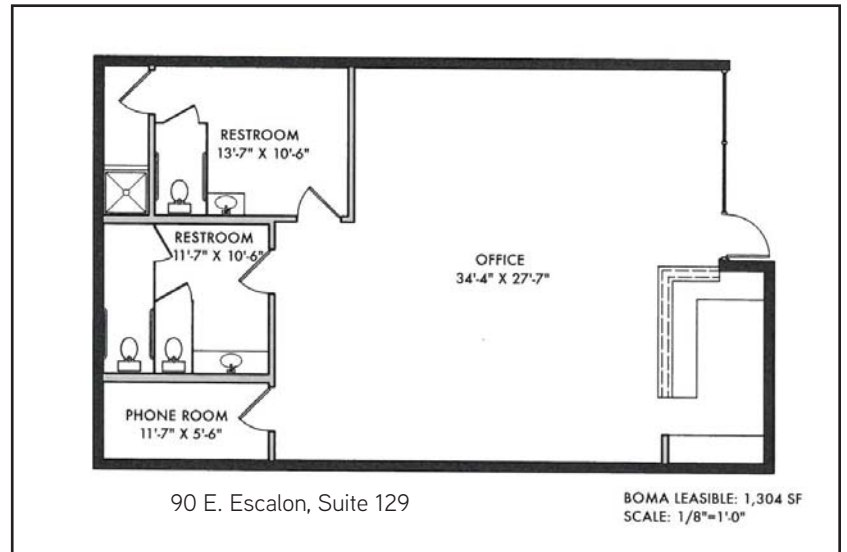
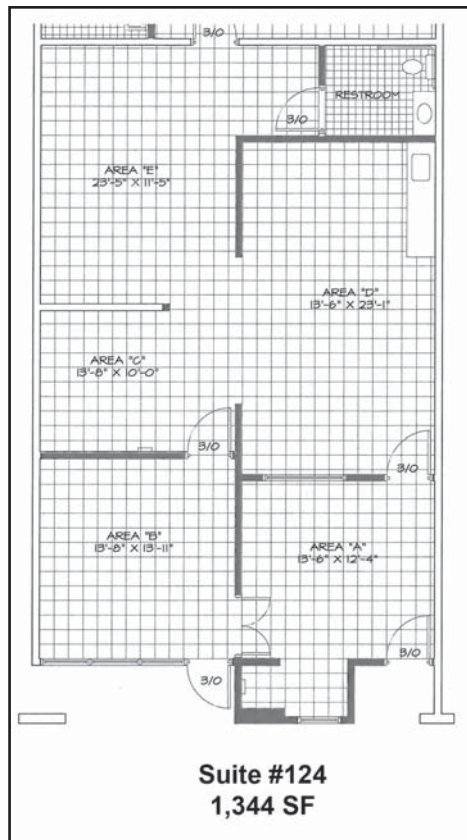
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FLOOR PLANS - 66 & 90 E. ESCALON



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SITE PLAN

