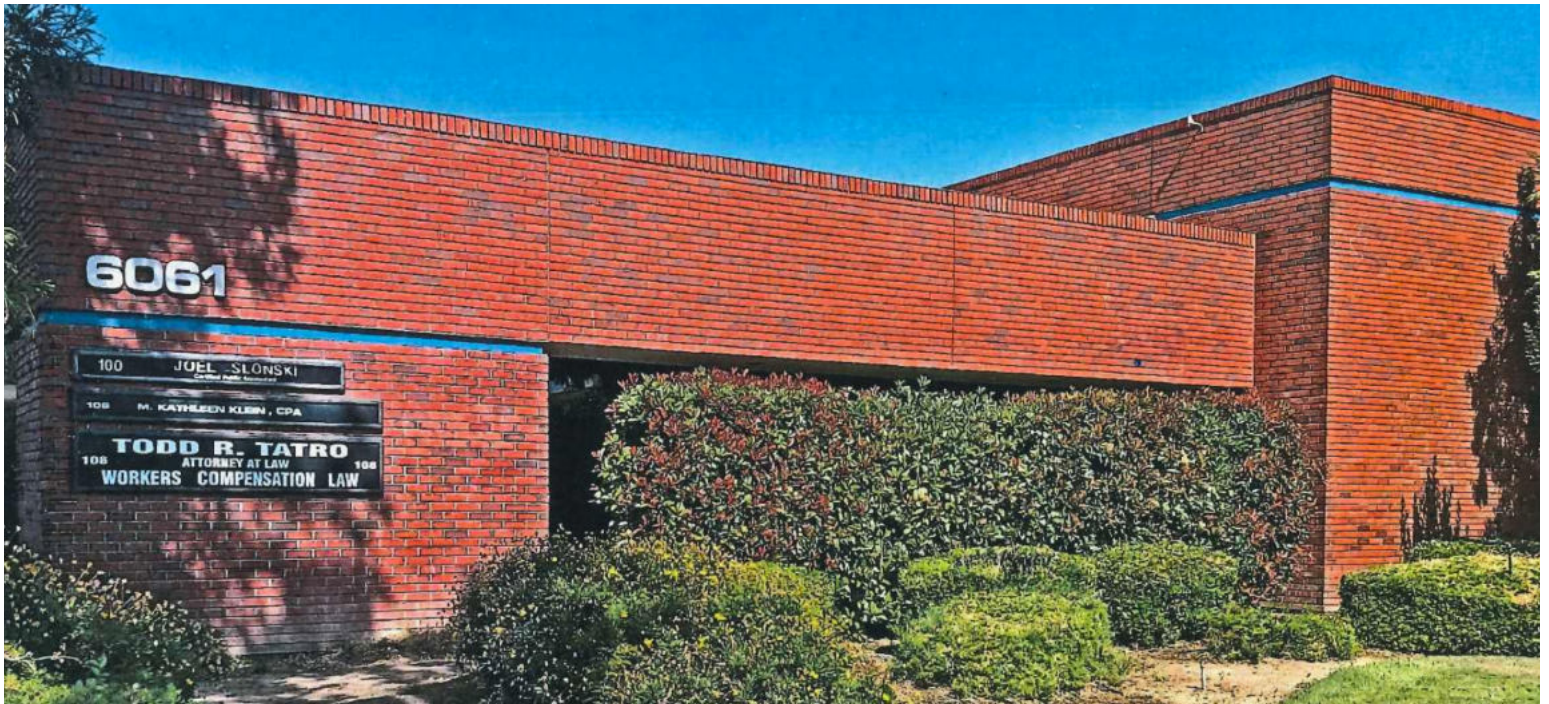


# FRESNO / BULLARD PARK

Fresno, CA 93710

**FOR LEASE | 6061 Fresno St. Suite 106**

Street Frontage In-Line Office Space Available April 2024



- Redecorating Allowance
- T-1 Lines already Installed
- One block away from Freeway 41 on-off Ramps
- Fresno St. signage Available
- Excellent Traffic Counts
- Situated close to Retail Centers and Public Transportation

**2,089 SF Available Space | North Fresno General Office Space**

**SCOTT COMMERCIAL**

**William M. Scott**  
Broker  
DRE License # 00458978

**C** (559) 905-3956  
**E** bill@wmsscottcommercial.com  
7511 N. Remington Suite 103  
Fresno, California 93711

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# FRESNO / BULLARD PARK

Fresno, CA 93710

## Property Summary

**Summary:** Situated at a corner of the building with exterior glass on the two sides that immediately adjoins the parking lot. This space includes a work room with a small kitchen. It has nearby access to Freeway 41 and close proximity to retail developments and major commercial anchors.

**Location:** Northwest corner of Fresno St. and Bullard Ave.

**Suite Size:** 2,089 SF

**Lease Rate:** \$1.85 per square foot per month + utilities and janitorial ("Modified Gross").

**Lease Term:** Five (5) Years.

**Signage:** Fresno St. signage available.

**Interior Improvements:** Space will be redecorated as necessary.

**Parking Ratio:** Four (4) per 1,000 SF

**Access to Suite:** Please call Listing Agent for details.

6061 Fresno St. Suite 106

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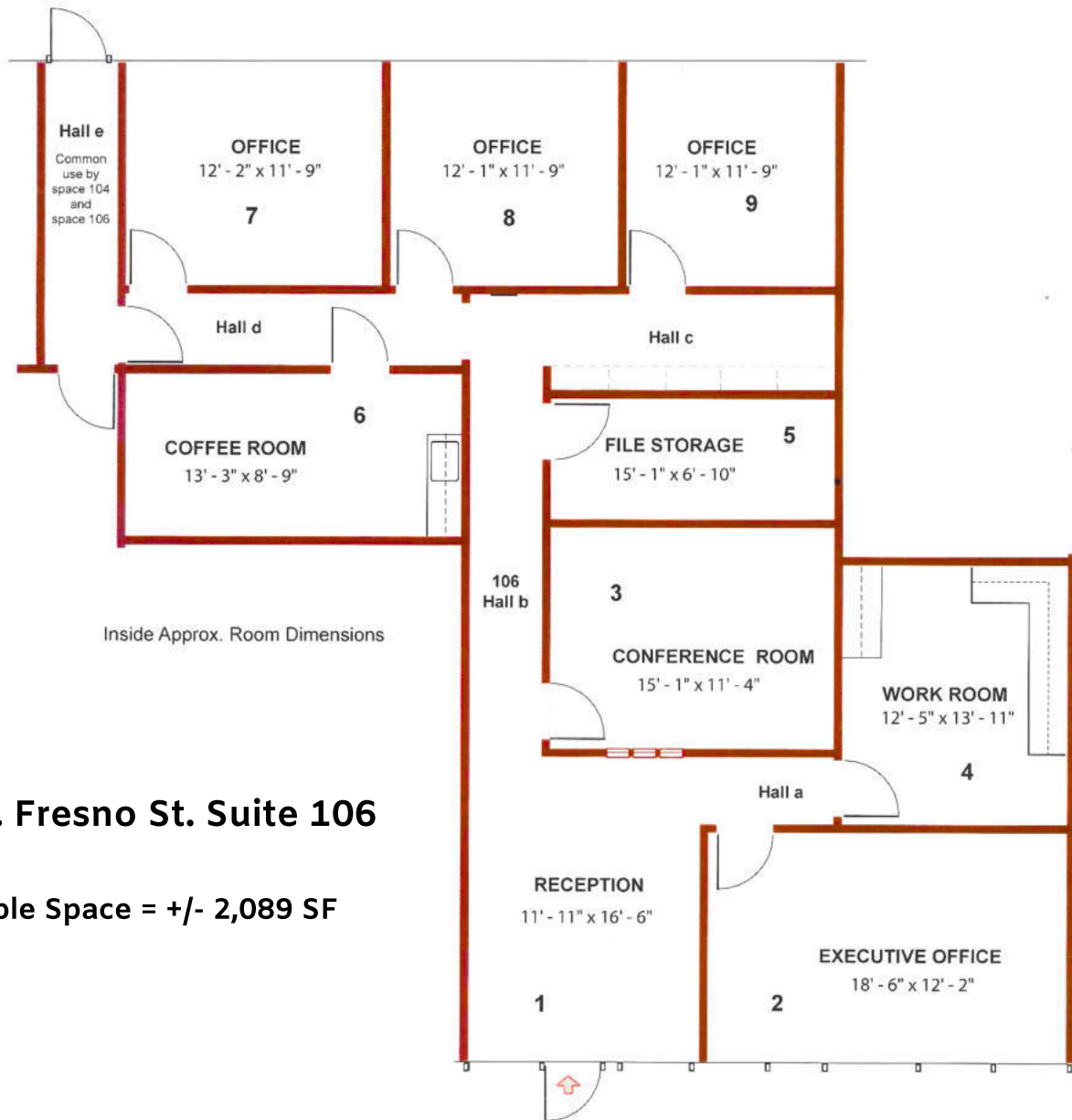
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# FRESNO / BULLARD PARK | Floor Plan



**6061 N. Fresno St. Suite 106**

**Available Space = +/- 2,089 SF**

**6061 Fresno St. Suite 106**

**2,089 SF**

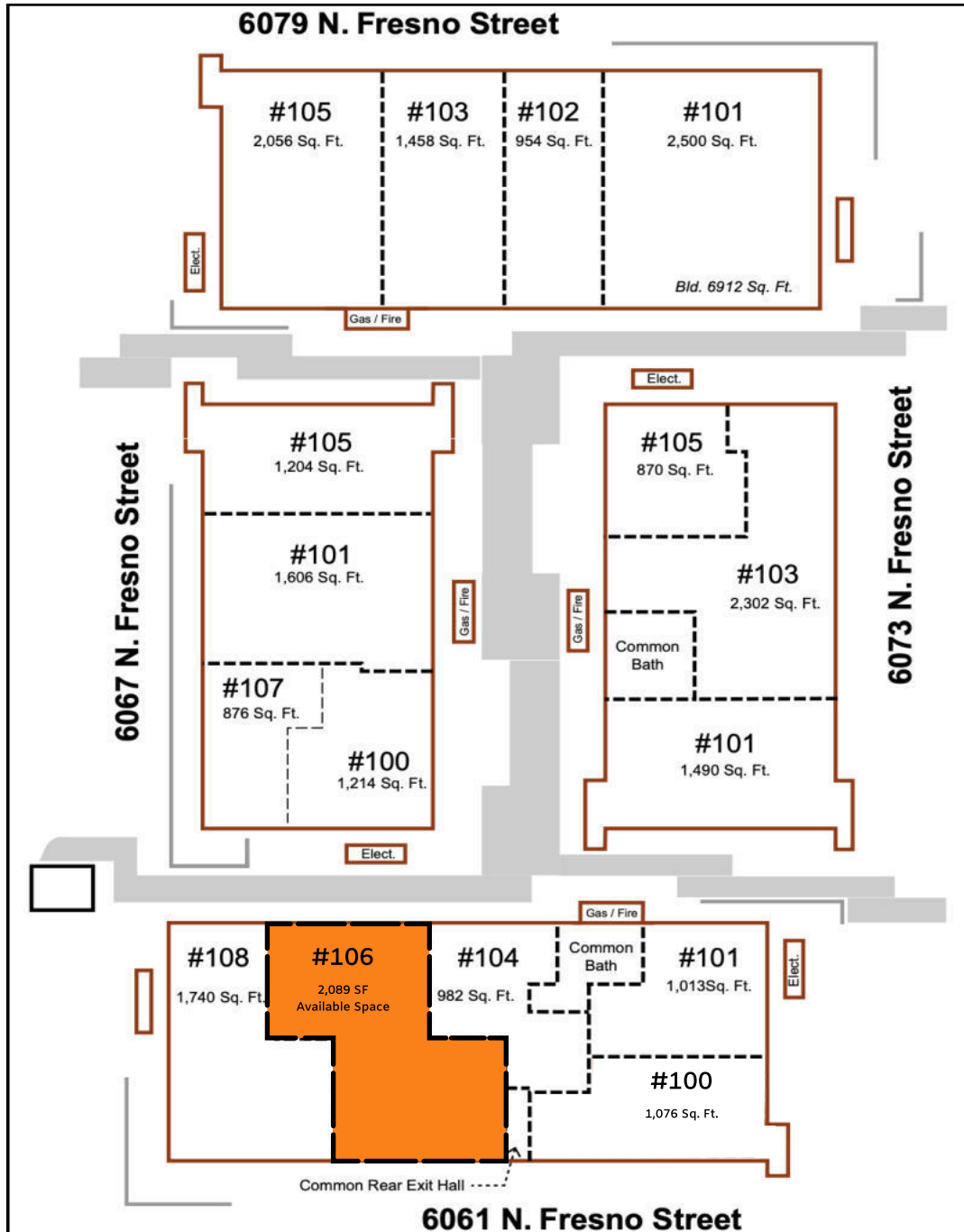
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# FRESNO / BULLARD PARK | Site Plan



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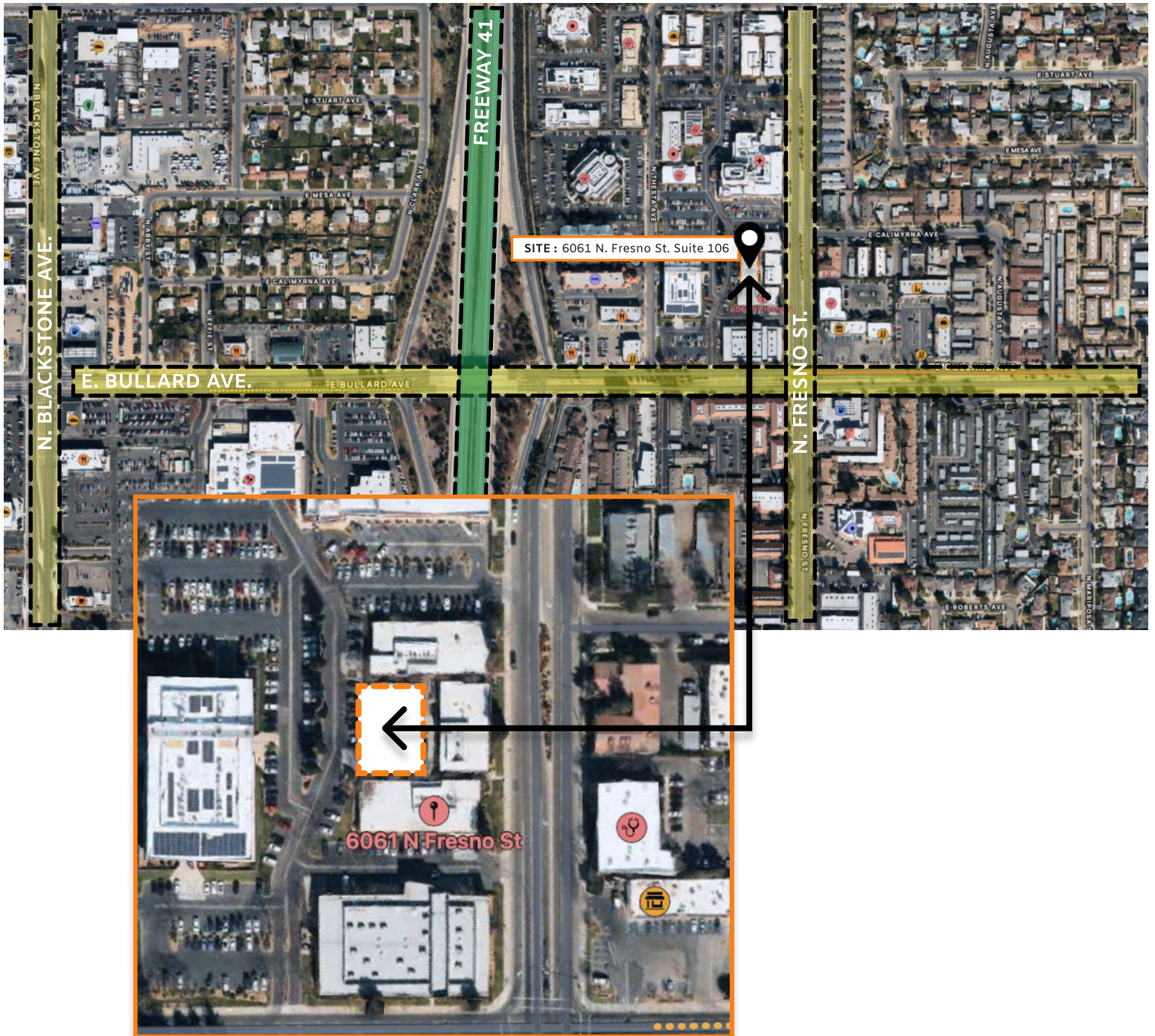
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# FRESNO / BULLARD PARK | Site Aerial



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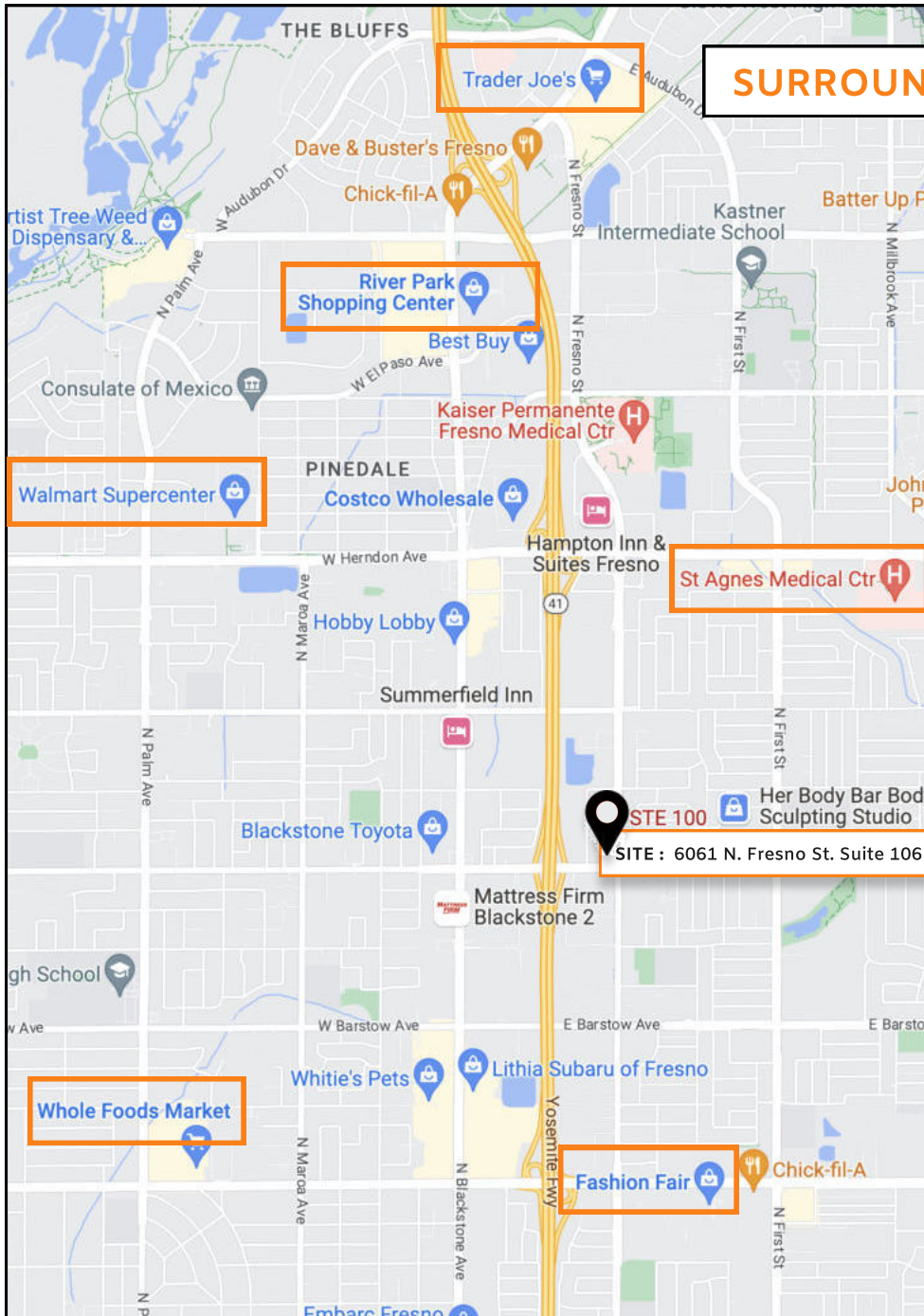
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# FRESNO / BULLARD PARK | Vicinity Map



## SURROUNDING MAJOR RETAILERS



fashion fair



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