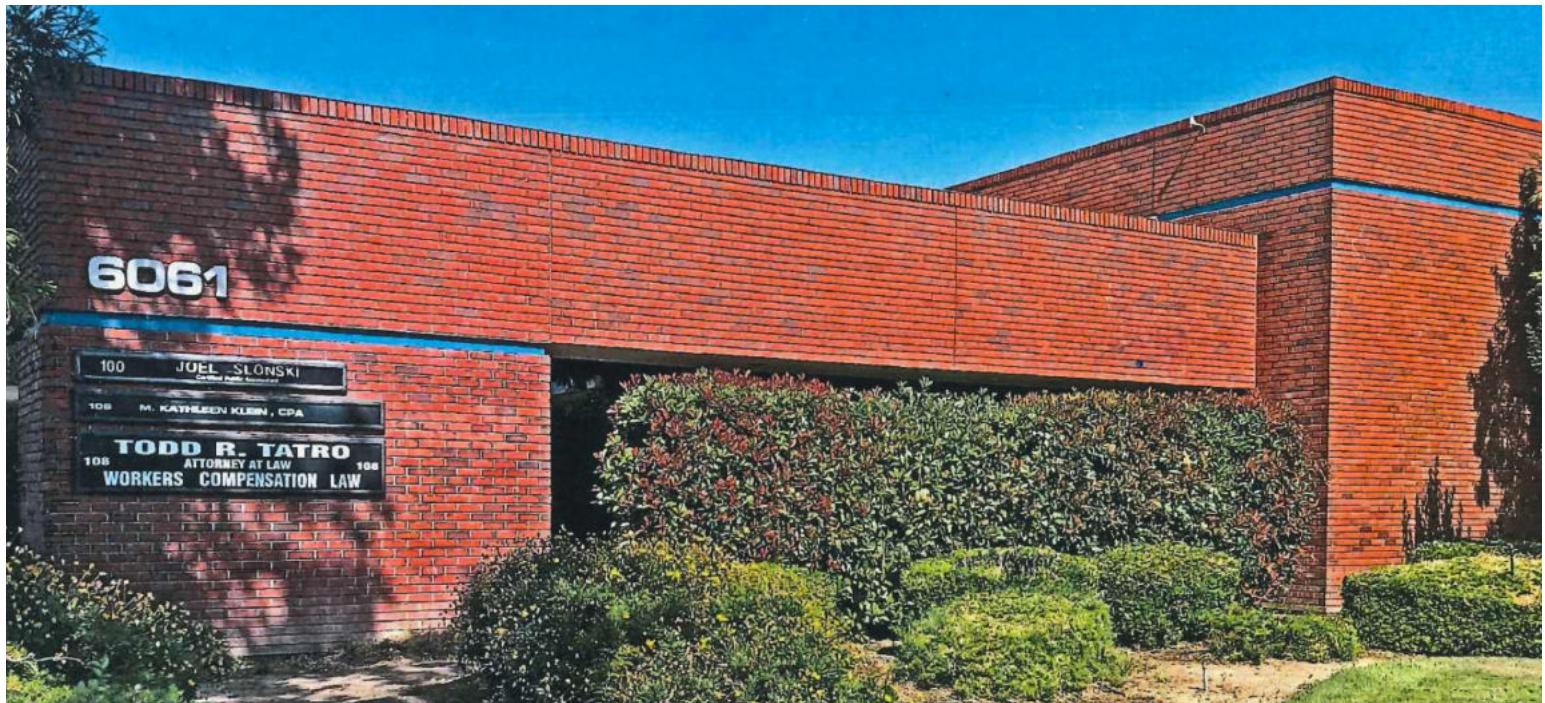


FRESNO / BULLARD PARK

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



William M. Scott
Broker
DRE License # 00458978

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E bill@wmscottcommercial.com
7511 N. Remington Suite 103
Fresno, California 93711

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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



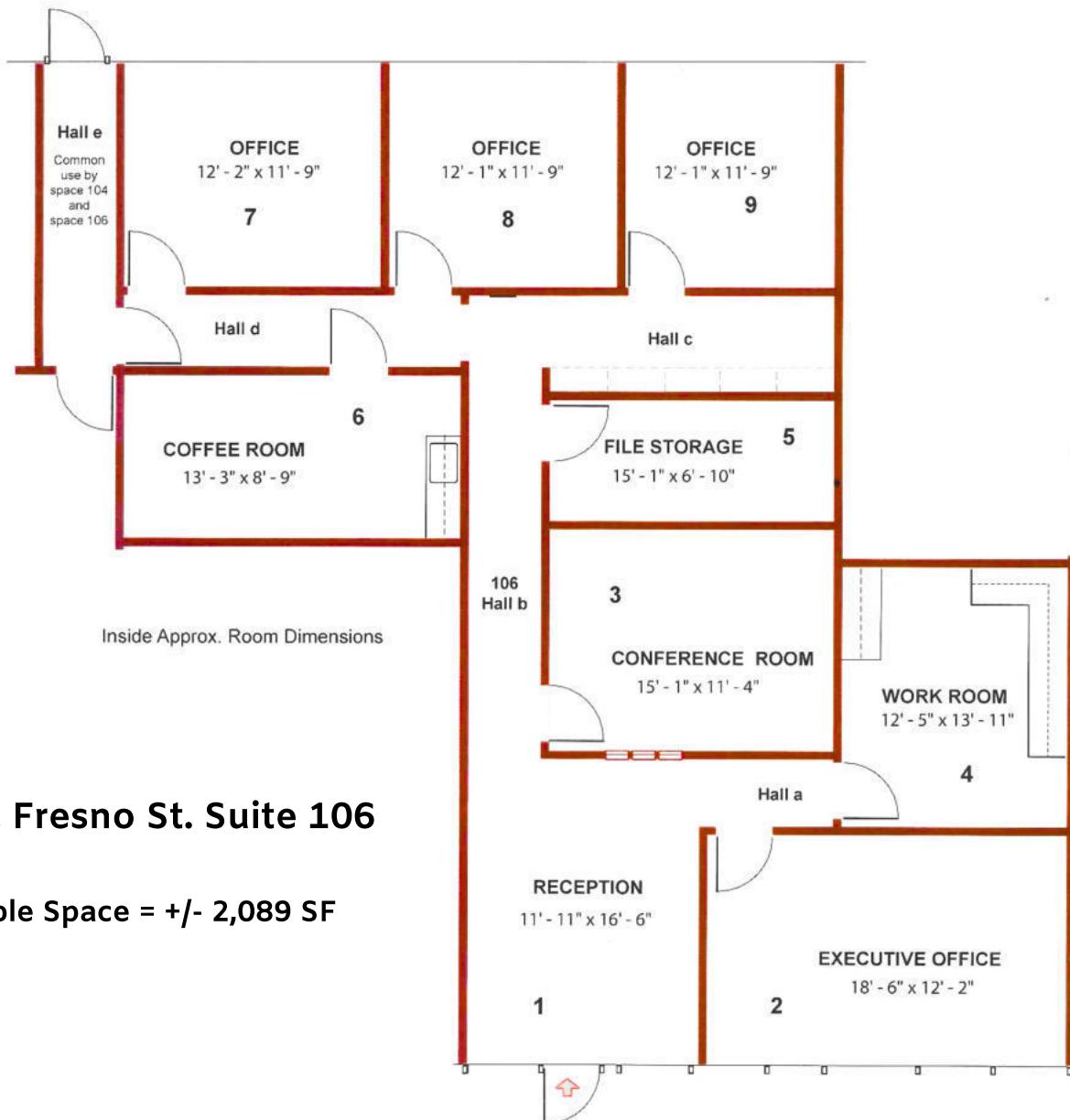
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FRESNO / BULLARD PARK | Floor Plan



6061 Fresno St. Suite 106 | 2,089 SF



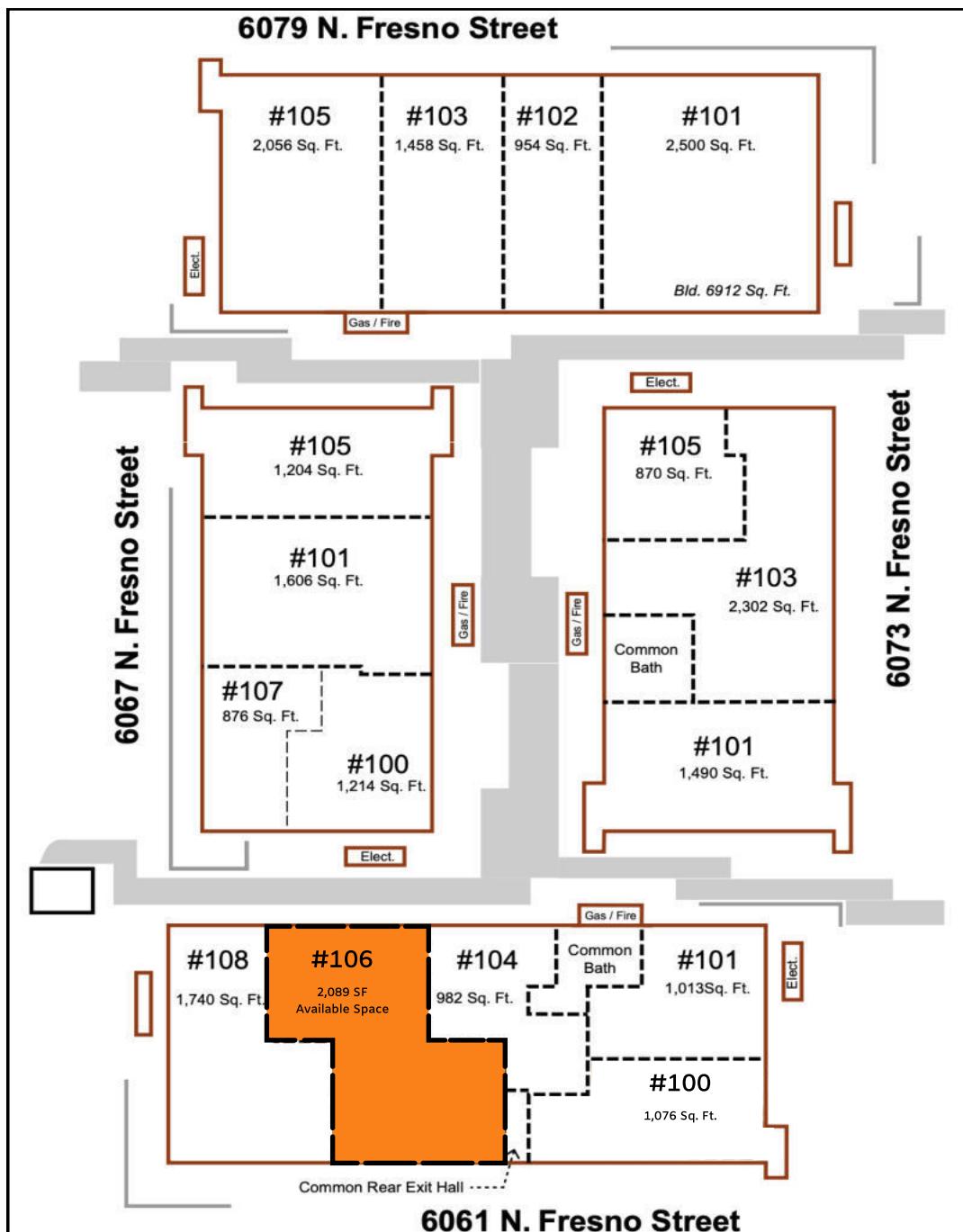
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FRESNO / BULLARD PARK | Site Plan



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FRESNO / BULLARD PARK | Site Aerial



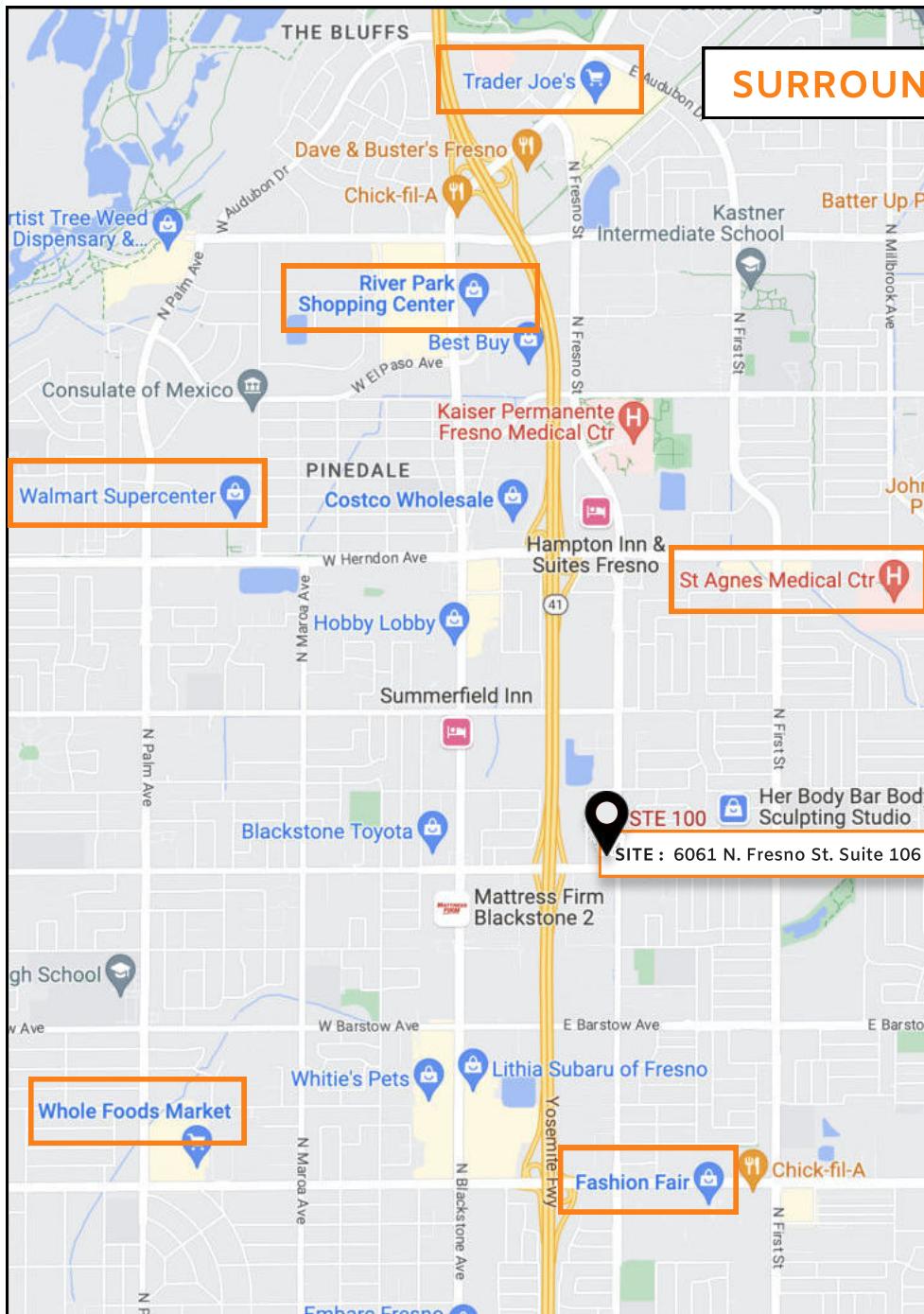
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FRESNO / BULLARD PARK | Vicinity Map



SURROUNDING MAJOR RETAILERS



FASHION FAIR



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