

AVAILABLE FOR LEASE
PROFESSIONAL OFFICE SPACE

2440 W. SHAW AVENUE
FRESNO, CA

LEASE RATE REDUCTION! 



NEWMARK
PEARSON COMMERCIAL

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LOCATION DESCRIPTION

The building is located in the West Shaw corridor equidistant from Highways 99 and 41, which provides easy access to both.

Ancillary services including shopping, banking, food service and transportation are in close proximity.

PROPERTY DESCRIPTION

Availability:	Suite 203 2,882± RSF
Lease Rate:	\$ 1.40 \$1.20 PSF, Modified Gross (Plus premises utilities and janitorial)
Lot Size:	1.02± Acres
Tenant Improvements:	Negotiable
Signing:	Monument facing Shaw Avenue
Zoning:	CMX (Corridor/Center Mixed Use)

HIGHLIGHTS

- New Ownership
- Secured Subterranean Parking
- Fully Remodeled Suite
- Easy Access to HWYs 99 and 41
- Close Proximity to Ancillary Services

2440 W. SHAW AVENUE - FRESNO, CA

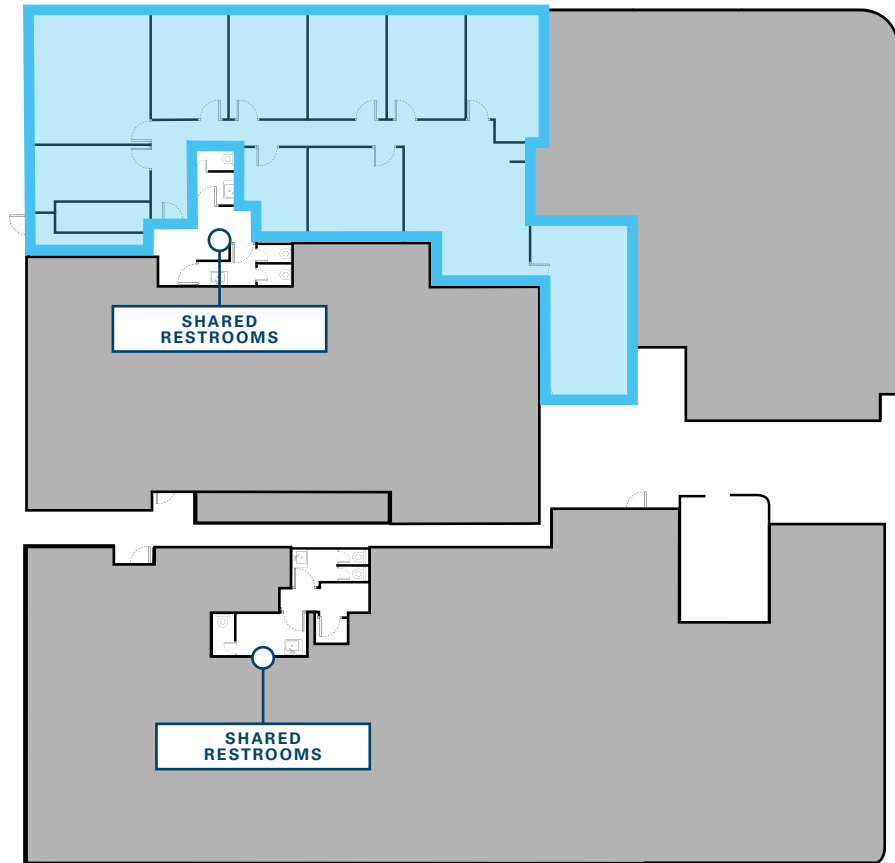


PROPERTY DESCRIPTION

The property is under new ownership with upgraded improvements to the building and landscape areas. The building contains approximately 31,093± rentable square feet on two floors and is elevator served. Fully remodeled suite with new lighting, flooring, and fixtures. The building also features secured subterranean parking. Directory monument signing is available offering excellent exposure to Shaw Avenue.

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FLOOR PLAN - SECOND FLOOR (Not to Scale)



AVAILABILITY

— Suite 203 - 2,882± RSF





BARSTOW AVENUE

VAN NESS AVENUE

SITE

SHAW AVENUE

MARKS AVENUE

WEST AVENUE

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