

**FOR LEASE**  
1111 E. HERNDON AVENUE

**THE ATRIUM**  
OFFICE PLAZA  
FRESNO, CA

*For information, please contact:*

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**5% COMMISSION TO PROCURING BROKER**

**NEWMARK**  
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# The Atrium

This multi-story, Class "A" office building is located near the Southeast corner of Herndon Avenue & First Street in Northeast Fresno.

It offers frontage along the Herndon Avenue thoroughfare and is minutes from Highway 41 on/off ramps. Common areas are getting remodeled soon and the existing vacancies offer flexible plans or build to suit for new tenants. Numerous ancillary services are in close proximity, including a cafe on site.

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## LOCATION DESCRIPTION

- Easy Access to Freeway 41
  - Abundant Food & Retail Services Within Walking Distance
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## PARKING INFORMATION

- Ample Surface Parking
- Secured Subterranean Parking



**1111 E. HERNDON AVENUE - THE ATRIUM OFFICE PLAZA**

**PROPERTY INFORMATION**

<b>Available Space:</b>	Various
<i>Suite 111:</i>	4,090± RSF
<i>Suite 119:</i>	4,587± RSF
<i>Suite 212:</i>	2,470± RSF
<i>Suite 312:</i>	4,247± RSF
<b>Lease Rate:</b>	\$1.65 per RSF, NNN
<b>Tenant Improvements:</b>	Negotiable
<b>Surface Parking Ratio:</b>	4:1,000± SF
<b>Subterranean Parking Ratio:</b>	1:1,000± SF

**PLANNED RENOVATIONS**

- Lobby
- Common Area
- Restrooms
- Landscaping
- Addition of Electric Vehicle Charging Stations

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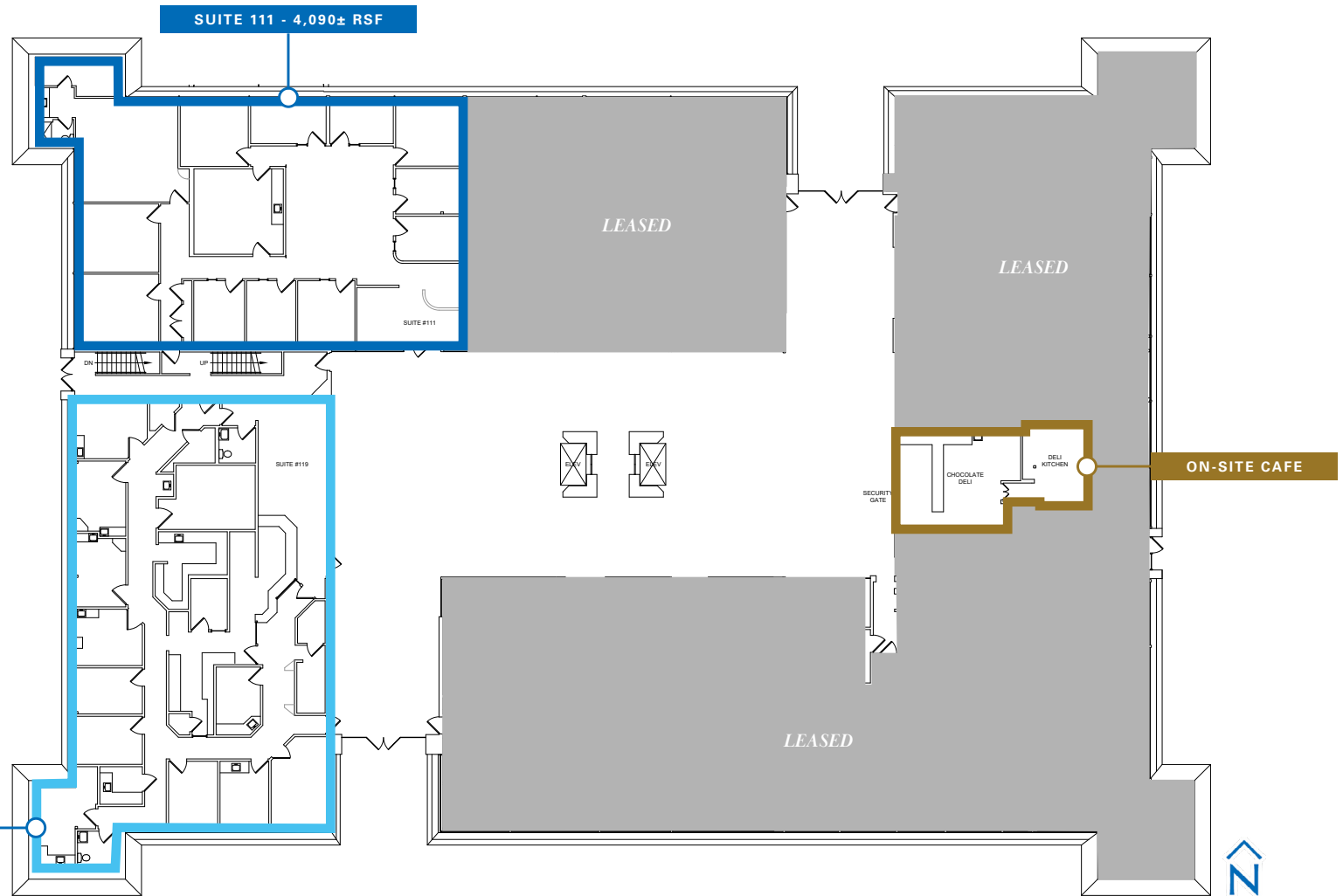


FLOOR PLAN | 1<sup>ST</sup> FLOOR (Not to Scale)

AVAILABILITY

Suite 111 - 4,090± RSF

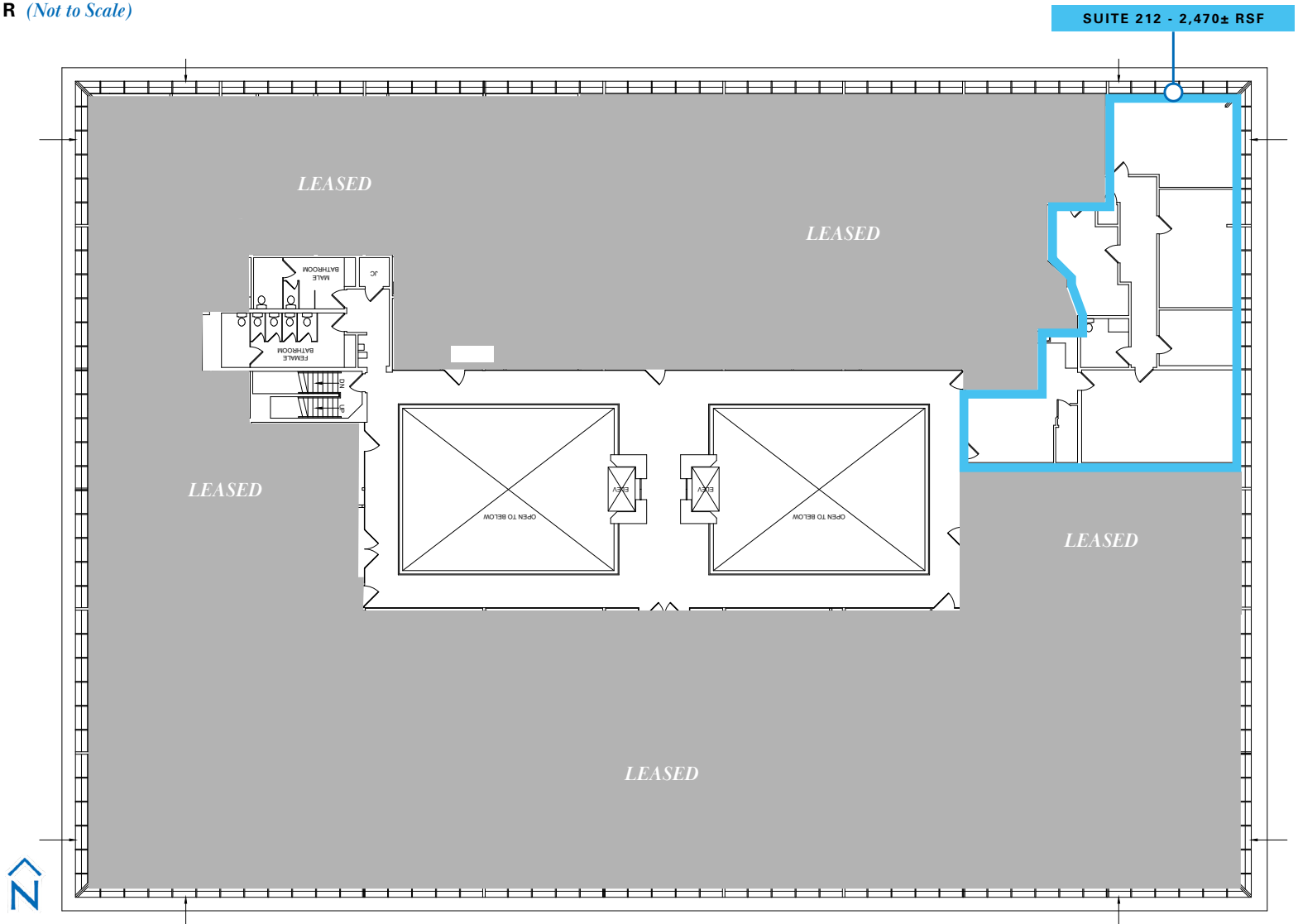
Suite 119 - 4,587± RSF





FLOOR PLAN | 2<sup>ND</sup> FLOOR (Not to Scale)

**AVAILABILITY**  
Suite 212 - 2,470 RSF

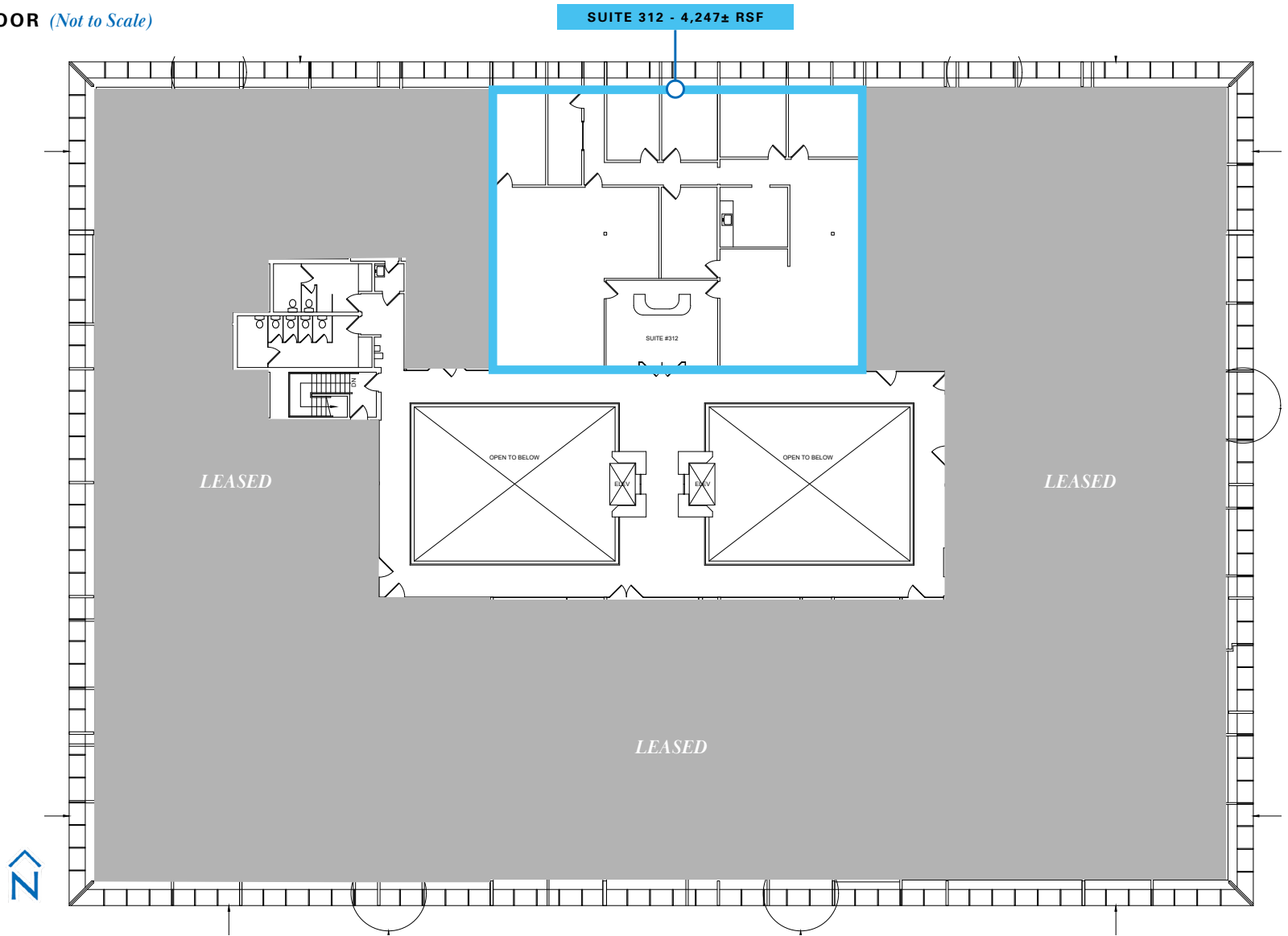




FLOOR PLAN | 3<sup>RD</sup> FLOOR (Not to Scale)

AVAILABILITY

Suite 312 - 4,247± RSF







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