

7111  
N. FRESNO ST.



OFFICE SPACE  
FOR LEASE

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# // PROPERTY DESCRIPTION

This Class "A" building is located at Fresno Street and Fir Avenue, just north of Herndon Avenue. The property has easy access to the Herndon Avenue, Freeway 41 On/Off ramps and has many ancillary services within a one-mile radius, including public transportation, restaurants, Kaiser Hospital and the prestigious River Park shopping center.



**±3,192 RSF – SUITE 160**

**±2,569 RSF – SUITE 180**

*\*Suite 160 & 180 can be combined  
for a total of ±5,761 RSF*



MOVE IN READY SUITES



**\$2.60/SF/MO, FSG (NNN  
equivalent \$1.58 per SF monthly)**



PARKING RATIO 3.8:1,000



EXCELLENT STREET & HWY 41  
VISIBILITY



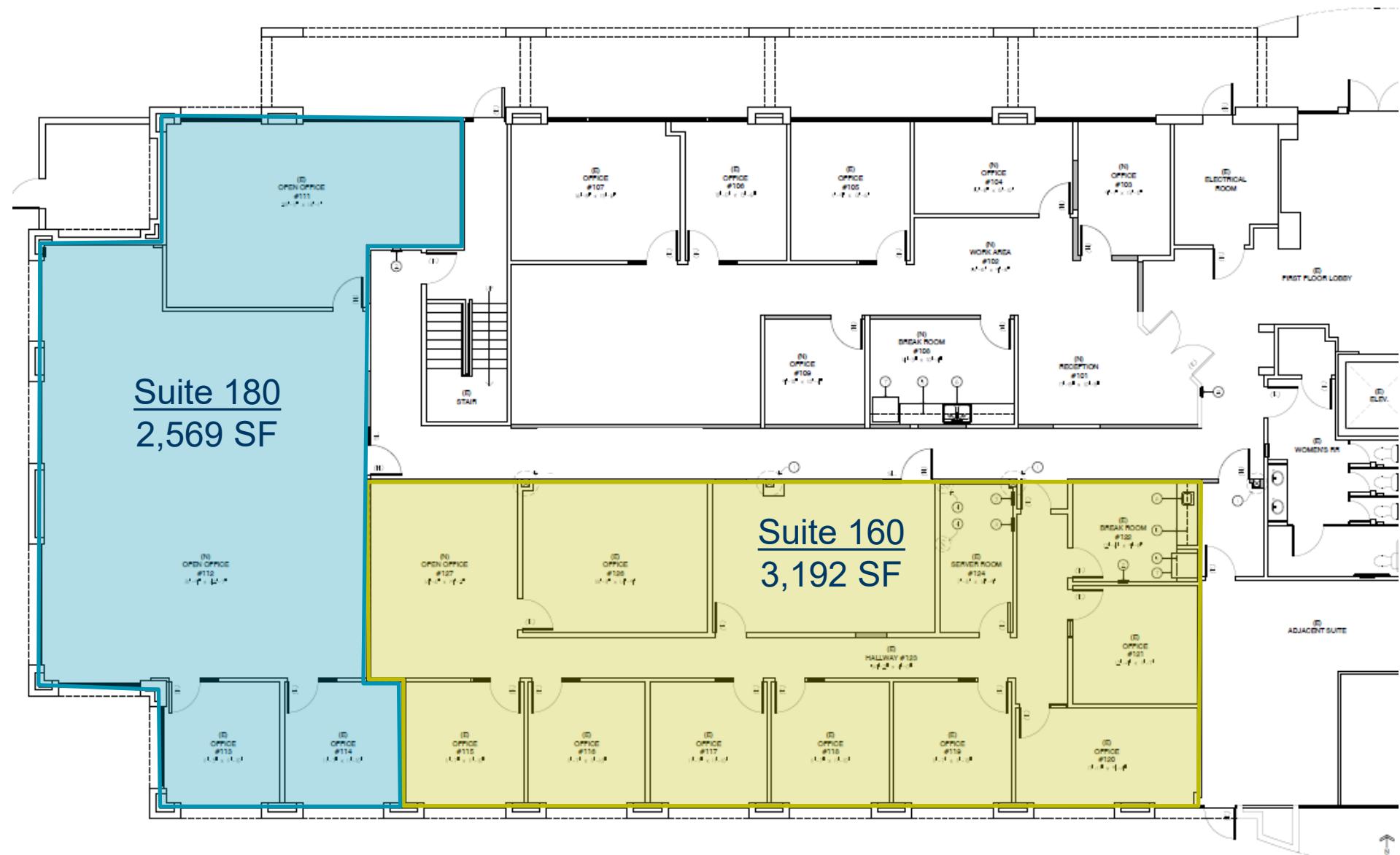
GREAT ACCESSIBILITY



MONUMENT SIGNAGE



# // 1st FLOOR FLOOR PLAN



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# // GALLERY



MONUMENT SIGN



BLDG ENTRY

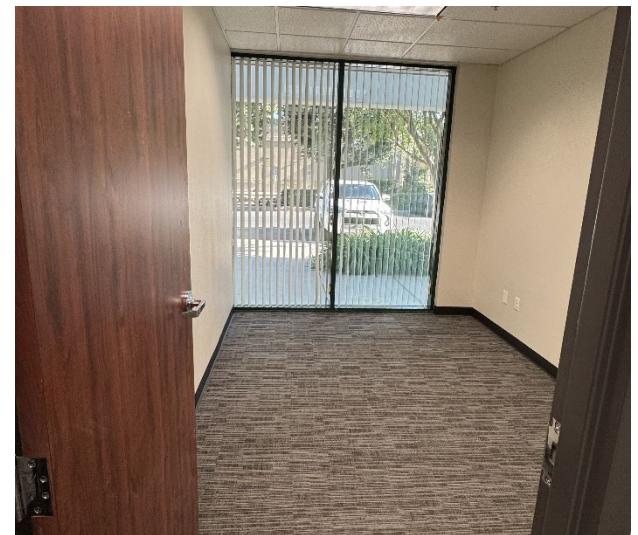
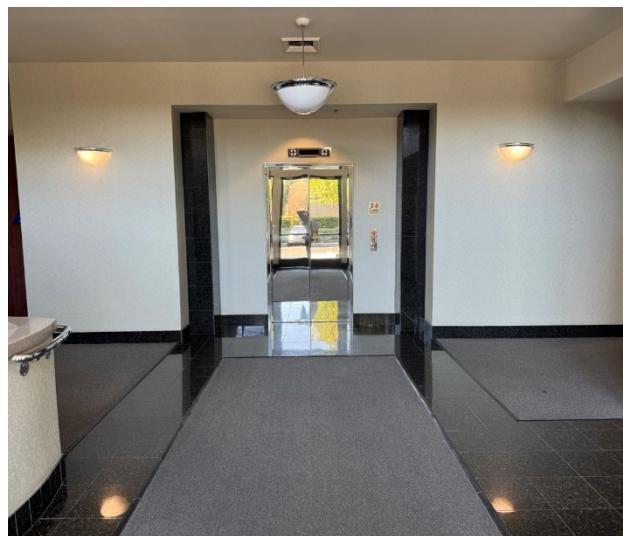


MONUMENT SIGN & BLDG

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# // AERIAL MAP



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