

## - FOR LEASE -

### Highly Visible Office Building on Bullard Avenue Near CSU Fresno



#### 1706 E. Bullard Ave., Fresno, CA

LOCATION:	On Bullard Avenue just west of Cedar Avenue. On a signalized corner.
LEASE PRICE:	\$1.40/sq. ft. modified gross lease.
OFFICE SUITES:	<i>Suite 107</i> – Approximately 2,200 sq. ft. (\$3,080/month). Unit consists of 7 offices, reception area, waiting area, break room with sink, storage closet, washer/dryer hook up, and x-ray coded room. Landlord will paint and replace flooring of tenant's preference.
ZONING:	O - Office
DESCRIPTION:	Well-maintained single-story office building near CSU Fresno. Professional tenant mix. Formerly a chiropractor's office. Easy access to Freeways 41 and 168.

#### CONTACT EXCLUSIVE LISTING AGENTS:

#### STUMPF AND COMPANY

Real Estate

**(559) 222-3058**

CA BRE Lic. #00533442

The information has been given to Stumpf and Company by the property owner or other sources deemed reliable. We have no reason to doubt its accuracy but we do not guarantee it. All information should be verified prior to lease.

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