



RIVERVIEW PROFESSIONAL CENTER

PROPERTY DESCRIPTION

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Located at Fort Washington and Friant Road, Riverview Professional Offices are a single-story Tuscan styled office complex. The offices are in a great northeast Fresno location, offering the user flexibility and a quiet professional work environment. A mixed-use commercial project that features updated paint and landscaping for its users.

PROPERTY INFORMATION

| ТҮРЕ | Office/Medical | |
|------------------|---|--|
| MARKET SECTOR | Woodward Park | |
| AVAILABLE AREA | 1,352-5,536 ± RSF | |
| MOVE-IN-DATE | Immediately | |
| LEASE RATE | Call Agent for Pricing | |
| EXISTING TENANTS | Sakanaya Restaurant, Sport Clips Haircuts, Starbucks, Starving Artist Restaurant, Fort Washington Fitness | |





PROPERTY DESCRIPTION

PROPERTY HIGHLIGHTS

- Situated in high-growth area
- Upscale architecture & lush landscaping
- Densely populated high-income area with low crime rate
- 40,000 cars per day on Friant Road

- Offices connected to retail center with restaurants, grocery store, fitness center and variety of national and local tenants
- Across from Woodward Park





RIVERVIEW PROFESSIONAL CENTER **PROPERTY AVAILABILITY** IMMEDIATE AVAILABILITY BUILDING SUITE **AVAILABLE** RSF 104 $3,502 \pm SF$ Immediately 9495

9499

9479

9497

UPCOMING AVAILABILITY

Immediately

Immediately

Immediatley

| BUILDING | SUITE | RSF | AVAILABLE | |
|----------|-------|------------|-------------------|--|
| 9477 | 102 | 2,318 ± SF | December 31, 2025 | |

1,352 ± SF

 $5,536 \pm SF$

 $2,189 \pm SF$

102

105

103

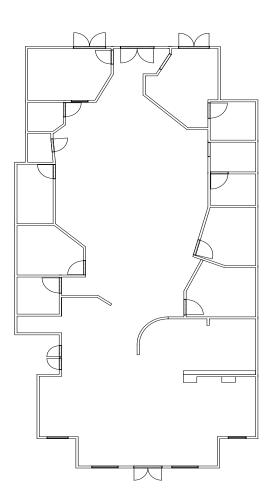


9495

AVAILABLE SPACES

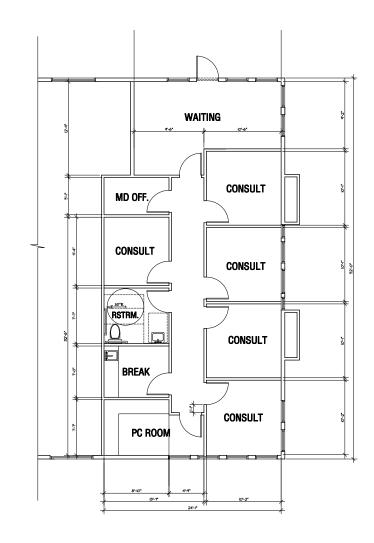
9495 | SUITE 104

3,502± RSF



9499 | SUITE 102

1,352± RSF

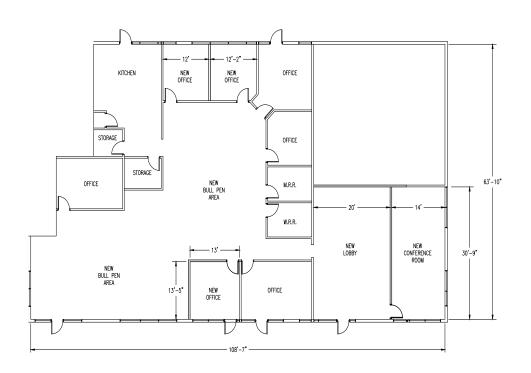




AVAILABLE SPACES

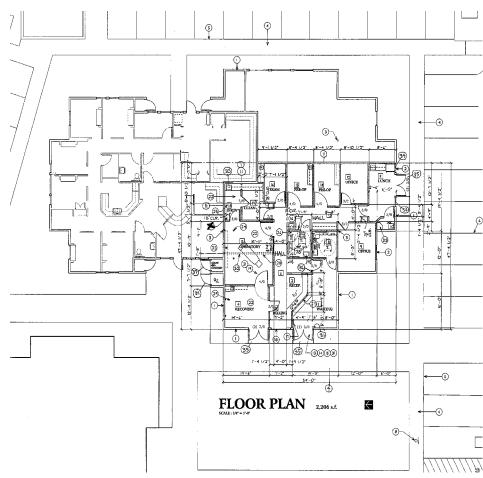
9479 | SUITE 105

5,536± RSF



9497 | SUITE 103

2,189± RSF

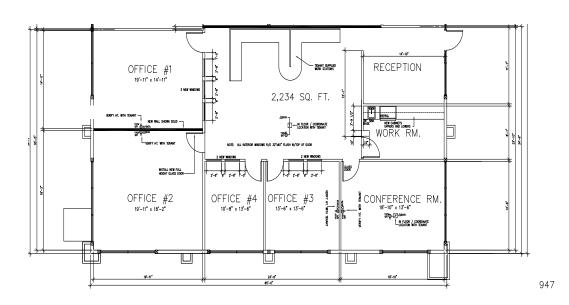




UPCOMING AVAILABLE SPACES

9477 | SUITE 102

Available December 31, 2025





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