

538 UP TO 2,150 SQFT AVAILABLE

Newly constructed office space to lease

5046 E. Mono Fresno, CA 93727



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PROPERTY DESCRIPTION

Newly constructed single-story office building consists up four separate suites in shell condition with the exception of suite 104. Current available space to lease is a minimum of 538 sqft. up to a maximum contiguous of 2,150 sqft. Each unit is separately metered. Tenant improvement allowance is negotiable.

LOCATION DESCRIPTION

Located just North of Kings Canyon Blvd. between Chestnut Ave. & Peach Ave. on SWC Mono St. & Adler Ave. with abundance of dedicated & street parking available. Close proximity to Freeway 180, restaurants and major shopping centers.

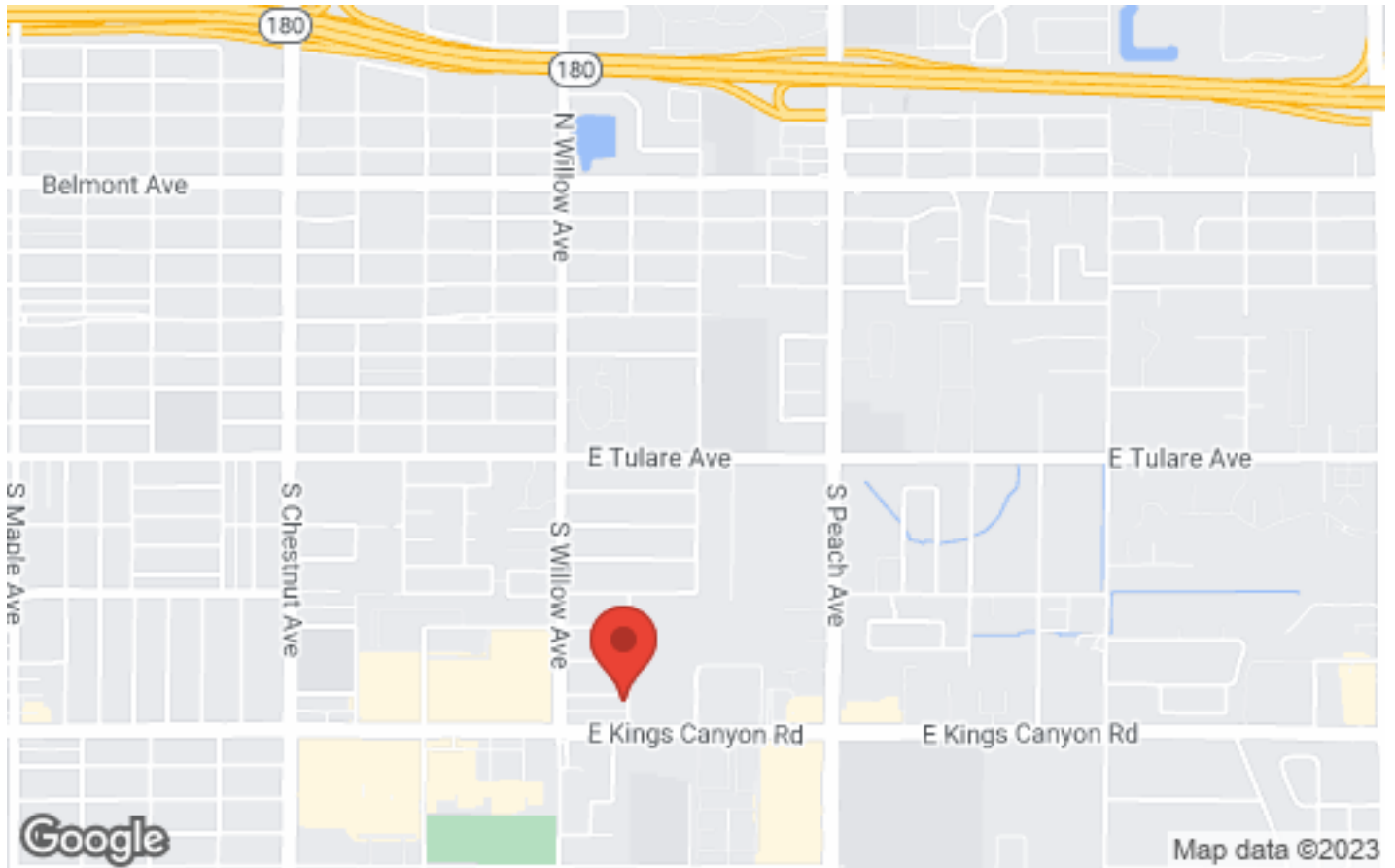
SUMMARY

Building SF:	2,150
Lease Rate:	\$1.55 monthly
Space Available	538-2,150 sqft
Type of Lease	Modified Gross
Lot Size:	24,800 SF
Parking Ratio:	7.91/1000
Parking Spaces:	17
Year Built:	2020
Zoning:	O - Office

MAPS

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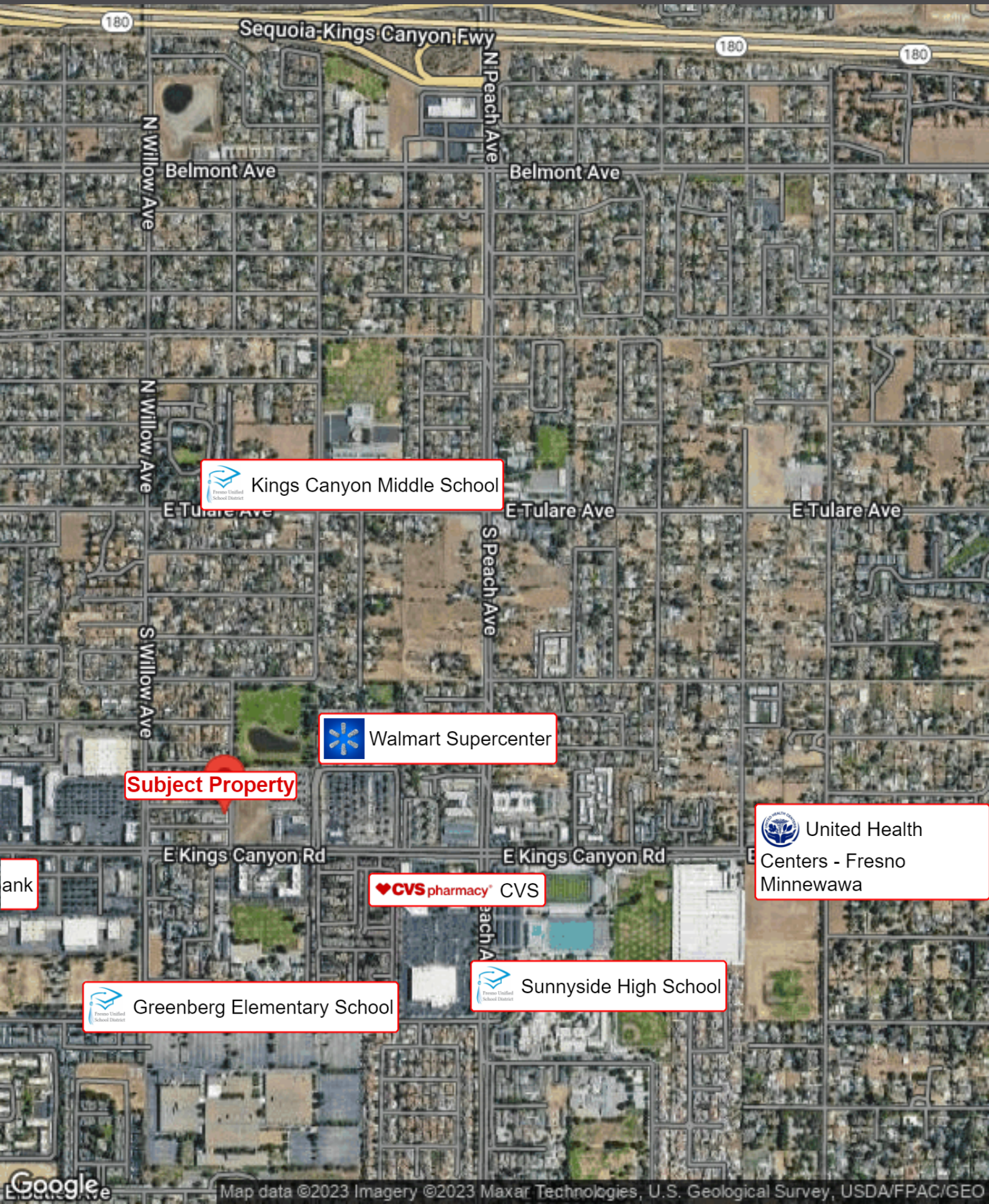
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BUSINESS MAP

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03




 Kings Canyon Middle School


 Walmart Supercenter

Subject Property

 United Health
Centers - Fresno
Minnewawa

 CVS pharmacy CVS

 Greenberg Elementary School

 Sunnyside High School

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SOUTH ALDER AVENUE

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