

AVAILABLE FOR SALE OR LEASE  
OFFICE BUILDING

PRICE REDUCTION!



2580 W. SHAW LANE  
FRESNO, CA



PARTIALLY FURNISHED

**NEWMARK**  
PEARSON COMMERCIAL

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<b>Building Size:</b>	15,974± SF
<b>Lot Size:</b>	0.93± Acres
<b>Cross Streets:</b>	Shaw Avenue & Shaw Lane
<b>Property Type:</b>	Office Building
<b>Existing Build-Out:</b>	Fully Improved
<b>Year Built:</b>	1989
<b>Parking:</b>	34 Secured Subterranean 17 Surface
<b>Zoning:</b>	CMX ( <i>Commercial Mixed Use</i> )
<b>APN:</b>	415-054-03
<b>Asking Price:</b>	<del>\$3,600,000</del> <b>\$2,795,450</b> ( <i>\$175.00 PSF</i> )
<b>Lease Rate:</b>	\$1.25 PSF   NNN
<b>Furniture:</b>	Available for Tenant Use

**BUILDING DESCRIPTION:**

The subject asset is a single-story, freestanding office building. The property features excellent exposure on Shaw Avenue as well as secured subterranean parking, a rare amenity for single-story buildings in Fresno. The structure as well as the landscaping and parking areas have been well maintained with no deferred maintenance. All HVAC units have been serviced annually with some replaced. All units have GPS-F24AC sanitizer units installed. The entrances have been CASp inspected with new sidewalks and ramps/handrails installed during remodels in 2015 and 2016. The building exterior was repainted in 2018. The building is partially furnished with cubicles, desks, chairs, etc. included in the purchase price. An itemization of the furnishings is available on request.



**LOCATION DESCRIPTION**

The subject building is located in the West Shaw office market and equidistant from Freeways 41 and 99 offering excellent access to both major highways. The area is characterized by multiple office complexes as well as retail centers in close proximity which provides ancillary services such as banking, shopping, food service, and transportation.



**2580 W. SHAW LANE**  
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**FLOOR  
PLAN**



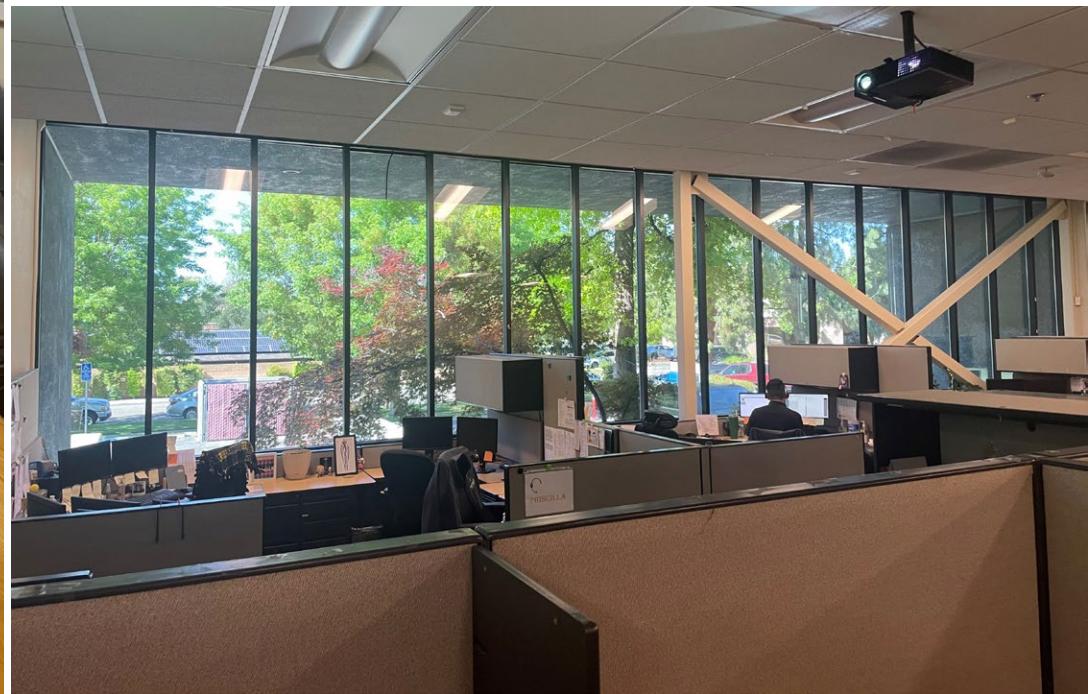
2580 W. SHAW LANE  
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PARKING  
IMAGES



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INTERIOR  
IMAGES



2580 W. SHAW LANE  
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AERIAL  
MAP



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