



UNIVERSITY OF CALIFORNIA CENTER

550 E. Shaw Avenue | Fresno, CA

Professional Office Building **For Sale**

Fully-Improved Office near Fashion Fair Mall

- Excellent North Central Fresno location with easy access to Freeways 41 & 168
- Easy access to breadth of local amenities and service locations
- Perfect owner/user opportunity
- Do not disturb occupant; please contact an agent to schedule a viewing

Accelerating success.

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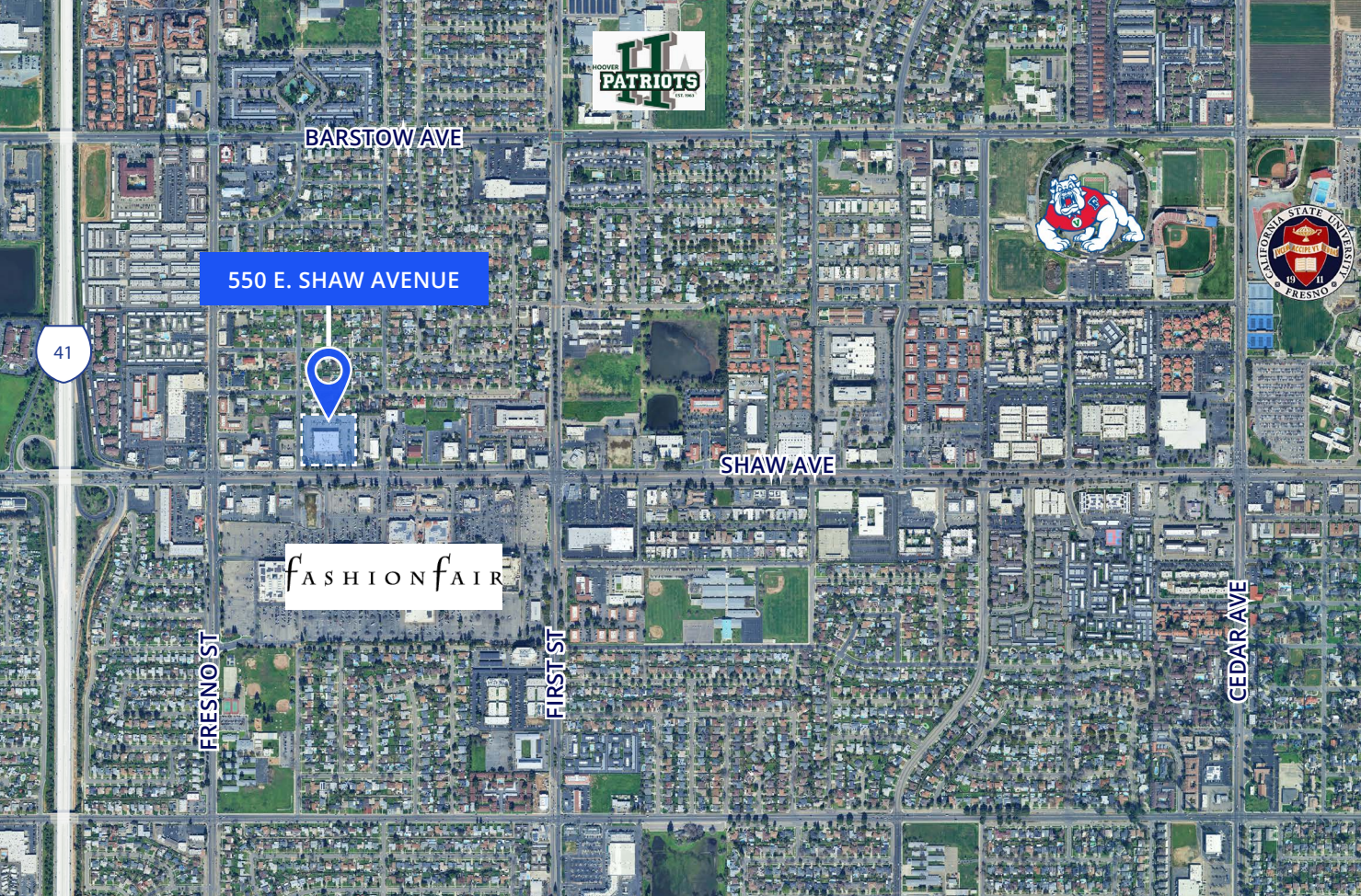
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Professional Office Building For Sale

550 E. Shaw Ave.
Fresno, California



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Property Features

Address:	550 E. Shaw Ave. Fresno, CA
Building Size:	±63,635 SF
Lot Size:	±3.89 acres
Parking:	Plentiful surrounding the building
Zoning:	CMX - Corridor/ Center Mixed Use
Year Built:	1976
Sales Price:	Contact Brokers
APN:	418-203-11T

Summary

Hard to find, quality two-story office building with a fully improved basement; perfect for a larger owner/user. Conveniently located across from Fashion Fair Mall (±963,000 SF), and only .3 miles to Freeway 41 on/off ramp, this property offers a rare opportunity to own a quality office building in an ideal location in North Fresno. Existing tenants will lease back for 6-12 months. Property to be sold under guidelines of The Stull Act.

Please refrain from disturbing the current occupant - contact an agent to schedule a viewing.

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