

AVAILABLE FOR LEASE
PROFESSIONAL OFFICE SPACE

45 RIVER PARK PLACE WEST

FRESNO, CA



NEWMARK
PEARSON COMMERCIAL

Phil Souza
Senior Vice President - Office Division
t 559-447-6283
psouza@pearsonrealty.com
CA RE Lic. #00853867

Luke Tessman
Senior Vice President - Office Division
t 559-447-6243
ltessman@pearsonrealty.com
CA RE Lic. #02008140

Nick Sorensen
Vice President - Office Division
t 559-447-6240
nsorensen@pearsonrealty.com
CA RE Lic. #02081137

Independently Owned and Operated | Corporate License #00020875 | newmarkpearson.com

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

PROFESSIONAL OFFICE SPACE



Property Information

Lease Rate:	\$2.20 PSF
Lease Type:	NNN
Zoning:	O (Office)
Tenant Improvements:	Negotiable
Load Factor:	13.5%
Building Class:	A
Ceiling Height:	12'
Number of Floors:	6

FIRST FLOOR

<i>Suite 101:</i>	<i>2,673± SF</i>
<i>Suite 108:</i>	<i>3,000± SF</i>

SECOND FLOOR

Fully Leased

THIRD FLOOR

<i>Suite 300:</i>	<i>12,372± SF</i>
<i>Suite 308:</i>	<i>10,477± SF</i>
<i>*Can be combined for a total of</i>	<i>22,849± SF</i>

FOURTH FLOOR

Fully Leased

FIFTH FLOOR

Fully Leased

SIXTH FLOOR

5,111± SF

45 RIVER PARK PLACE WEST - FRESNO, CA

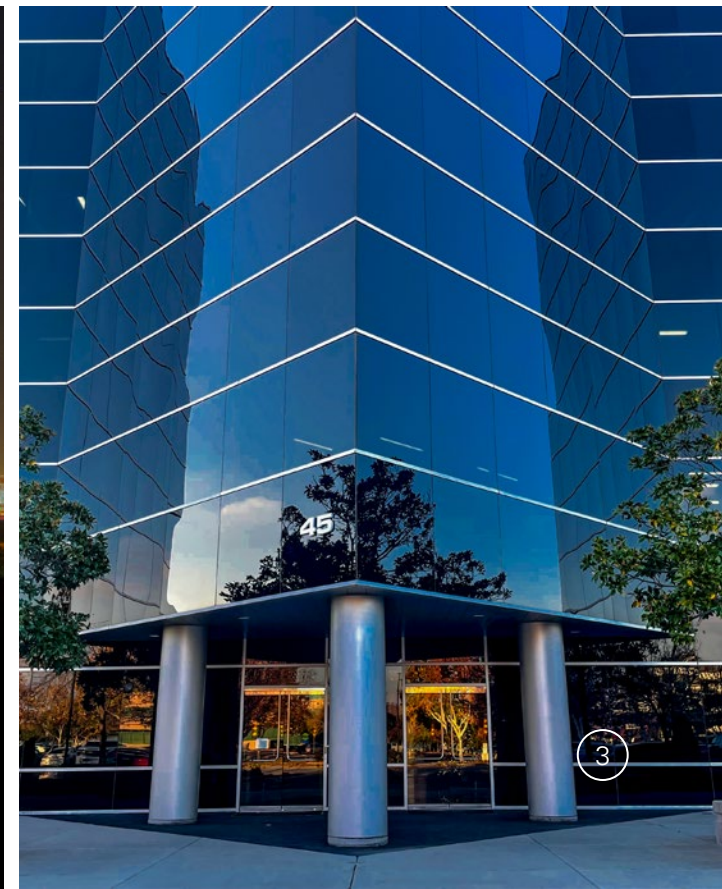
Property Description

45 Park Place West, Fresno's premiere Class A office building, is located just north of Friant Avenue between Freeway 41 and Fresno Street. The property is in close proximity to the Freeway 41 on and off-ramps, which allows convenient access to all areas of the city.

Containing six stories, the building offers unparalleled views of the Sierra Nevadas as well as Woodward Park. All ancillary services including transportation, shopping, food-service, and banking are nearby with two major power centers, Park Crossing and River Park, in close proximity. The building offers a stunning lobby and features 12-foot ceilings on the first floor vacancies. As the highest office structure in North Fresno, the building is a true landmark property.

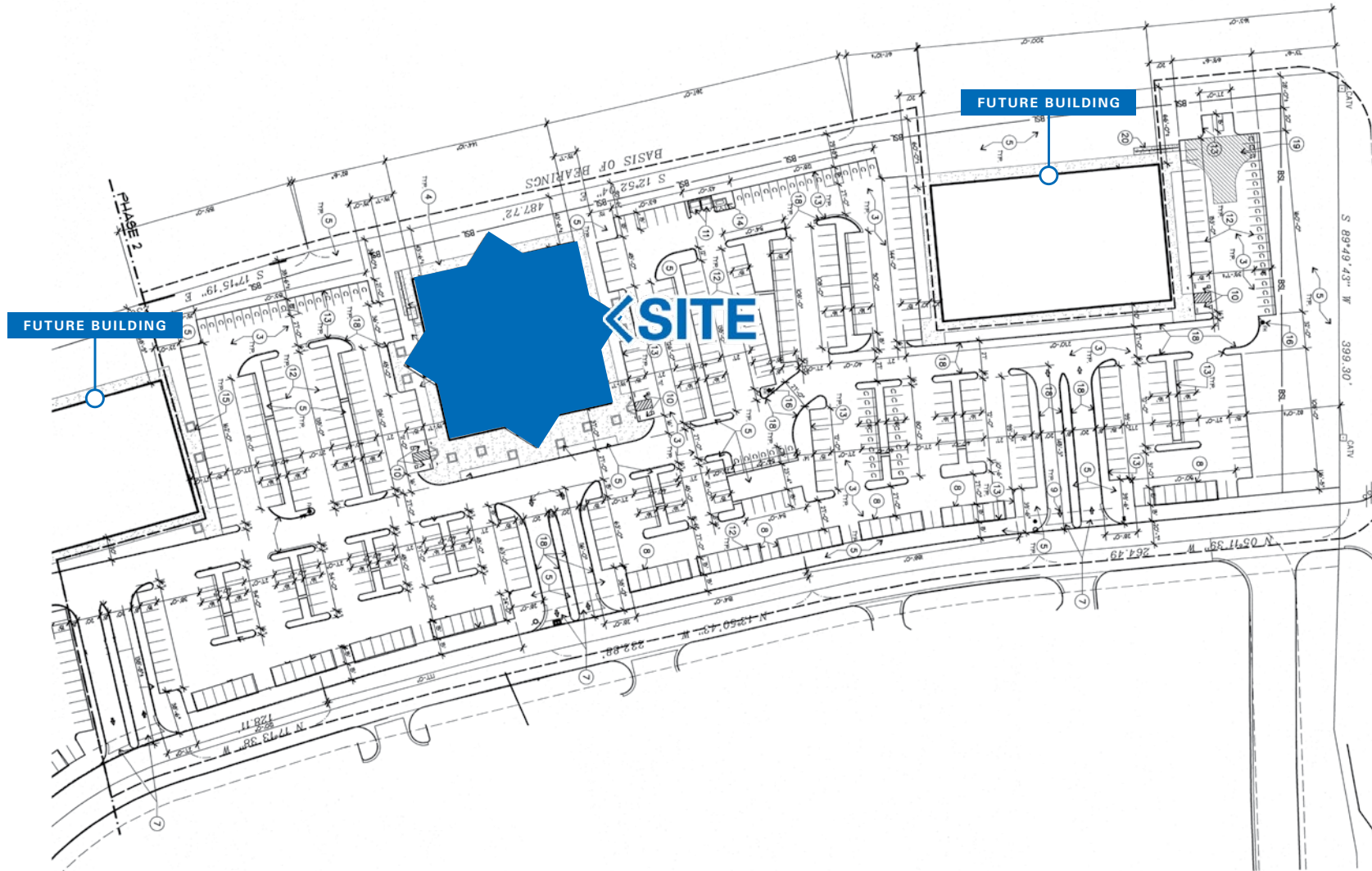


NEWMARK
PEARSON COMMERCIAL

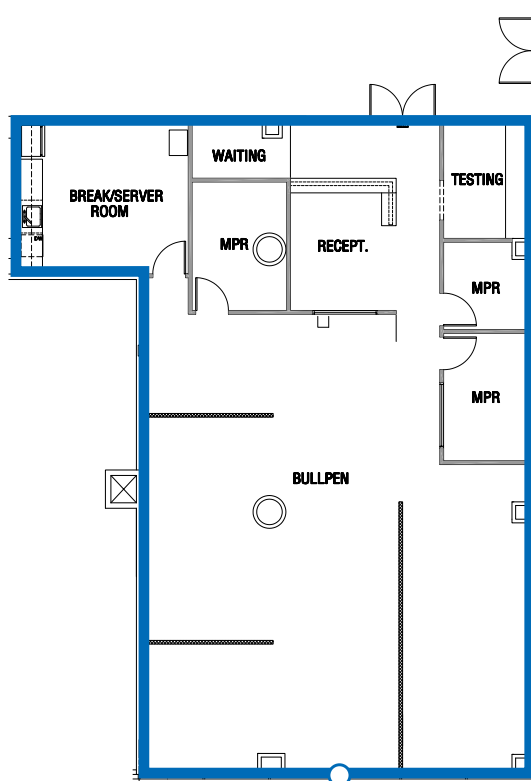


45 RIVER PARK PLACE WEST - FRESNO, CA

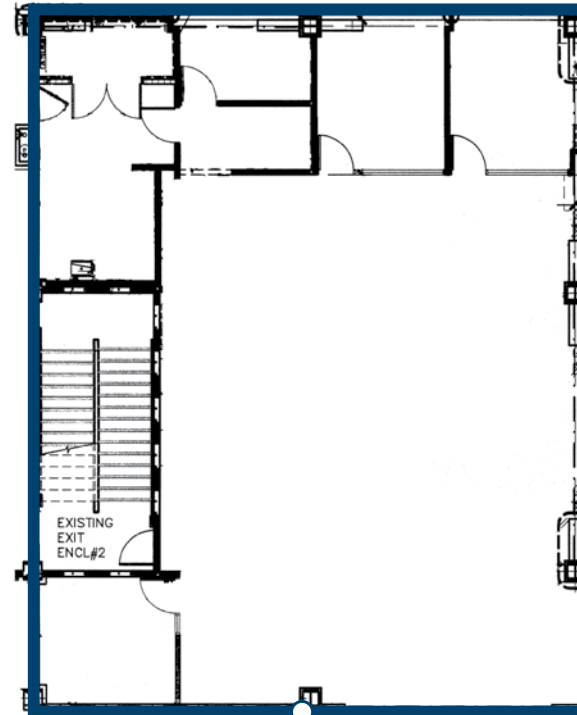
Site Plan (Not to Scale)



Floor Plans - 1st Floor *(Not to Scale)*

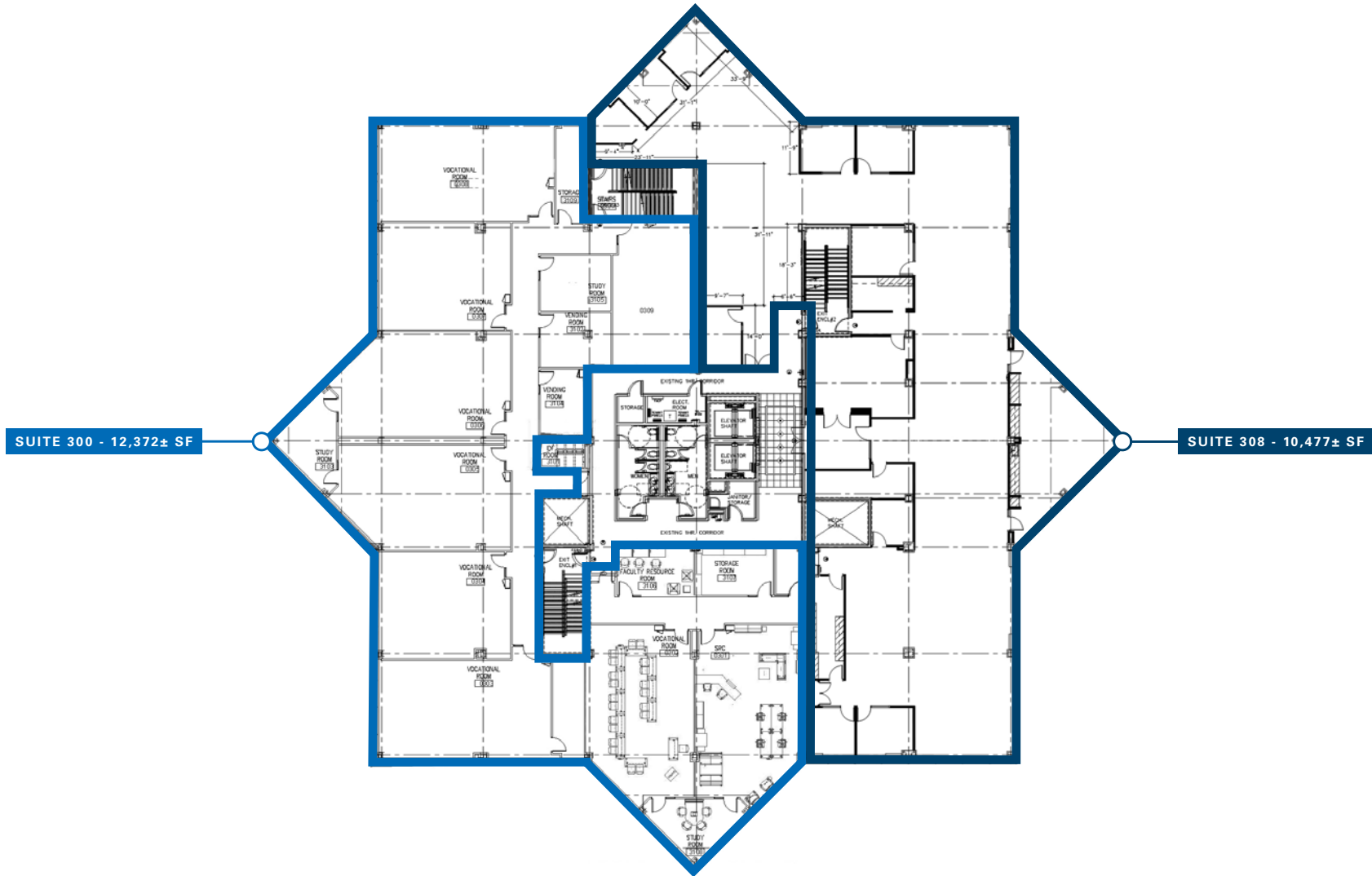


SUITE 101 - 2,673± SF

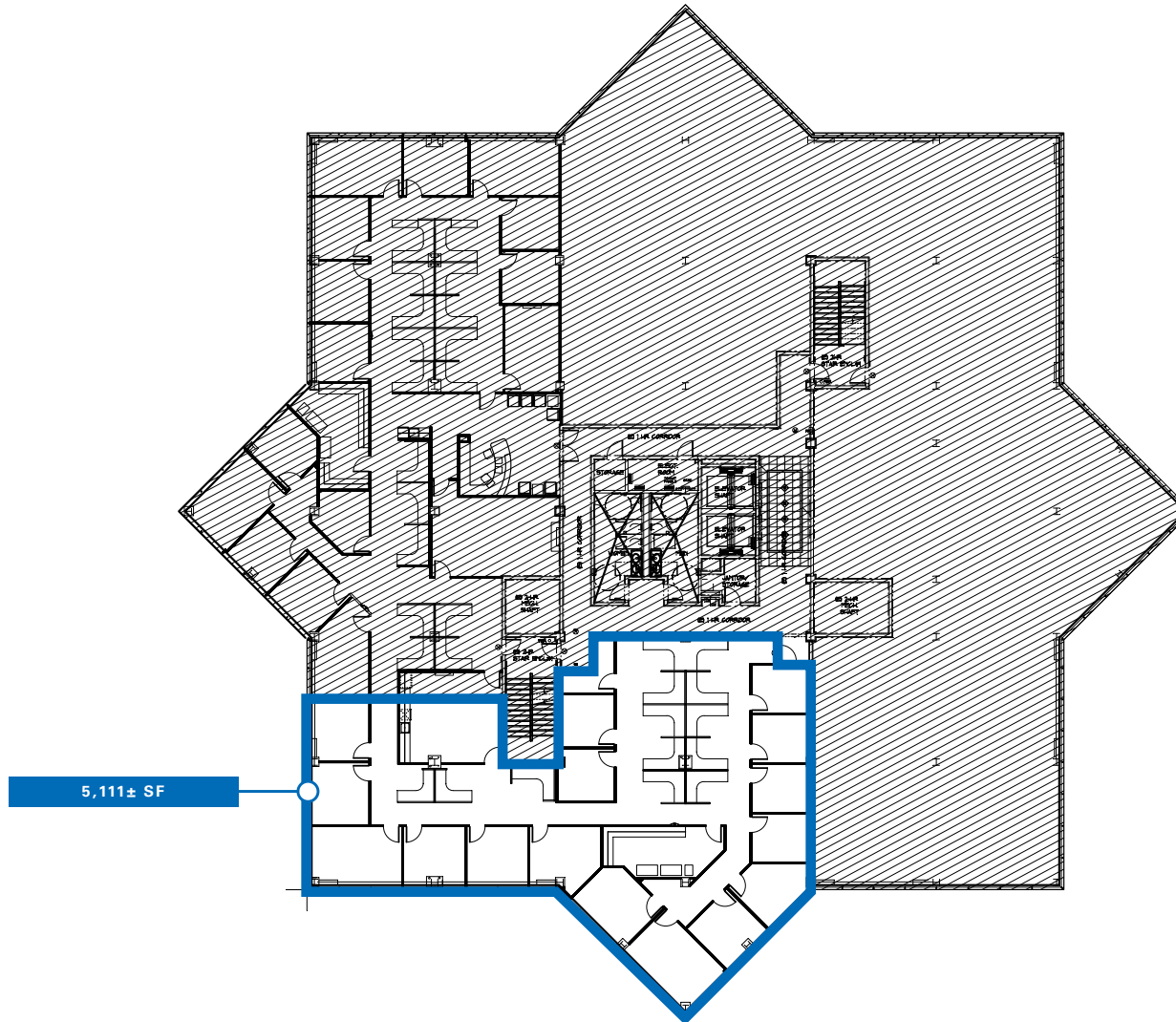


SUITE 108 - 3,000± SF

Floor Plan - 3rd Floor (Not to Scale)



Floor Plan - 6th Floor *(Not to Scale)*



45 Park Place Highlights

- Class A Office Building
- Highest Office Building in North Fresno
 - *Views of the Sierra Nevadas*
 - *Views of Woodward Park*
- Convenient Access to Freeway 41
- Great Freeway Visibility
- Close Proximity to Multiple Shopping Centers
 - *Park Crossing*
 - *River Park*
 - *The Villagio*
 - *Universal Park*
- Near The Valley's Largest Regional Park: Woodward Park





AVAILABLE FOR LEASE
PROFESSIONAL OFFICE SPACE

45 RIVER PARK PLACE WEST

FRESNO, CA

For information, please contact:

Phil Souza

Senior Vice President - Office Division

t 559-447-6283

psouza@pearsonrealty.com

CA RE Lic. #00853867

Luke Tessman

Senior Vice President - Office Division

t 559-447-6243

ltessman@pearsonrealty.com

CA RE Lic. #02008140

Nick Sorensen

Vice President - Office Division

t 559-447-6240

nsorensen@pearsonrealty.com

CA RE Lic. #02081137

NEWMARK
PEARSON COMMERCIAL

Independently Owned and Operated
Corporate License #00020875
newmarkpearson.com

FRESNO OFFICE
7480 N. Palm Ave. #101
Fresno, CA 93711
t 559-432-6200

VISALIA OFFICE
3447 S. Demaree St.
Visalia, CA 93277
t 559-732-7300

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.