

AVAILABLE FOR LEASE  
OFFICE BUILDING

5475 N. FRESNO STREET  
FRESNO, CA

**NEWMARK**  
PEARSON COMMERCIAL

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**5475 & 5479 N. FRESNO STREET**  
FRESNO, CA

## PROPERTY INFORMATION

### Availability:

5475 N. Fresno Street

Suite 114 - 1,535± SF

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<b>Lease Rate:</b>	\$1.30 PSF, plus utilities and janitorial
<b>Cross Streets:</b>	Fresno Street & Barstow Avenue
<b>Zoning:</b>	O (Office)
<b>Parking:</b>	4:1,000±SF
<b>Existing Build-Out:</b>	Full Build-Out; Dental & Medical Build-Outs
<b>Equipment:</b>	Dental Equipment Available

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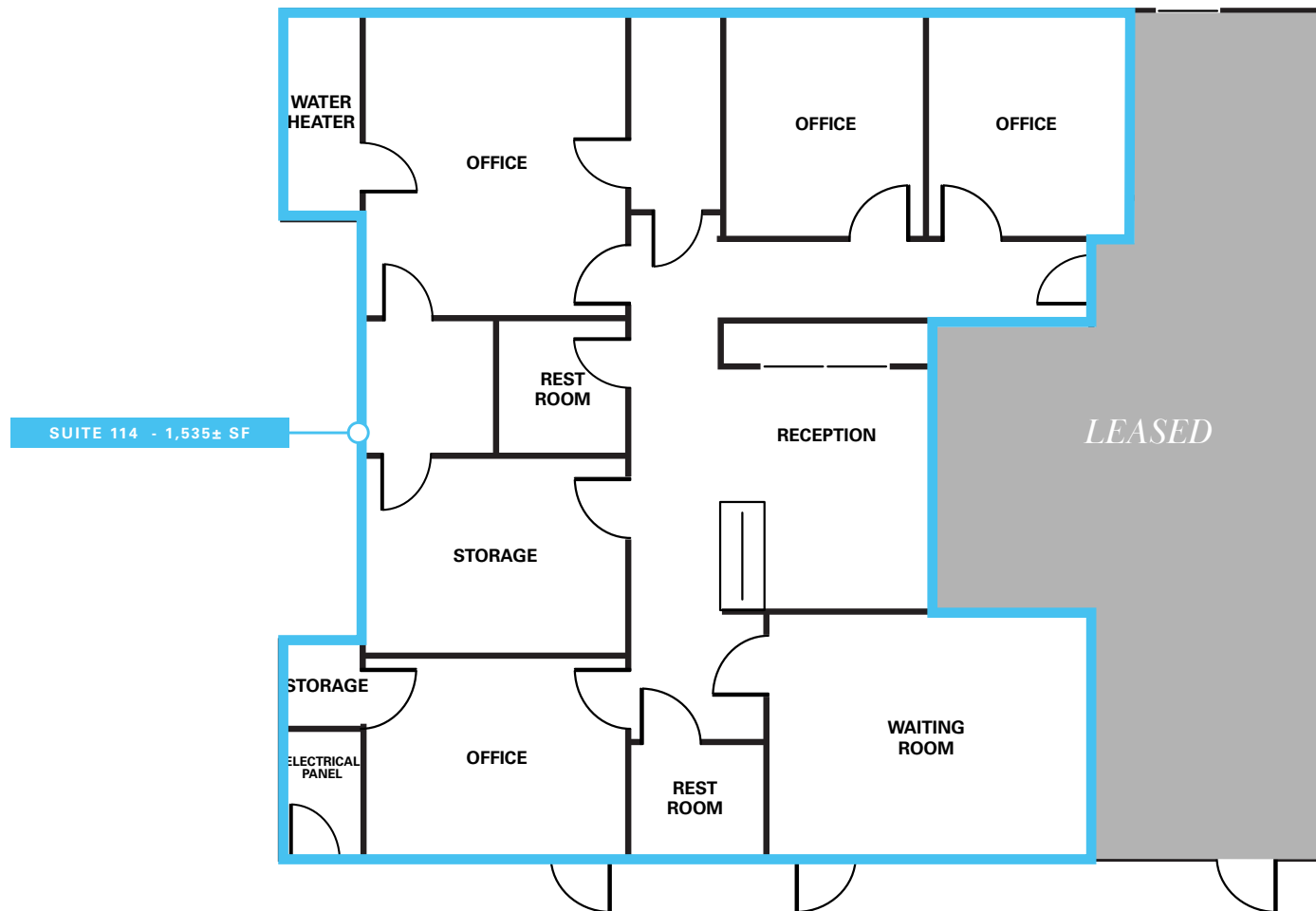
### LOCATION DESCRIPTION

This professional office building is located on N. Fresno Street between Barstow and Bullard Avenues.

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### HIGHLIGHTS

- Flexible Floor Plans
- Exposure on Fresno Street
- Under New Ownership
- Ample Parking
- Competitive Lease Rates





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**PROPERTY**  
PHOTOS



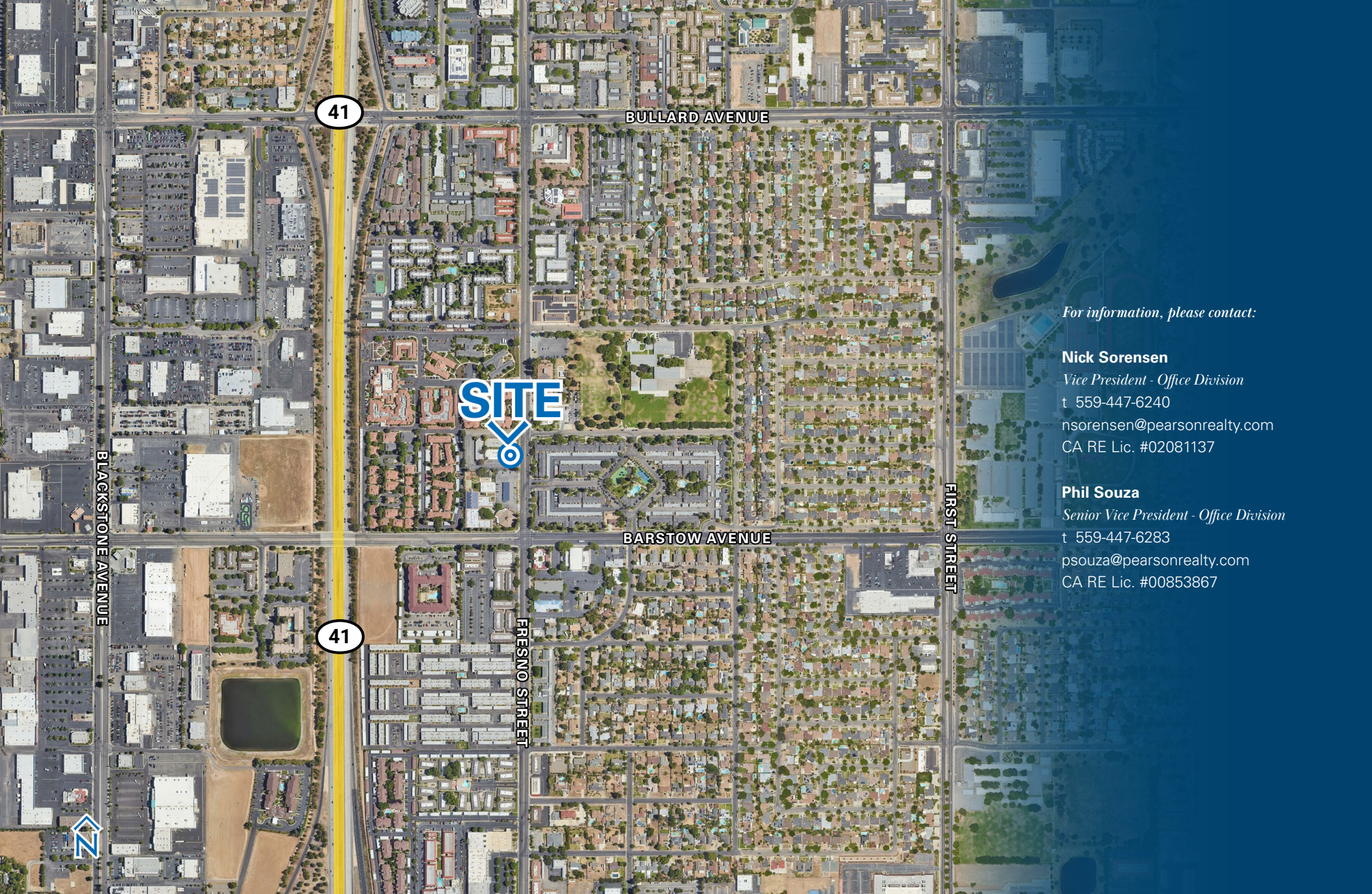


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**INTERIOR OFFICE**  
PHOTOS







*For information, please contact:*

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