

7111  
N. FRESNO ST.



**OFFICE SPACE  
FOR LEASE**

**TONY CORTOPASSI**  
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# // PROPERTY DESCRIPTION

This Class "A" building is located at Fresno Street and Fir Avenue, just north of Herndon Avenue. The property has easy access to the Herndon Avenue, Freeway 41 On/Off ramps and has many ancillary services within a one-mile radius, including public transportation, restaurants, Kaiser Hospital and the prestigious River Park shopping center.



**±3,092 RSF – SUITE 160**

**±2,633 RSF – SUITE 180**

*\*Suite 160 & 180 can be combined  
for a total of ±5,725 RSF*



**\$2.60/SF/MO, FSG (NNN  
equivalent \$1.54 per SF monthly)**



**PARKING RATIO 3.8:1,000**



**EXCELLENT STREET & HWY 41  
VISIBILITY**



**GREAT ACCESSIBILITY**

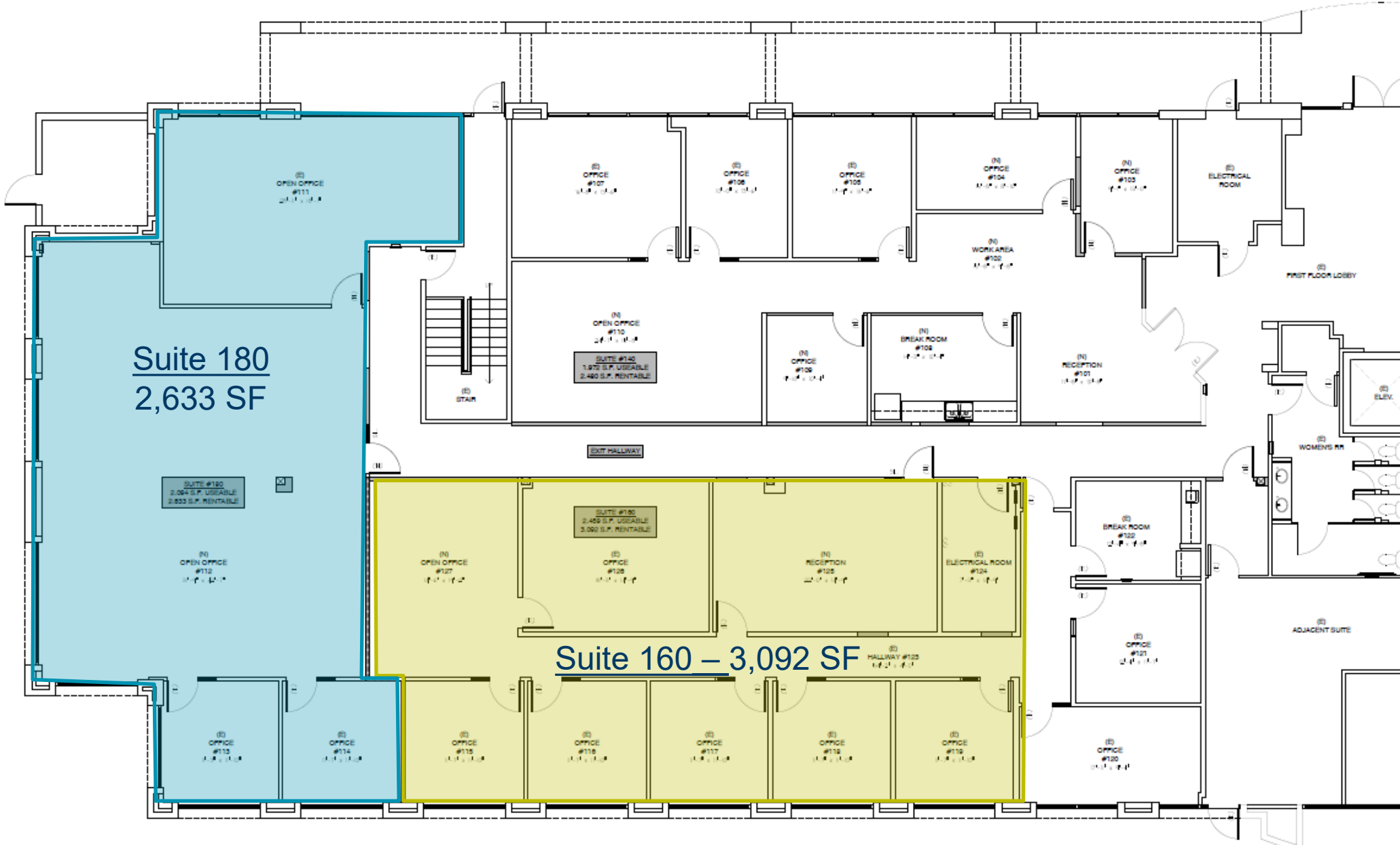


**MONUMENT SIGNAGE**



// **7111 N. FRESNO STREET**  
Fresno, CA

# // 1<sup>st</sup> FLOOR PLAN



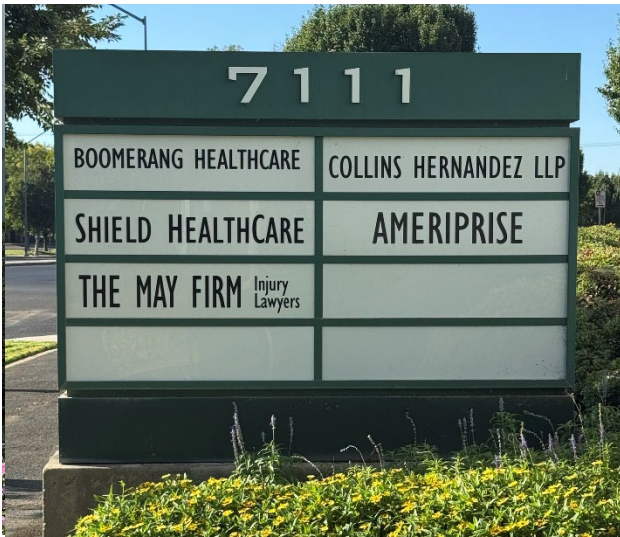
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# // GALLERY



7111 N. FRESNO STREET



MONUMENT SIGN



BLDG ENTRY



MONUMENT SIGN & BLDG

// 7111 N. FRESNO STREET  
Fresno, CA

# // GALLERY



// 7111 N. FRESNO STREET  
Fresno, CA

# // AERIAL MAP



// 711 N. FRESNO STREET  
Fresno, CA



## // CONTACT

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