

747
R STREET
Fresno, California



For Lease
OFFICE

TONY CORTOPASSI
Managing Director
+1 559 433 3549
tony.cortopassi@cushwake.com

 **CUSHMAN &
WAKEFIELD**

Cushman & Wakefield Copyright 2024. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

// PROPERTY FEATURES



GREAT DOWNTOWN LOCATION

- ON-SITE FOOD COURT
- BRAND NEW BUILD OUT
- MODERN EFFICIENT WORKSPACE
- ANCHORED BY CITY OF FRESNO
- FURNISHED SPACE OPTIONAL



AVAILABLE SPACE

- $\pm 10,746$ SF – 1st OFFICE SPACE
- $\pm 15,544$ SF – 1st OFFICE SPACE
- $\pm 26,290$ SF – 1st FLR SPACE TOTAL
- OFFICE SPACE DEMISABLE
- $\pm 12,401$ SF – BASEMENT SPACE



EASY HWY ACCESS TO 41, 168, 99 & 180



LEASE RATE: \$2.00/sf/mo.
NNN LEASE



747 R STREET
Fresno, California



// BUILDING INFORMATION

BUILDING SIZE
±73,737 SF

SITE SIZE
1.3 ACRES

CONSTRUCTION
MASONRY

LIGHTING
HIGH-EFFICIENCY LED

AVAILABLE SPACE
OFFICE 1,000 SF – 26,290 SF
BASEMENT 12,401 SF

YEAR RENOVATED
2022

ZONING
DTG (DOWNTOWN GENERAL)

SPRINKLERS
YES

LEASE RATE
\$2.00/sf/mo.

STORIES
2

ELEVATORS
1 PASSENGER

FURNITURE
YES

LEASE TYPE
NNN

747 R STREET
Fresno, California

// FLOOR PLANS



Northside – 10,746 SF

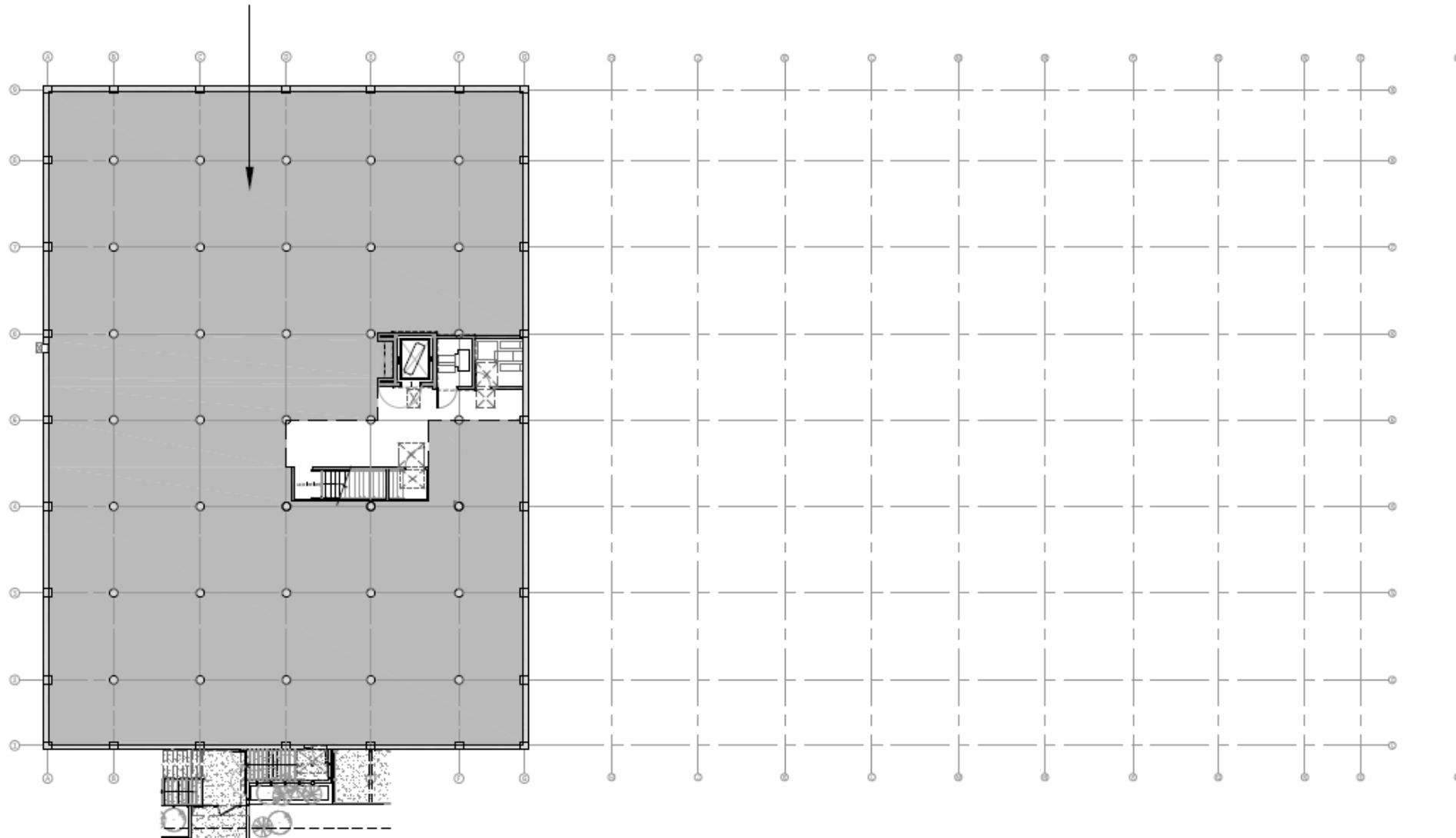
Southside – 15,544 SF

Combined Entire 1st Floor – 26,290 SF

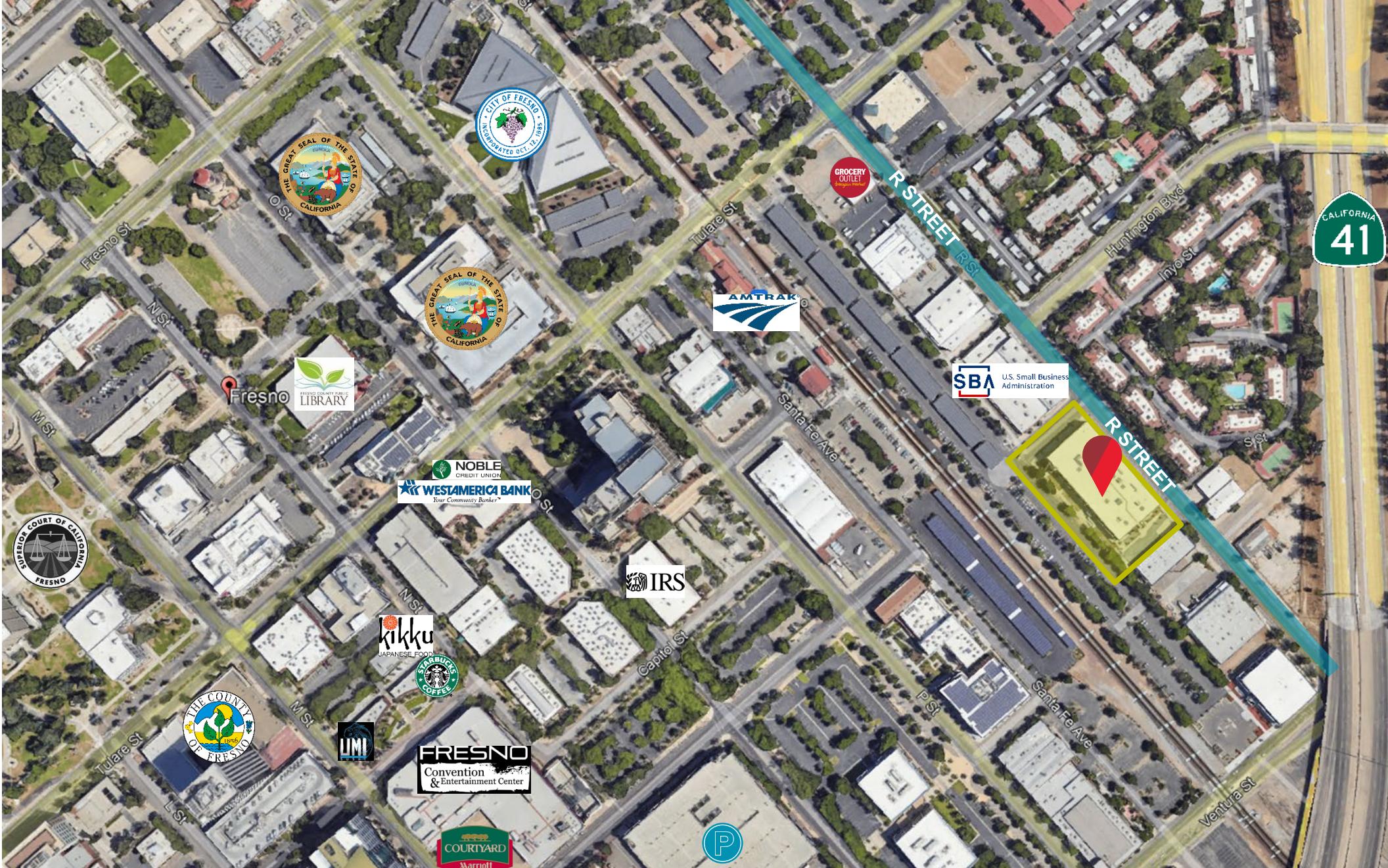
747 R STREET
Fresno, California

// FLOOR PLANS

Basement Area:
12,401sf



// 747 R STREET
Fresno, California



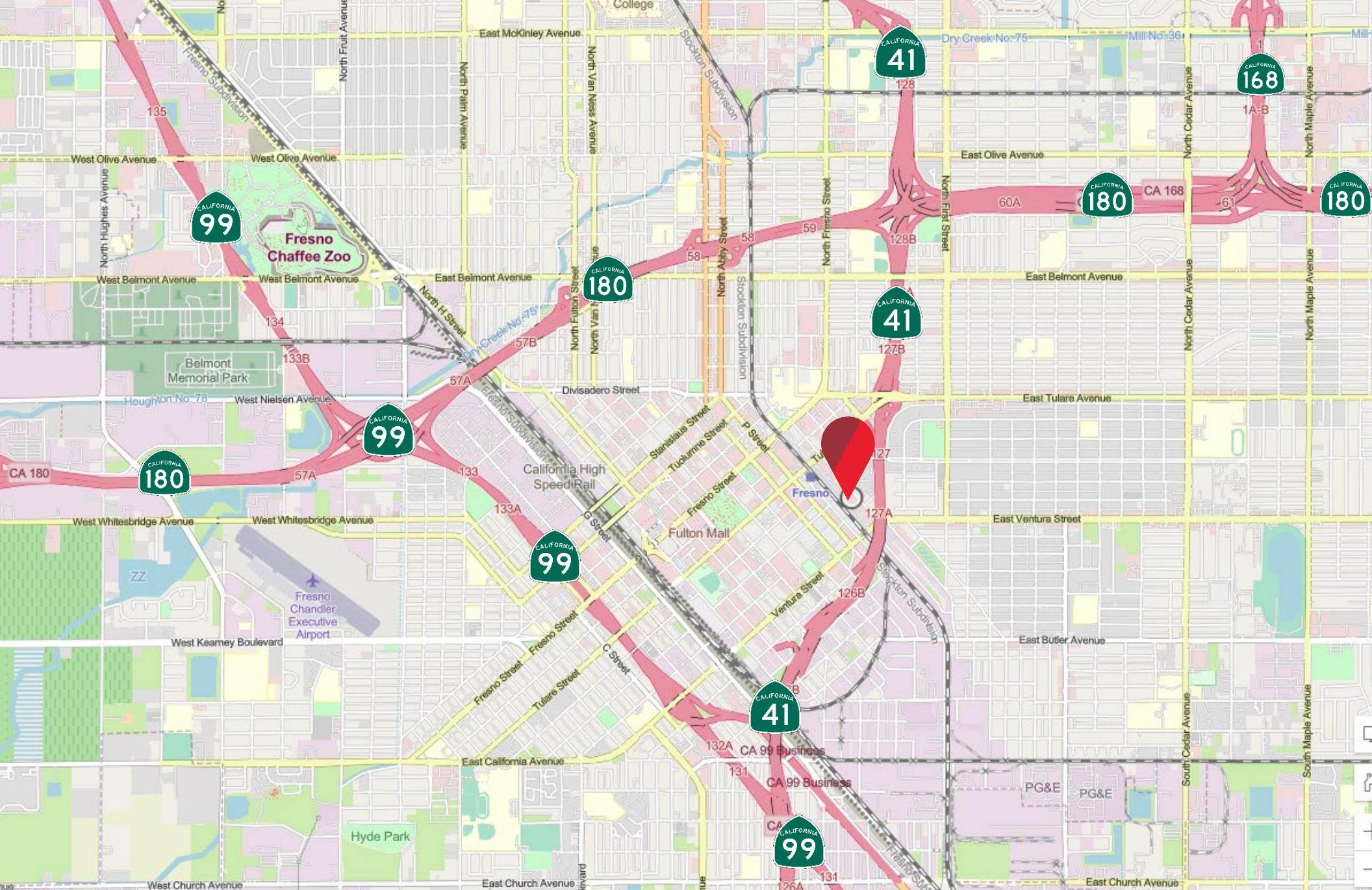
COMMUNITY AERIAL MAP



SITE: 747 R STREET

747 R STREET
Fresno, California

Cushman & Wakefield Copyright 2024. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



HIGHWAY & STREET MAP AERIAL

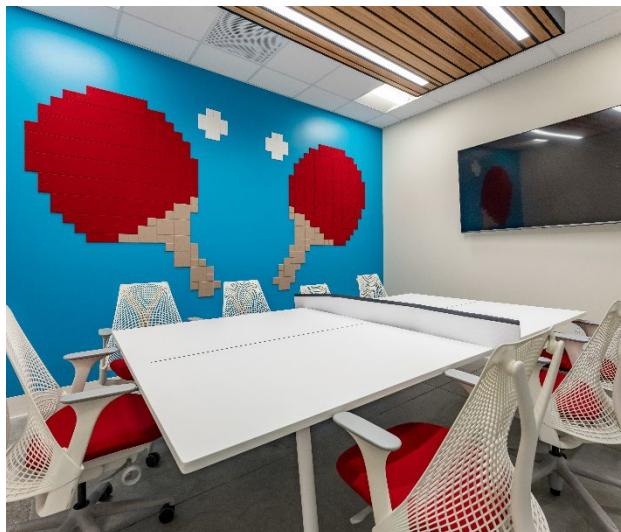
Cushman & Wakefield Copyright 2024. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

747 R STREET
Fresno, California

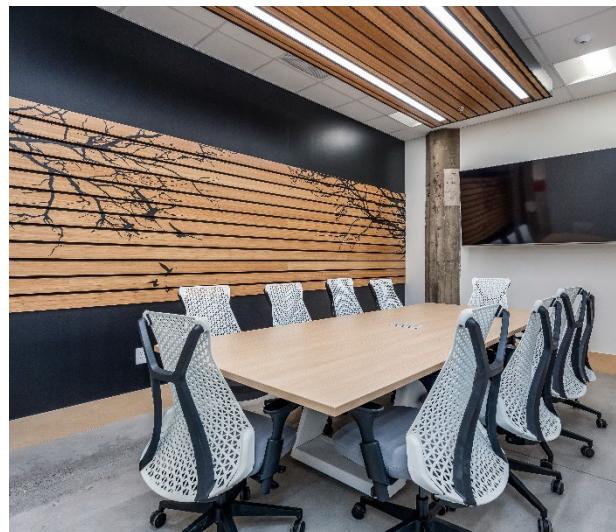
// GALLERY



CONFERENCE ALLEY



CONFERENCE ROOM

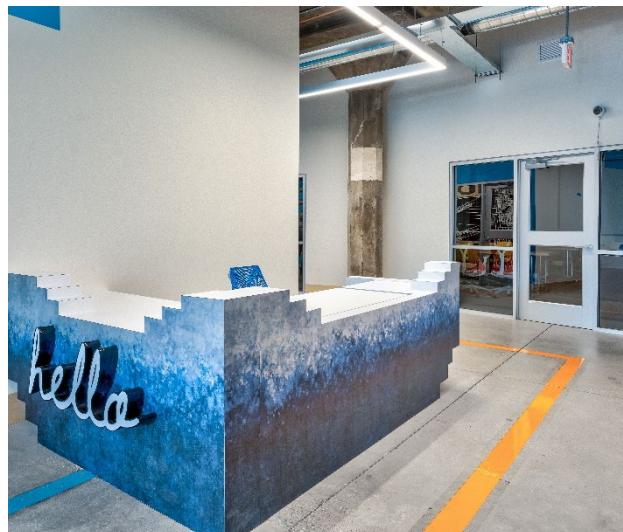
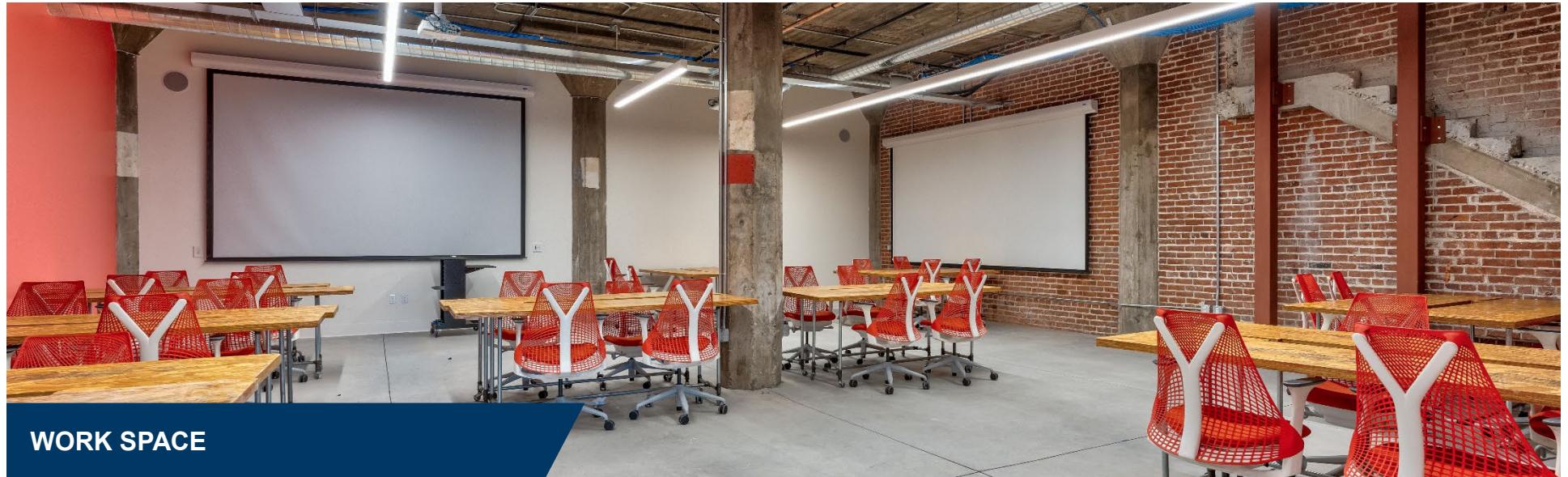


CONFERENCE ROOM

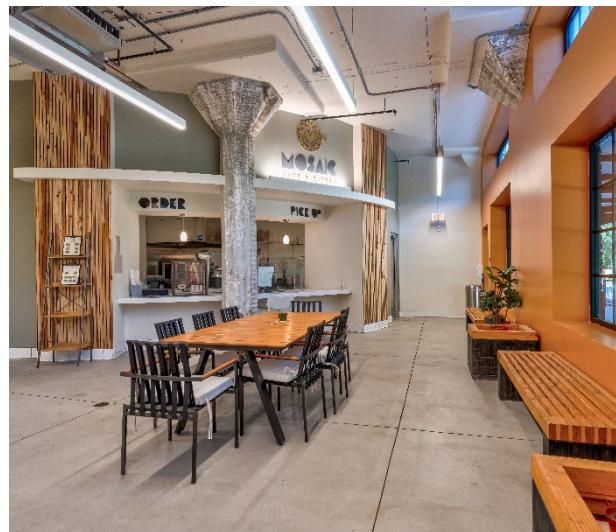


CONFERENCE ROOM

// GALLERY



RECEPTION



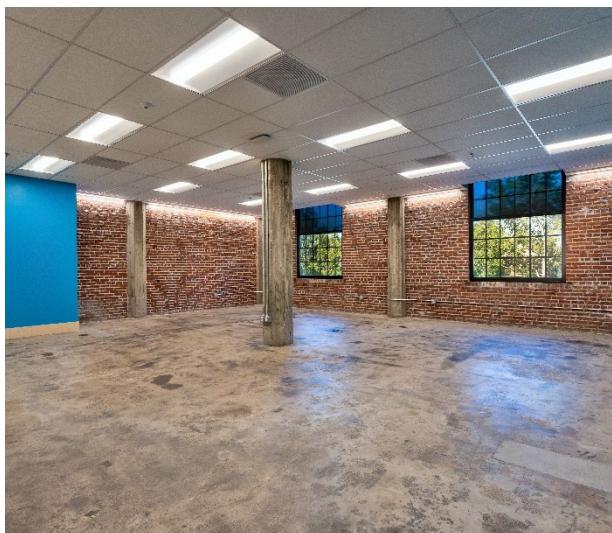
ONSITE FOOD COURT



FOOD COURT



// GALLERY



Cushman & Wakefield Copyright 2024. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

// **747 R STREET**
Fresno, California

747
R STREET
Fresno, California



// CONTACT

TONY CORTOPASSI
Managing Director
+1 559 433 3549
tony.cortopassi@cushwake.com

