



BROKER INCENTIVE | \$500.00 BONUS TO PROCURING AGENT FOR ALL NEW LEASES SIGNED BY 8/31/26

55 SHAW OFFICES – AVAILABLE FOR LEASE

55 SHAW AVENUE

CLOVIS, CA

PROPERTY INFORMATION

Availability:	6 Spaces
<i>Suite 102:</i>	<i>460± SF</i>
<i>Suite 109:</i>	<i>450± SF</i>
<i>Suite 116:</i>	<i>675± SF</i>
<i>Suite 207:</i>	<i>1,426± SF</i>
<i>Suite 209:</i>	<i>500± SF</i>
<i>Suite 212:</i>	<i>515± SF</i>

Lease Rate: \$1.50 PSF per month

Utilities: \$0.25 PSF per month *(Including PG&E)*

Parking: 4 spaces per 1,000± RSF *(Common Area)*

Zoning: Commercial/General Office *(City of Clovis)*

PROPERTY DESCRIPTION

Locally owned, professionally managed and maintained 2 story garden style office complex. All amenities for tenants to enjoy including shopping, restaurants, banking and daily services are all within walking distance. Easy access to Highway 168 and Clovis Transit bus service on Shaw Avenue. Abundant on-site common parking, including covered parking.

For information, please contact:

Scott Christensen

Newmark Pearson Commercial

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CA RE Lic. #01415793

Kelsey McKenney

Retail California

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Independently Owned and Operated

Corporate License #00020875

7480 N. Palm Ave. #101, Fresno, CA 93711

t 559-432-6200

newmarkpearson.com

retailcalifornia.com

mckenneyinvestmentproperties.com

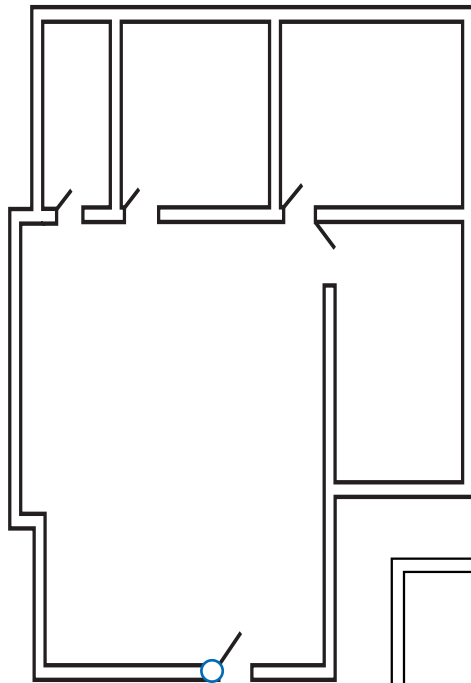
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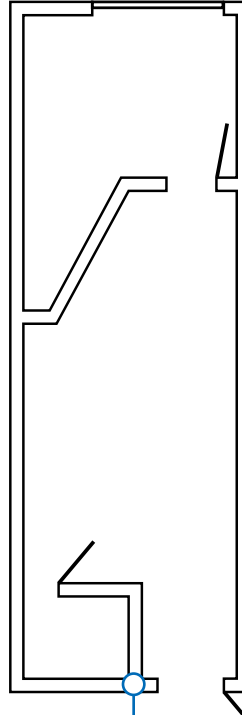
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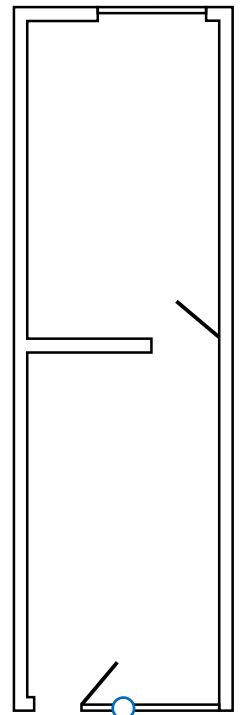
FLOOR PLANS *(Not to Scale)*



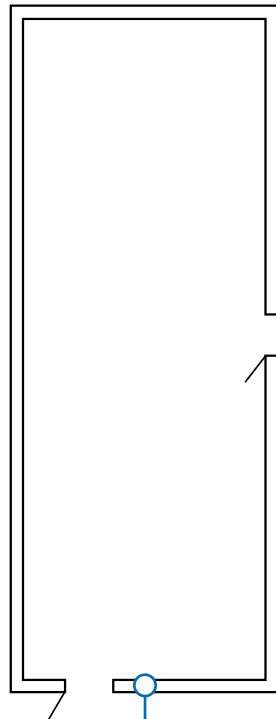
Suite 207 – 1,426± SF



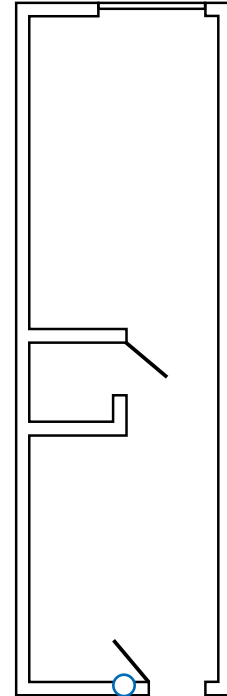
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