



**CUSHMAN &
WAKEFIELD**

±4,818 SF
Office Space

**3585 W.
BEECHWOOD**

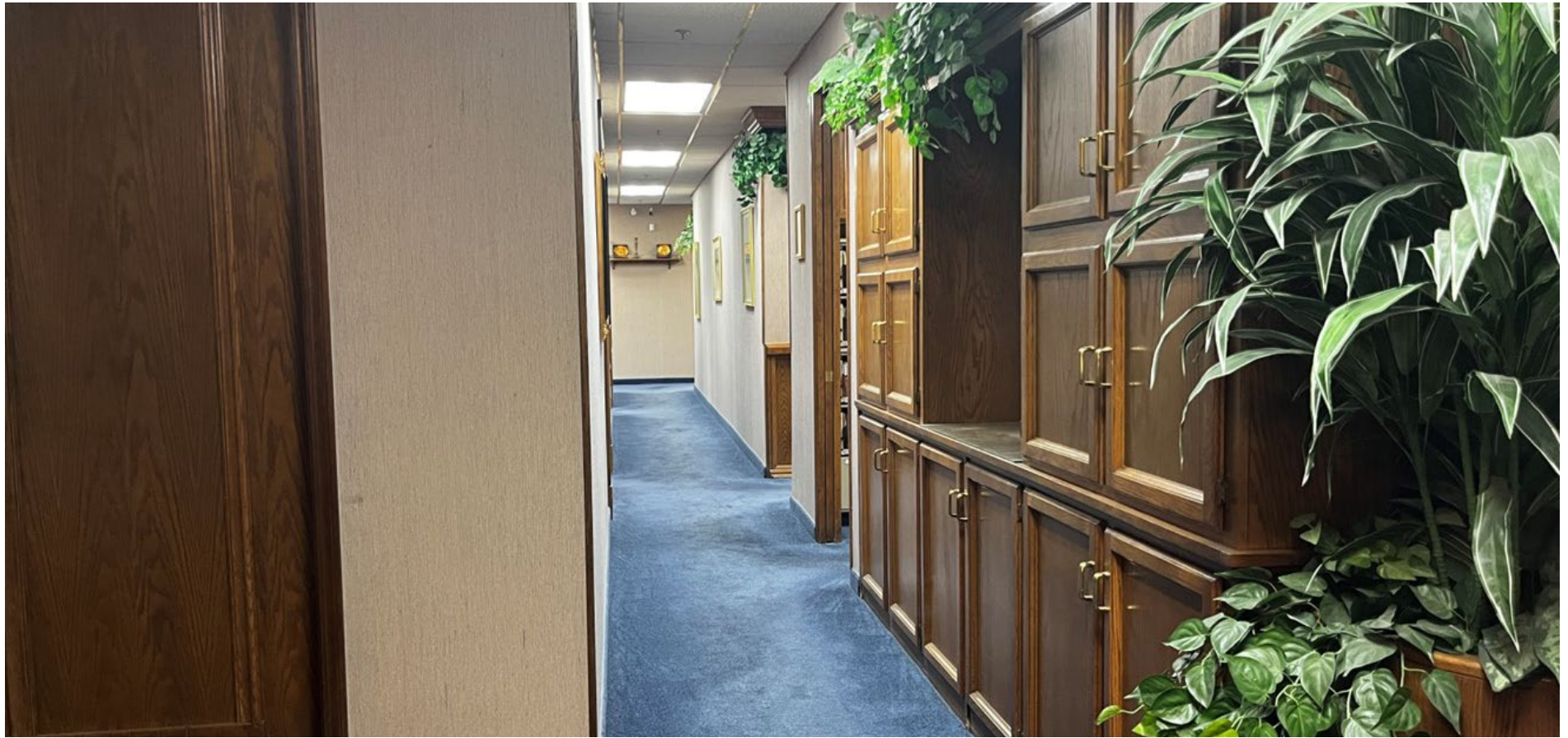
FRESNO, CA

Tony Cortopassi
Managing Director
License 01413706
+1 559 433 3549
tony.cortopassi@cushwake.com

Marcus Velasquez
Associate
License 02237168
+1 559 892 4216
marcus.velasquez@cushwake.com

**FOR SALE
OR LEASE**

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3585 W. BEECHWOOD

Discover a versatile **±4,818 SF office space** at 3585 W Beechwood Avenue, Fresno. This suite features 12 private offices, 2 conference rooms, and ample parking.

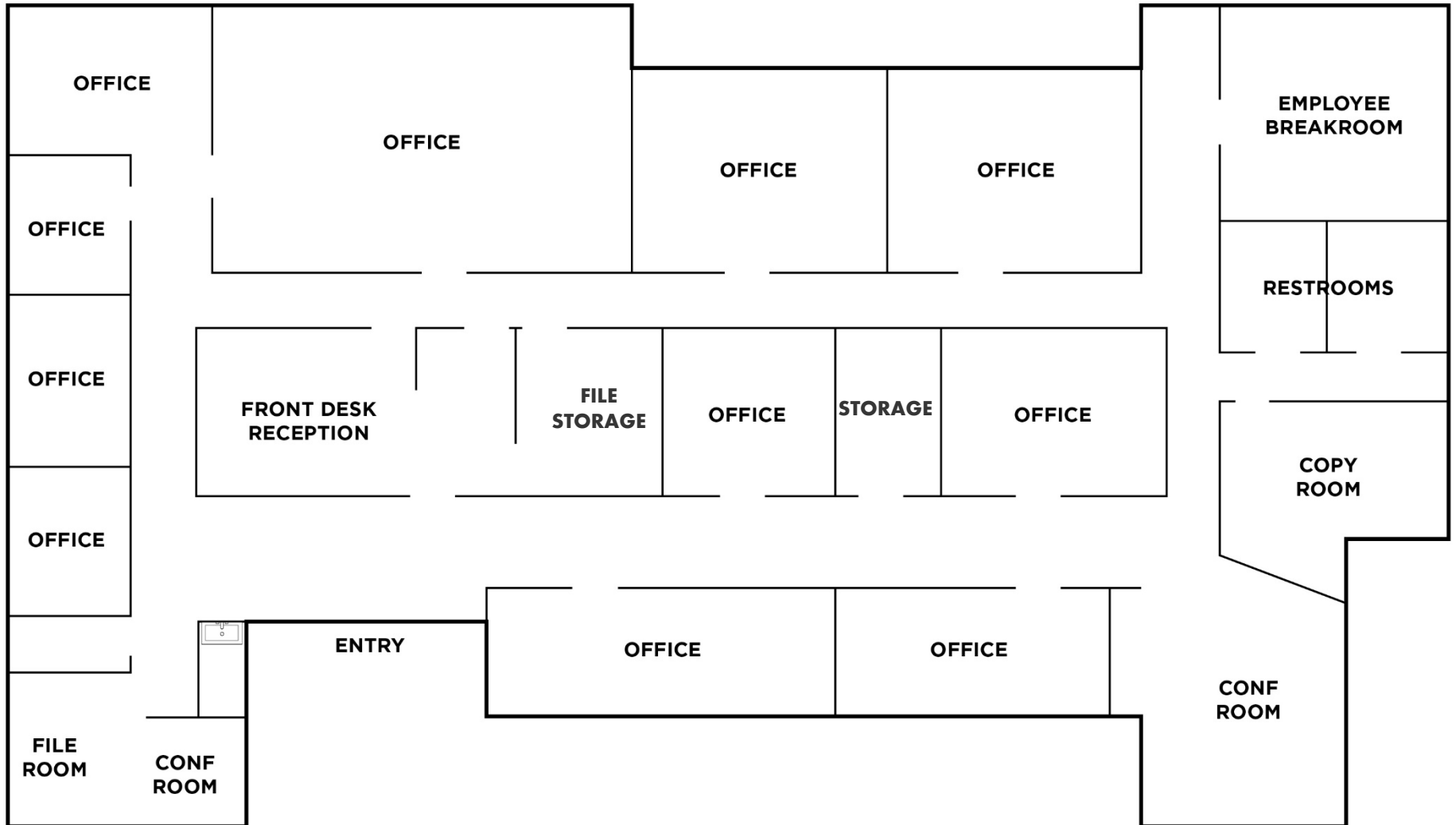
Conveniently located in the Sierra Sky Park area, it offers easy access to major highways and local amenities. Ideal for professional, or general office use, this property is perfect for businesses looking to establish or expand their presence in Fresno.

PROPERTY INFORMATION

SALE PRICE:	\$826,000 (\$171 PSF)
LEASE RATE:	\$1.65/sf/mo – Modified Gross Tenant pays for PG&E and janitorial
BUILDING SF:	±4,818 SF
LAND AREA:	±44,963 SF (1.03 AC)
YEAR BUILT:	1989
PARKING:	Large shared dedicated parking lot
ZONING:	O (Office)

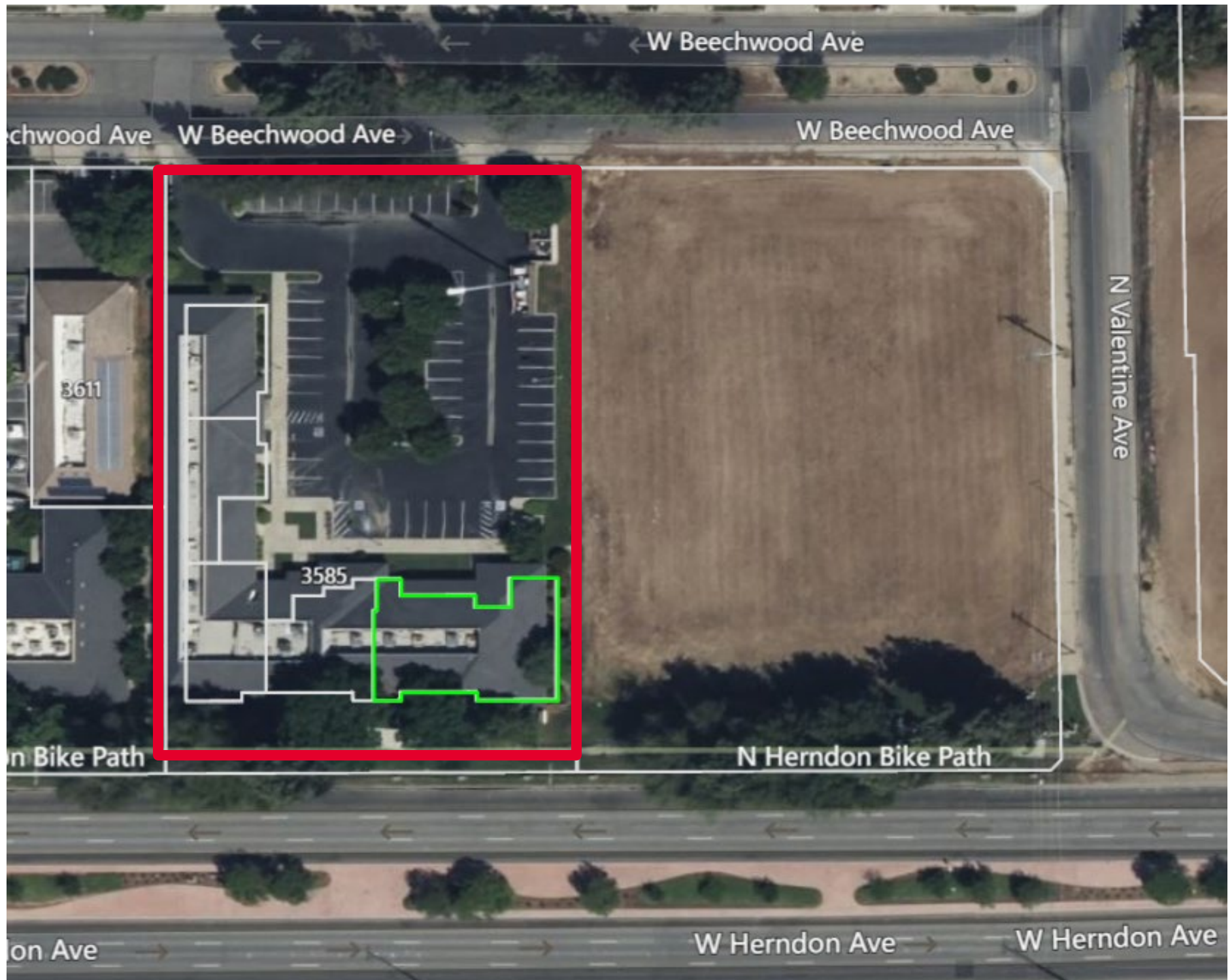
- Herndon Avenue Frontage in Northwest Fresno
- Close proximity to amenities including shopping, restaurants and banks
- Common Area Maintenance, maintained by Condo Association
- Efficient floor plan
- Well maintained building.

FLOOR PLAN



3585 W BEECHWOOD AVENUE
4,818 SF

AERIAL -- SITE PLAN



NEIGHBORHOOD AERIAL MAP



PHOTO GALLERY





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