

- FOR LEASE -

Highly Visible Office/Retail on Shaw Avenue



1177 E. Shaw Ave., Fresno, CA 93710

- LOCATION:** On Shaw Avenue just east of First Street. Near CSU Fresno and Fashion Fair Regional Mall.
- LEASE PRICE:** **REDUCED!** \$1.35/sq. ft. modified gross lease. Tenant pays P.G.&E and janitorial.
- OFFICE SUITES:** Suite 116 – Approximately 1,450 sq. ft. (\$2,030/month)
- ZONING:** CMX – Corridor/Center Mixed Use
- DESCRIPTION:** Well-maintained highly visible security gated single-story office building. Professional tenant mix with long-term tenants. Excellent sign exposure and easy access to Freeways 41 and 168. The space consists of three offices, a breakroom with sink, and a large open work area.

CONTACT EXCLUSIVE LISTING AGENTS:

STUMPF AND COMPANY

Real Estate

(559) 222-3058

CA BRE Lic. #00533442

The information has been given to Stumpf and Company by the property owner or other sources deemed reliable. We have no reason to doubt its accuracy but we do not guarantee it. All information should be verified prior to lease.

2045 E. Ashlan Avenue, Suite 102 - Fresno, California 93726-2095
Phone (559) 222-3058 Fresno - (559) 641-6807 Oakhurst - www.stumpfandcompany.com