

1715-1735 MINNEWAWA AVENUE, CLOVIS, CA 93612

OFFICE SPACE | AVAILABLE FOR LEASE



1735





1715-1735 MINNEWAWA AVENUE
PROPERTY INFORMATION

PROPERTY DESCRIPTION

Fortune Associates is proud to offer the property at 1715-1735 Minnewawa for Lease!

This property is a well-maintained office building constructed in 1978, featuring a flexible layout and ample parking. It is classified as CP (administrative and Professional Office), allowing for a range of potential uses. The available space provides an excellent opportunity for tenants looking to establish or expand their operations in the Clovis area. The building is multi-tenant, offering a diverse tenant mix and fostering a vibrant business community.

1715-1735 Minnewawa Avenue benefits from a strategic location that places it in proximity to major retailers, entertainment venues, and dining establishments. Retail giants such as Walmart, Costco and Target are situated nearby, providing convenience to employees and potential customers. Sierra Vista Cinemas, Olive Garden, Chipotle, and Downtown Clovis are also within close reach, adding to the appeal of the property. This prime location offers excellent visibility, accessibility, and exposure for businesses.

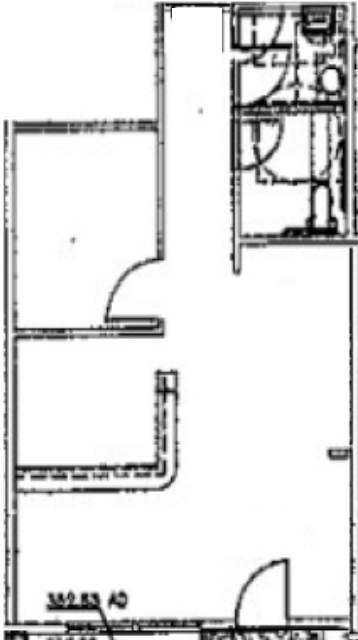
The Clovis office market is highly demanded, and the available space at 1715-1735 Minnewawa Avenue presents a unique opportunity for tenants to secure affordable office space. With limited availability in the area, this property stands out as an attractive option for businesses seeking a well-positioned and cost-effective office solution. The potential to subdivide the space allows for customization based on individual tenant needs, making it suitable for a range of businesses and professional services.

PROPERTY INFORMATION

LEASE RATE	\$1.85/SF/Month (\$925/Month)
AVAILABILITY	Suite 104 500± RSF
LEASE TYPE	Modified Gross + Janitorial (Includes Utilities)
ZONING	CP
YEAR BUILT	1978

SUITE 104

500± RSF



1715-1735 MINNEWAWA AVENUE
PROPERTY LOCATION



MINNEWAWA AVENUE

CLOVIS AVENUE

BULLARD AVENUE

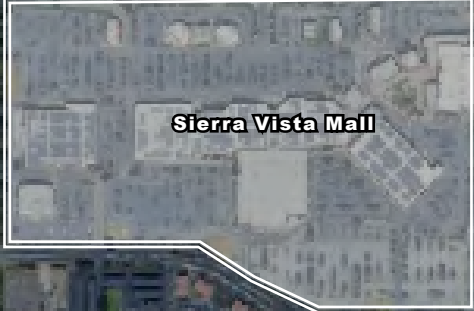
SHAW AVENUE



Village Square Shopping Center



Rodeo Plaza



Sierra Vista Mall

1715-1735 MINNEWAWA AVENUE

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