

AVAILABLE FOR LEASE
GENERAL OFFICE SUITES

7108-7112 N. FRESNO STREET

WOODWARD CENTRE | FRESNO, CA



EASY ACCESS TO FREEWAY 41 | EXCELLENT NATURAL LIGHTING | CLASS A BUILDING | CLOSE PROXIMITY TO ANCILLARY SERVICES

NEWMARK
PEARSON COMMERCIAL

Phil Souza
Senior Vice President - Office Division
t 559-447-6283
psouza@pearsonrealty.com
CA RE Lic. #00853867

Independently Owned and Operated | Corporate License #00020875 | newmarkpearson.com

FRESNO OFFICE: 7480 N. Palm Ave. #101, Fresno, CA 93711, t 559-432-6200 | **VISALIA OFFICE:** 3447 S. Demaree St., Visalia, CA 93277, t 559-732-7300
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Woodward Centre

The project is a well-designed and constructed Class 'A' office complex, suitable for a wide array of tenancy. The floor plate configuration provides excellent natural lighting throughout. Parking is adjacent to each building and provides convenient access.

The project is popular with tenants due to the close proximity to Fresno's main arteries - Herndon Avenue, Freeway 41, and numerous support services such as hotels, banking and restaurants, including: Marriott, Extended Stay America, Comfort Inn, Chili's Bar and Grill, and IHOP. There is an onsite café providing breakfast and lunch for takeout. Also, Woodward Centre is adjacent to Kaiser Hospital and minutes from River Park Regional Shopping Center, one of Fresno's most exclusive shopping destinations.

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PROPERTY
INFORMATION

Availability:

7108 N. Fresno Street

Suite 190 | 2,497± RSF

Load Factor:

15%

Tenant Improvements:

Negotiable

Parking Ratio:

4.3 spaces per 1,000± of office space

PROJECT UPGRADES

Over 800 parking stalls were converted to covered parking with the addition of solar.

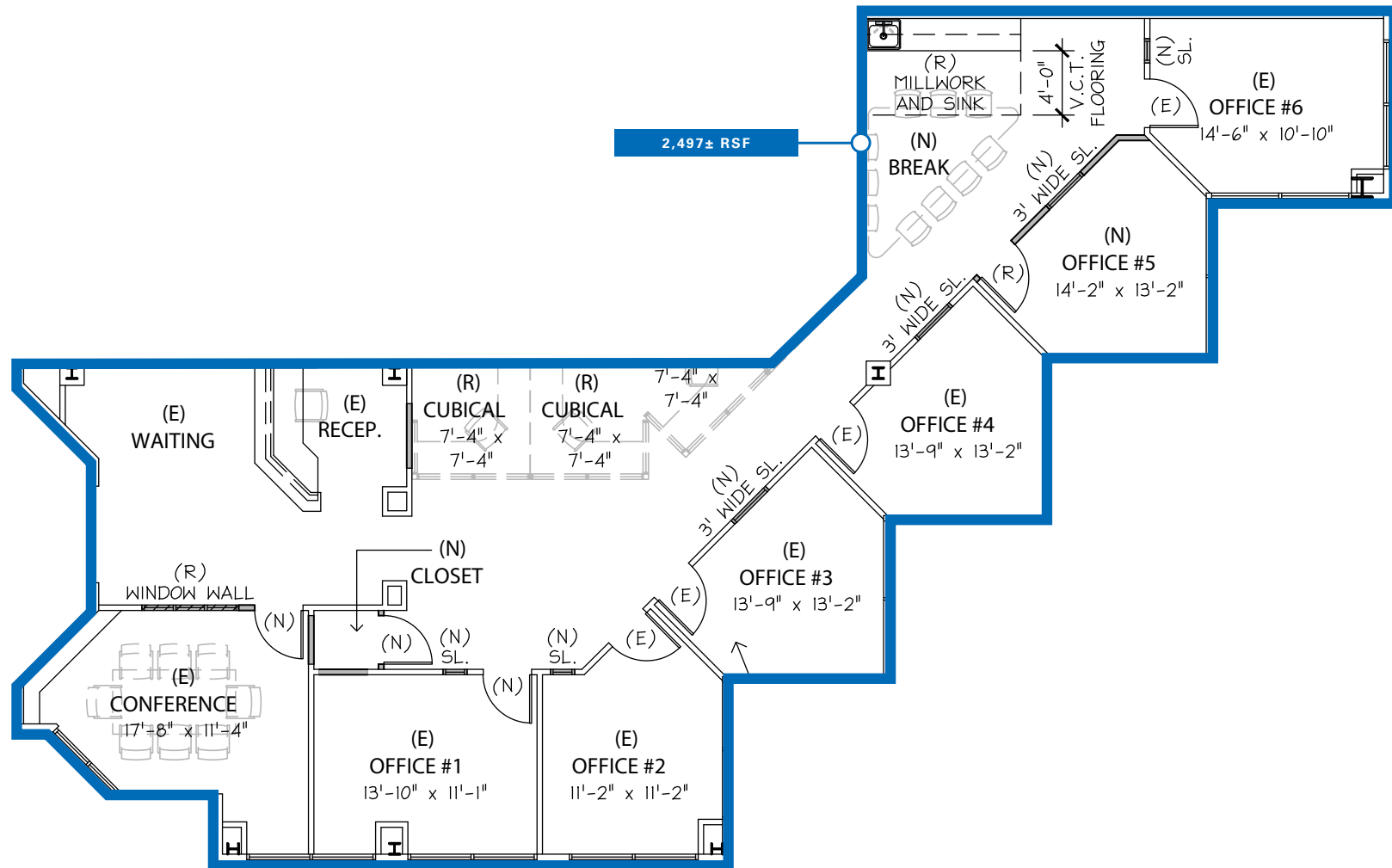
The existing water features have also been converted into additional green space for tenants enjoyment and water conservation.

New conference center serving the complex located in the 7110 N. Fresno building Services include wireless internet access, teleconferencing and break room. A variety of configurations are available to accommodate meetings and workshops. Available to all tenants by reservation.



\$2.65 PSF/Monthly
LEASE RATE

Full Service
LEASE TYPE



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IMAGE





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