

## FOR LEASE

### HIGHLY VISIBLE CORNER OFFICE BUILDING



5180 N. Fresno St., Fresno, CA.

- LOCATION:** Southeast corner of Fresno St. & San Jose Ave. North of Fashion Fair Regional Shopping Center.
- LEASE PRICE:** \$1.00/sq. ft. Modified Gross Lease.
- OFFICE SIZES:** ~~Suite 101: Approximately 1,337 sq. ft.~~ **LEASED 8/15/24**  
Suite 102: Approximately 1,188 sq. ft.  
Suite 103: Approximately 1,672 sq. ft.  
Combined Offices: Approximately ~~4,197~~ 2,860 sq. ft.
- ZONING:** O – Office
- DESCRIPTION:** Visible free-standing building with a security-gated parking lot (16 parking spaces). Great location for medical or general office use. Close to Freeway 41, public transportation, restaurants, gas stations, and convenience stores. Suite 101 has two large restrooms with showers, washer and dryer hook ups, three offices, kitchen, and reception area/open work area. Tenant improvements are negotiable for Suites 102 and 103.

CONTACT EXCLUSIVE LISTING AGENTS:  
**STUMPF AND COMPANY**  
Real Estate  
(559) 222-3058  
BRE Lic. #00533442

This information is from sources deemed reliable, but is not guaranteed by Stumpf and Company. All information should be verified prior to sale or lease.

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