

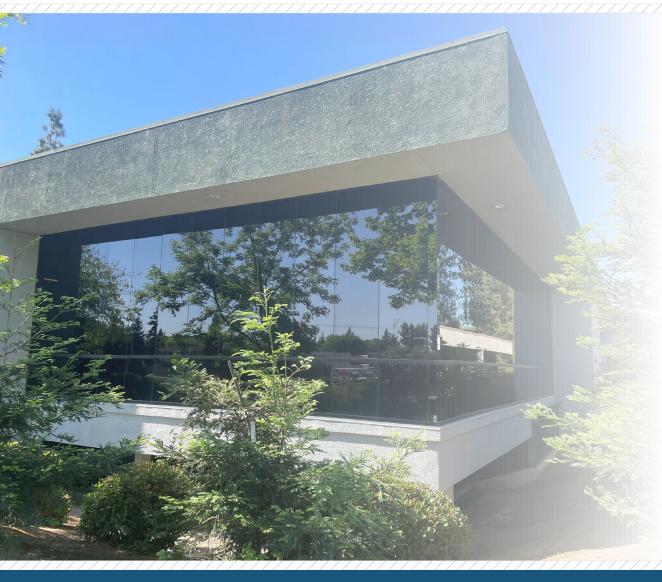


Vice President - Office Division t 559-447-6240 nsorensen@pearsonrealty.com CA RE Lic. #02081137

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

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Building Size: 15.974± SF Lot Size: 0.93± Acres

Shaw Avenue & Shaw Lane **Cross Streets:**

Property Type: Office Building Fully Improved **Existing Build-Out:**

Year Built: 1989

Parking: 34 Secured Subterranean

17 Surface

Zoning: CMX (Commercial Mixed Use)

APN: 415-054-03

Asking Price: \$3,600,000 \$3,354,000 (\$210.00 PSF)

BUILDING DESCRIPTION:

The subject asset is a single-story, freestanding office building. The property features excellent exposure on Shaw Avenue as well as secured subterranean parking, a rare amenity for singlestory buildings in Fresno. The structure as well as the landscaping and parking areas have been well maintained with no deferred maintenance. All HVAC units have been serviced annually with some replaced. All units have GPS-F24AC sanitizer units installed. The entrances have been CASp inspected with new sidewalks and ramps/handrails installed during remodels in 2015 and 2016. The building exterior was repainted in 2018. The building is partially furnished with cubicles, desks, chairs, etc. included in the purchase price. An itemization of the furnishings is available on request.











W. SHAW LANE - FRESNO, CA

AERIAL OVERVIEW

LOCATION DESCRIPTION

The subject building is located in the West Shaw office market and equidistant from Freeways 41 and 99 offering excellent access to both major highways. The area is characterized by multiple office complexes as well as retail centers in close proximity which provides ancillary services such as banking, shopping, food service, and transportation.











IMAGES

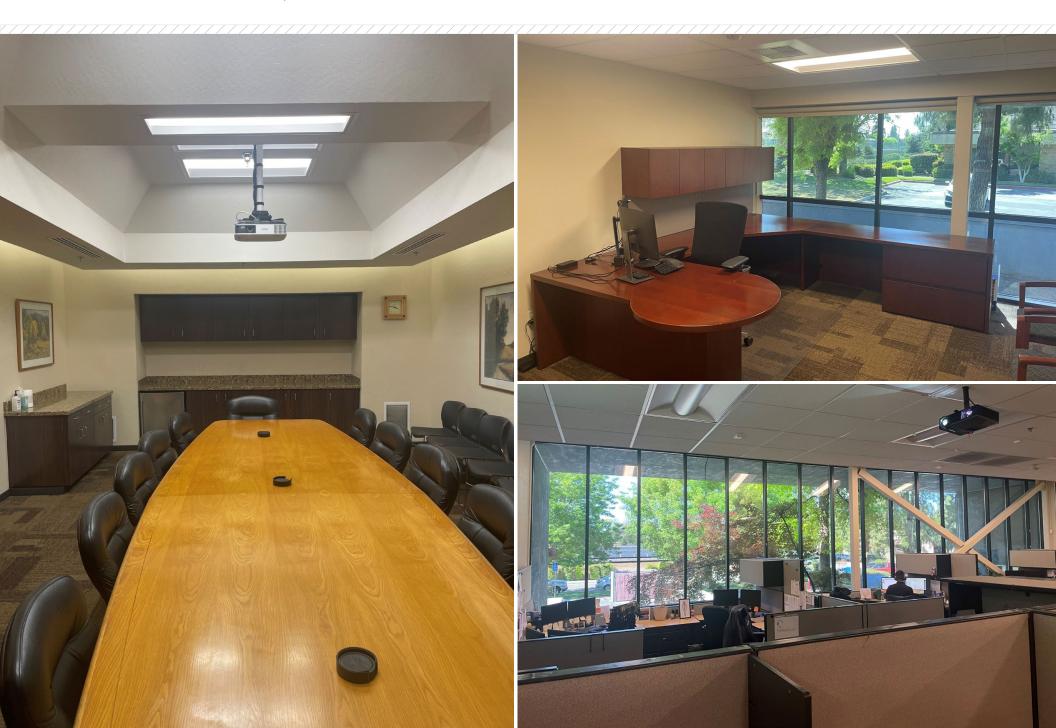
W. SHAW LANE - FRESNO, CA



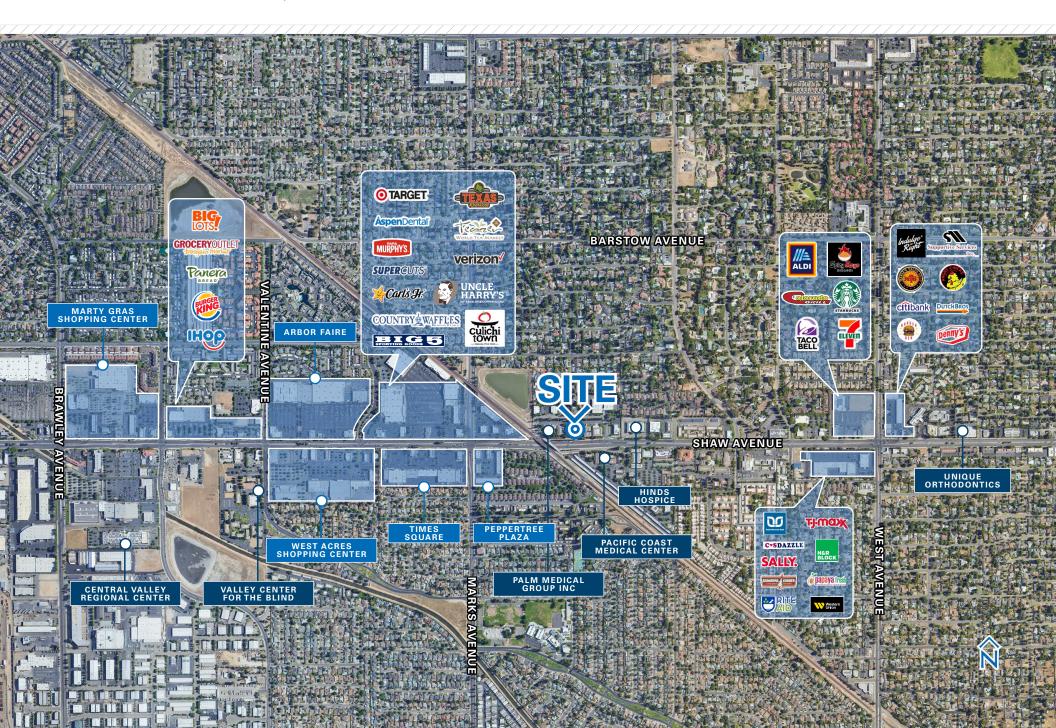




IMAGES







AVAILABLE FOR SALE OFFICE BUILDING

2580 W. SHAW LANE

FRESNO, CA

For information, please contact:

Nick Sorensen

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



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newmarkpearson.com

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