

Perrin 2 Center
1050 E. Perrin Dr., Fresno, CA. 93720



FOR LEASE

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SPACES DESCRIPTION

Northeast Fresno office space(s) available to lease in the highly touted intersection of Perrin Ave. & Champlain Dr. Current configuration is ideal for a call-center or a health care insurance telemarketing company. Space currently comprises of 40 open space built-in cubicles, 2 private offices, 2 private restrooms, large bull-pin/open area, kitchen and reception area with a desk. Landlord may consider dividing Suites #107 ($\pm 1,855$ sqft) & #109 ($\pm 1,909$ sqft.) into separate spaces.

LOCATION DESCRIPTION

Located at the highly coveted Northeast corner of Perrin Ave. & Champlain Dr. strategically located near Copper River, Woodward Park, Palm Bluffs and in close proximity to the premier shopping centers, restaurants and financial & medical institutions of Fresno. Average Household Income is \$133,038 and Medium Home value is \$463,242 within a 1 mile radius (according to 2024 Costar Group Demographics report)

SUMMARY

Available:	
Suite 107	$\pm 1,855$ sqft.
Suite 109	$\pm 1,909$ sqft.
Total	$\pm 3,764$ sqft.

Lease Rate: Contact Listing Agent

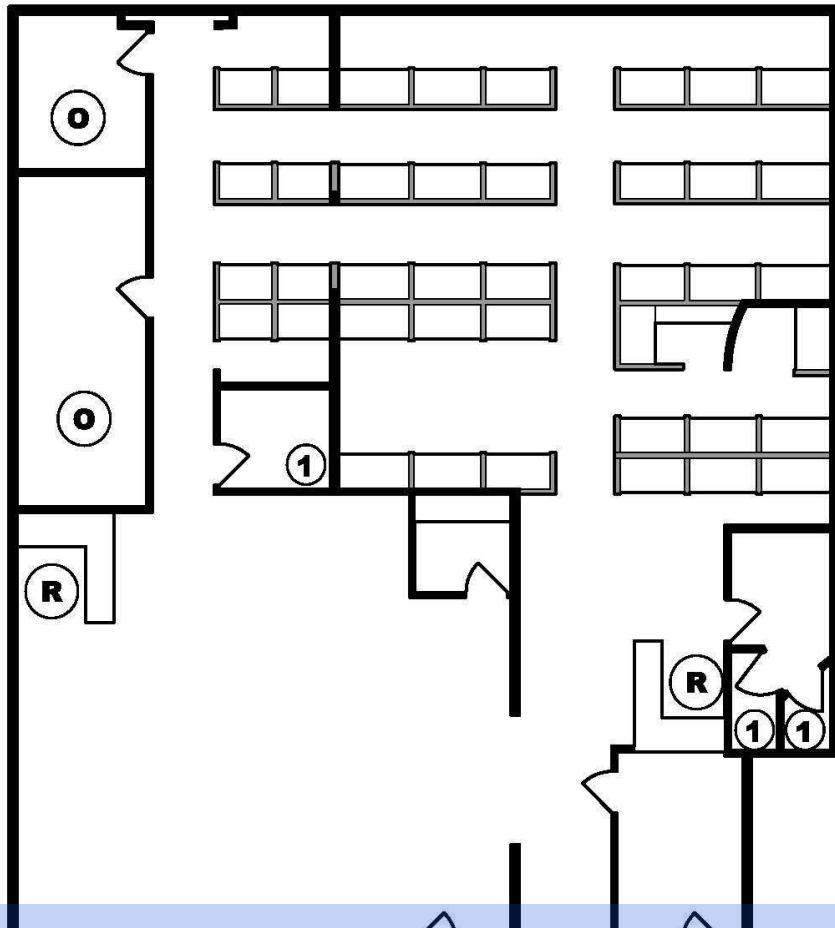
Parking: 11 spaces

Year Built: 2005

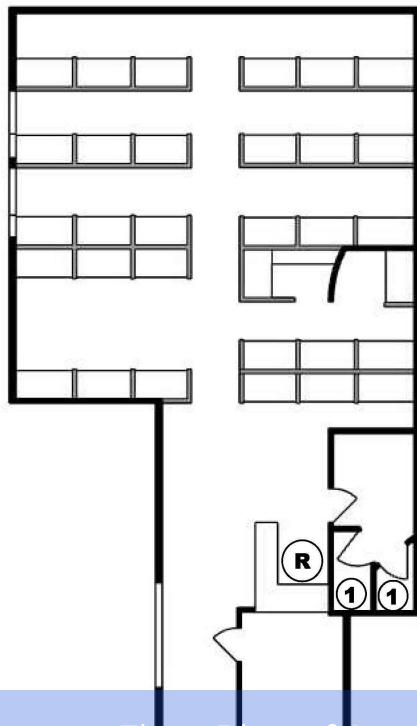
Zoning: O - Office

Signage: Available on the building facing Perrin Ave.

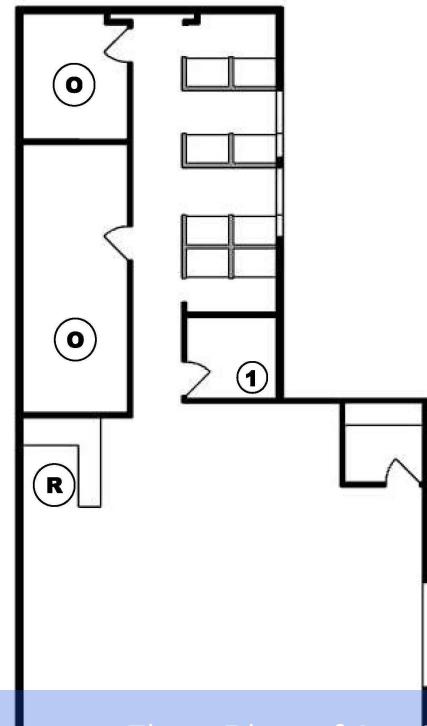
Traffic Count 2022 AVD 11,000
 Perrin/
 Champlain



Current Floor Plan of Ste. 107 + 109



Current Floor Plan of Ste. 107



Current Floor Plan of Ste. 109

