

BROKER INCENTIVE AVAILABLE!

AVAILABLE FOR LEASE | POINT WEST TERRACE

**1680-1690 WEST SHAW AVENUE,
FRESNO, CA 93711**





POINT WEST TERRACE PROPERTY DESCRIPTION

PROPERTY DESCRIPTION

Two-story building located in Point West Terrace on West Shaw Avenue. This property is conveniently close to Fig Garden Shopping Center, banking facilities, and dining options, making it an ideal location for businesses seeking accessibility and local amenities. The location is conveniently located near Highway 41 & 99. Parking availability offers 3.68 spaces per 1,000+ rentable square feet. Covered reserve parking at a ratio of 2.55 spaces per 1,000+ rentable square feet is available at no extra charge.

PROPERTY INFORMATION

TYPE	Office
MARKET SECTOR	West Shaw
AVAILABLE AREA	1,666-8,092± RSF
MOVE-IN-DATE	Immediately
ZONING	CMX
LEASE RATE	\$1.75/SF/MO (Tenant Pays Janitorial)

PROPERTY PROMOTION

**Eligible on 1690 West Shaw Avenue- Suites 106, 108, & 200*

5% Broker Incentive
FREE RENT through the end of 2025



AMIR DEHLAN
Vice President - Office Division
t 559-217-2120
adehlan@fortuneassociates.com
CA RE Lic. #01851777

BRANDON LAMONICA
Senior Vice President - Office Division
t 559-930-1221
blamonica@fortuneassociates.com
CA RE Lic. #01317857

BRETT TODD
Vice President - Office Division
t 559-352-1054
btodd@fortuneassociates.com
CA RE Lic. #01912244

JOEL MARTINEZ
Vice President - Office Division
t 559-795-9377
jmartinez@fortuneassociates.com
CA RE Lic. #02168127

www.fortuneassociates.com | 470 E Herndon Ave, Suite 200 |
559.490.2500

All information, representations and projections indicated in this brochure are based on information supplied by the owner or sources deemed reliable and are not warranted by FORTUNE ASSOCIATES. DRE 02210729

POINT WEST TERRACE

PROPERTY AVAILABILITY

* = ELIGIBLE FOR PROPERTY PROMOTION

BUILDING	SUITE	SF
1680	102	8,092±
1684	103	6,812±
*1690	106	1,699±
1690	107	5,320±
*1690	108	1,666±
*1690	200	4,400±

5% Broker Incentive
FREE RENT through the end of 2025

1690
RESERVED PARKING

1690
RESERVED PARKING



AMIR DEHLAN
Vice President - Office Division
t 559-217-2120
adehlan@fortuneassociates.com
CA RE Lic. #01851777

BRANDON LAMONICA
Senior Vice President - Office Division
t 559-930-1221
blamonica@fortuneassociates.com
CA RE Lic. #01317857

BRETT TODD
Vice President - Office Division
t 559-352-1054
btodd@fortuneassociates.com
CA RE Lic. #01912244

JOEL MARTINEZ
Vice President - Office Division
t 559-795-9377
jmartinez@fortuneassociates.com
CA RE Lic. #02168127

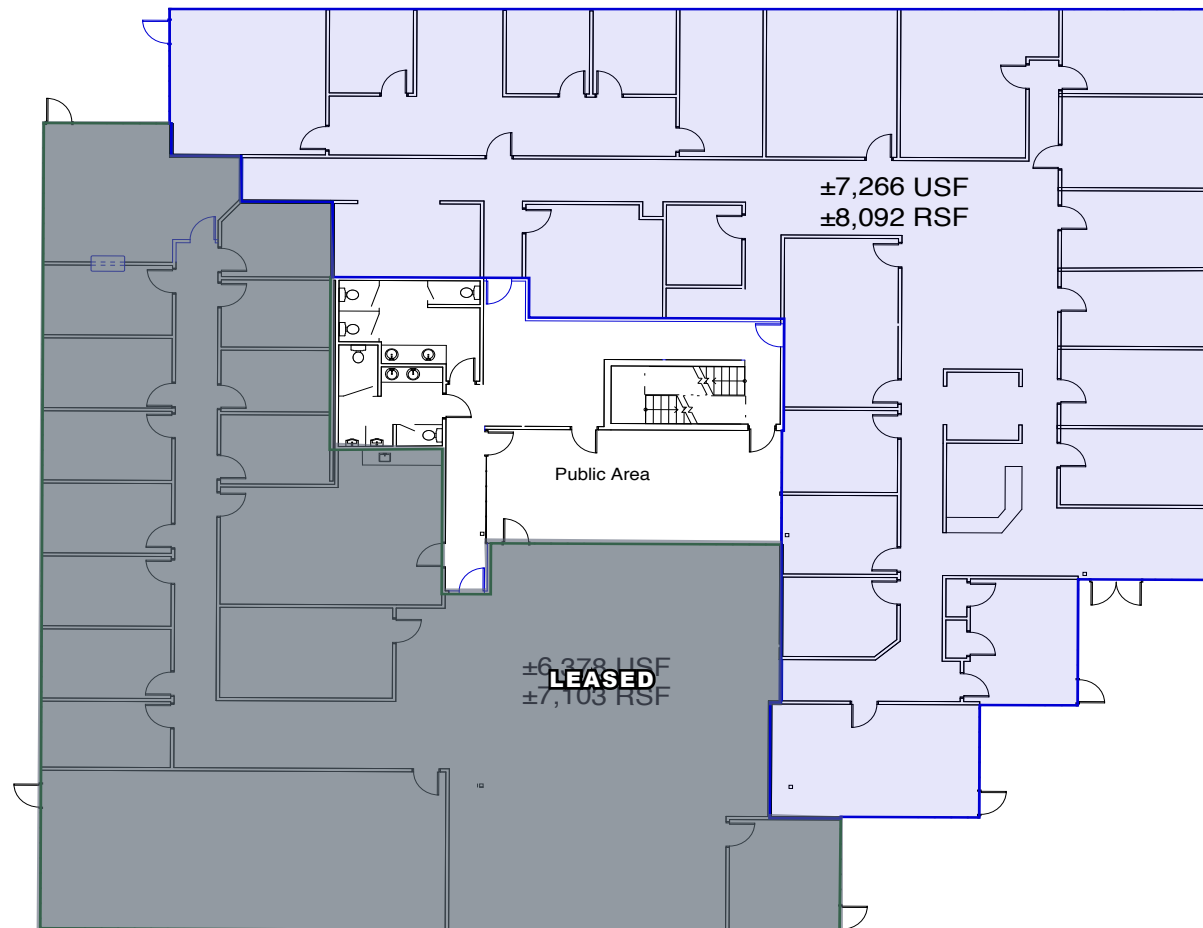
www.fortuneassociates.com | 470 E Herndon Ave, Suite 200 |
559.490.2500

All information, representations and projections indicated in this brochure are based on information supplied by the owner or sources deemed reliable and are not warranted by FORTUNE ASSOCIATES. DRE 02210729

1680 WEST SHAW AVENUE SPACES

SUITE 102

8,092± RSF



AMIR DEHLAN
Vice President - Office Division
t 559-217-2120
adehlan@fortuneassociates.com
CA RE Lic. #01851777

BRANDON LAMONICA
Senior Vice President - Office Division
t 559-930-1221
blamonica@fortuneassociates.com
CA RE Lic. #01317857

BRETT TODD
Vice President - Office Division
t 559-352-1054
btodd@fortuneassociates.com
CA RE Lic. #01912244

JOEL MARTINEZ
Vice President - Office Division
t 559-795-9377
jmartinez@fortuneassociates.com
CA RE Lic. #02168127

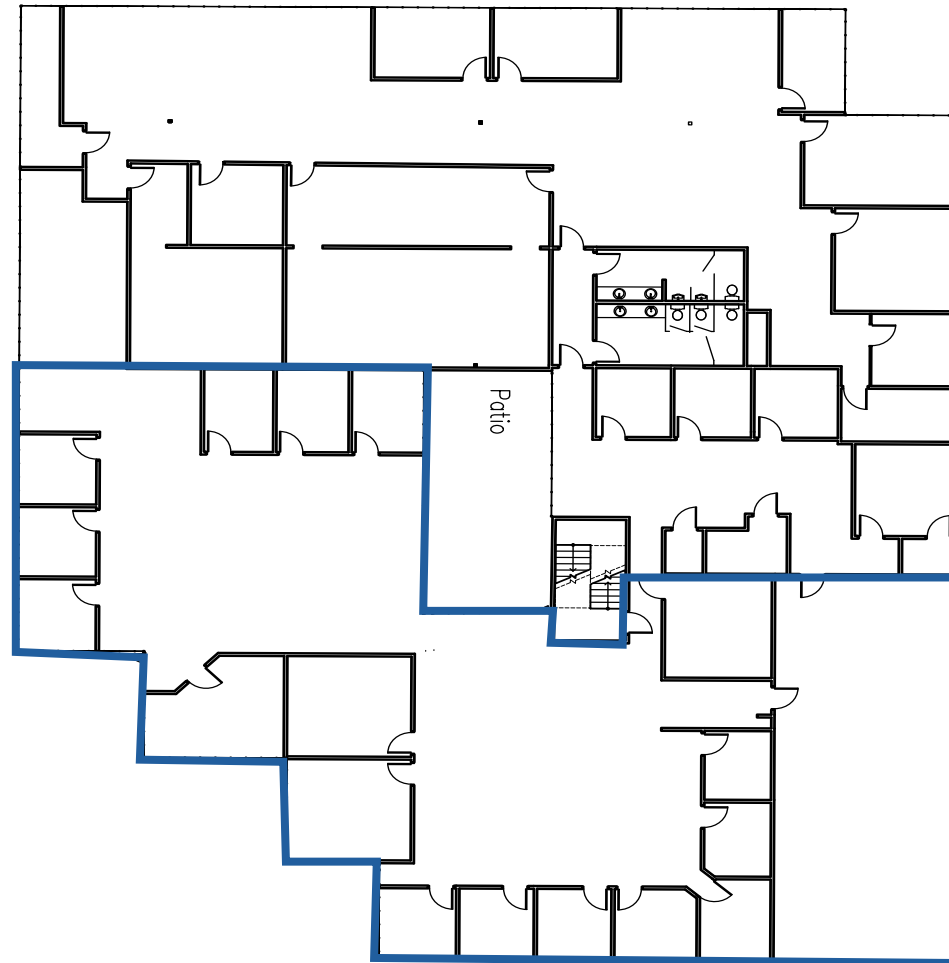
www.fortuneassociates.com | 470 E Herndon Ave, Suite 200 |
559.490.2500

All information, representations and projections indicated in this brochure are based on information supplied by the owner or sources deemed reliable and are not warranted by FORTUNE ASSOCIATES. DRE 02210729

1684 WEST SHAW AVENUE SPACES

SUITE 103

6,812± RSF



AMIR DEHLAN
Vice President - Office Division
t 559-217-2120
adehlan@fortuneassociates.com
CA RE Lic. #01851777

BRANDON LAMONICA
Senior Vice President - Office Division
t 559-930-1221
blamonica@fortuneassociates.com
CA RE Lic. #01317857

BRETT TODD
Vice President - Office Division
t 559-352-1054
btodd@fortuneassociates.com
CA RE Lic. #01912244

JOEL MARTINEZ
Vice President - Office Division
t 559-795-9377
jmartinez@fortuneassociates.com
CA RE Lic. #02168127

www.fortuneassociates.com | 470 E Herndon Ave, Suite 200 |
559.490.2500

All information, representations and projections indicated in this brochure are based on information supplied by the owner or sources deemed reliable and are not warranted by FORTUNE ASSOCIATES. DRE 02210729

POINT WEST TERRACE FLOOR PLAN

1690 WEST SHAW AVENUE SPACES

SUITE 106

1,699± RSF

*INCENTIVE AVAILABLE

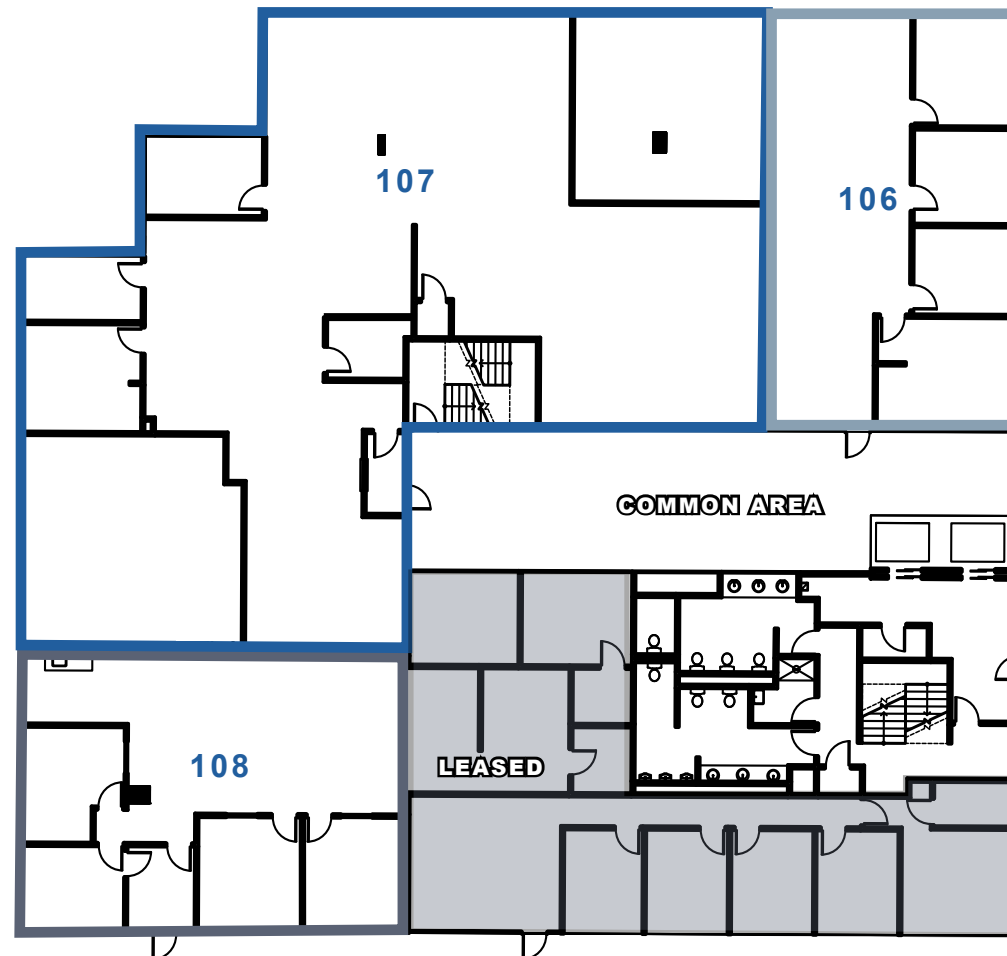
SUITE 107

5,320± RSF

SUITE 108

1,666± RSF

*INCENTIVE AVAILABLE



AMIR DEHLAN
Vice President - Office Division
t 559-217-2120
adehlan@fortuneassociates.com
CA RE Lic. #01851777

BRANDON LAMONICA
Senior Vice President - Office Division
t 559-930-1221
blamonica@fortuneassociates.com
CA RE Lic. #01317857

BRETT TODD
Vice President - Office Division
t 559-352-1054
btodd@fortuneassociates.com
CA RE Lic. #01912244

JOEL MARTINEZ
Vice President - Office Division
t 559-795-9377
jmartinez@fortuneassociates.com
CA RE Lic. #02168127

www.fortuneassociates.com | 470 E Herndon Ave, Suite 200 |
559.490.2500

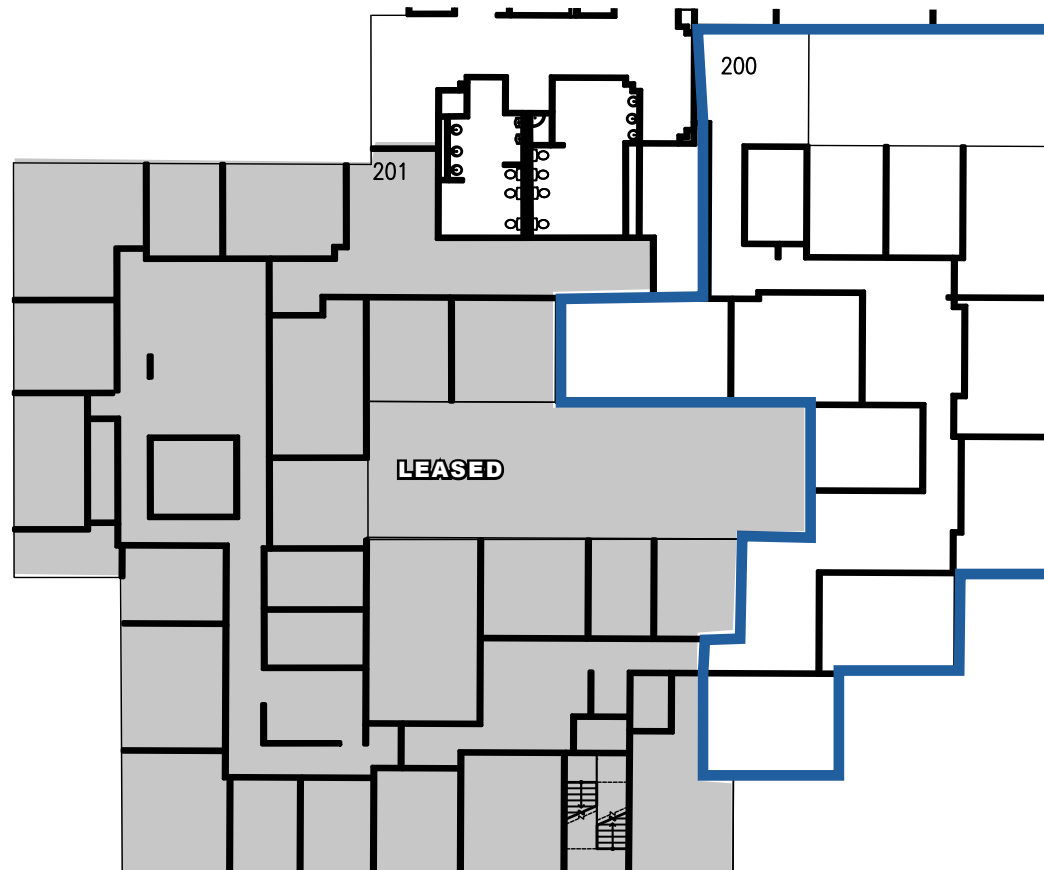
All information, representations and projections indicated in this brochure are based on information supplied by the owner or sources deemed reliable and are not warranted by FORTUNE ASSOCIATES. DRE 02210729

1690 WEST SHAW AVENUE SPACES

SUITE 200

4,400± RSF

***INCENTIVE AVAILABLE**



AMIR DEHLAN
Vice President - Office Division
t 559-217-2120
adehlan@fortuneassociates.com
CA RE Lic. #01851777

BRANDON LAMONICA
Senior Vice President - Office Division
t 559-930-1221
blamonica@fortuneassociates.com
CA RE Lic. #01317857

BRETT TODD
Vice President - Office Division
t 559-352-1054
btodd@fortuneassociates.com
CA RE Lic. #01912244

JOEL MARTINEZ
Vice President - Office Division
t 559-795-9377
jmartinez@fortuneassociates.com
CA RE Lic. #02168127

www.fortuneassociates.com | 470 E Herndon Ave, Suite 200 |
559.490.2500

All information, representations and projections indicated in this brochure are based on information supplied by the owner or sources deemed reliable and are not warranted by FORTUNE ASSOCIATES. DRE 02210729

POINT WEST TERRACE PROPERTY LOCATION



WEST AVENUE

FRUIT AVENUE

PALM AVENUE

SHAW AVENUE

FIG GARDEN VILLAGE



AMIR DEHLAN
Vice President - Office Division
t 559-217-2120
adehlan@fortuneassociates.com
CA RE Lic. #01851777

BRANDON LAMONICA
Senior Vice President - Office Division
t 559-930-1221
blamonica@fortuneassociates.com
CA RE Lic. #01317857

BRETT TODD
Vice President - Office Division
t 559-352-1054
btodd@fortuneassociates.com
CA RE Lic. #01912244

JOEL MARTINEZ
Vice President - Office Division
t 559-795-9377
jmartinez@fortuneassociates.com
CA RE Lic. #02168127

www.fortuneassociates.com | 470 E Herndon Ave, Suite 200 |
559.490.2500

All information, representations and projections indicated in this brochure are based on information supplied by the owner or sources deemed reliable and are not warranted by FORTUNE ASSOCIATES. DRE 02210729

POINT WEST TERRACE
CONTACT

Exclusively Offered By

AMIR DEHLAN

adehlan@fortuneassociates.com

559-217-2120

DRE#01851777

BRANDON LAMONICA

blamonica@fortuneassociates.com

559-930-1221

DRE#01317857

BRETT TODD

btodd@fortuneassociates.com

559-352-1054

DRE#01912244

JOEL MARTINEZ

jmartinez@fortuneassociates.com

559-795-9377

DRE#02168127



AMIR DEHLAN
Vice President - Office Division
t 559-217-2120
adehlan@fortuneassociates.com
CA RE Lic. #01851777

BRANDON LAMONICA
Senior Vice President - Office Division
t 559-930-1221
blamonica@fortuneassociates.com
CA RE Lic. #01317857

BRETT TODD
Vice President - Office Division
t 559-352-1054
btodd@fortuneassociates.com
CA RE Lic. #01912244

JOEL MARTINEZ
Vice President - Office Division
t 559-795-9377
jmartinez@fortuneassociates.com
CA RE Lic. #02168127

www.fortuneassociates.com | 470 E Herndon Ave, Suite 200 |
559.490.2500

All information, representations and projections indicated in this brochure are based on information supplied by the owner or sources deemed reliable and are not warranted by FORTUNE ASSOCIATES. DRE 02210729