



**CP COMMERCIAL**  
REAL ESTATE

# FOR LEASE: OFFICE SPACE

## MONTECITO COURT

7225 N. First Street, Suite 101, Fresno CA 93720



### FOR INFORMATION:

#### CHAD PIRIE

559.287.7237

chadpirie@gmail.com

DRE #01950267

#### DAVE PIRIE

559.308.4141

DRE #02216037

### DESCRIPTION:

The entrance features a courtyard with a fountain, leading to 14 private offices, two executive offices, a break room with an outdoor patio, two conference rooms, a copy/mail room, workspaces, and a coffee bar. Explore the option to expand with an additional 730 square feet, offering two private offices, a work area, an additional private restroom. Conveniently located on N. First Street, Montecito Court provides an attractive and serene office setting in the Early California Corporate Center.

**RENTAL RATE:**.....\$1.85 per square foot, triple net.

**AVAILABLE:** .....7,296-8,026 SQUARE FEET

**PARKING RATIO:** ....Approximately 5.41 stall per 1000 square feet.

*This information has been obtained from sources we believe reliable. We have not verified it and make no guarantee, warranty, or representation about it. Any projections, assumptions, or estimates used are for example only. You and your advisors should conduct an independent, careful investigation of the property to determine to your satisfaction the suitability of the property for your needs.*

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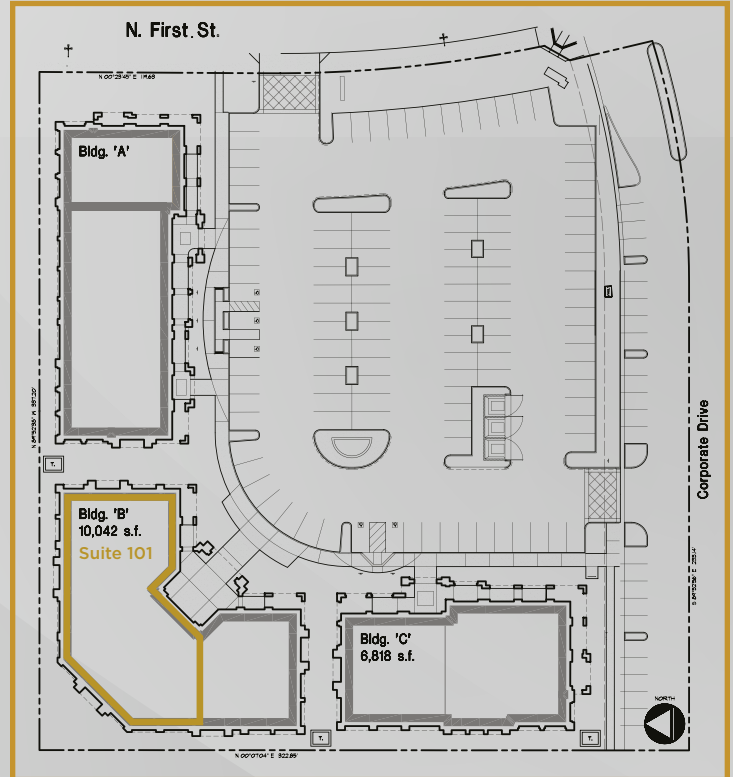
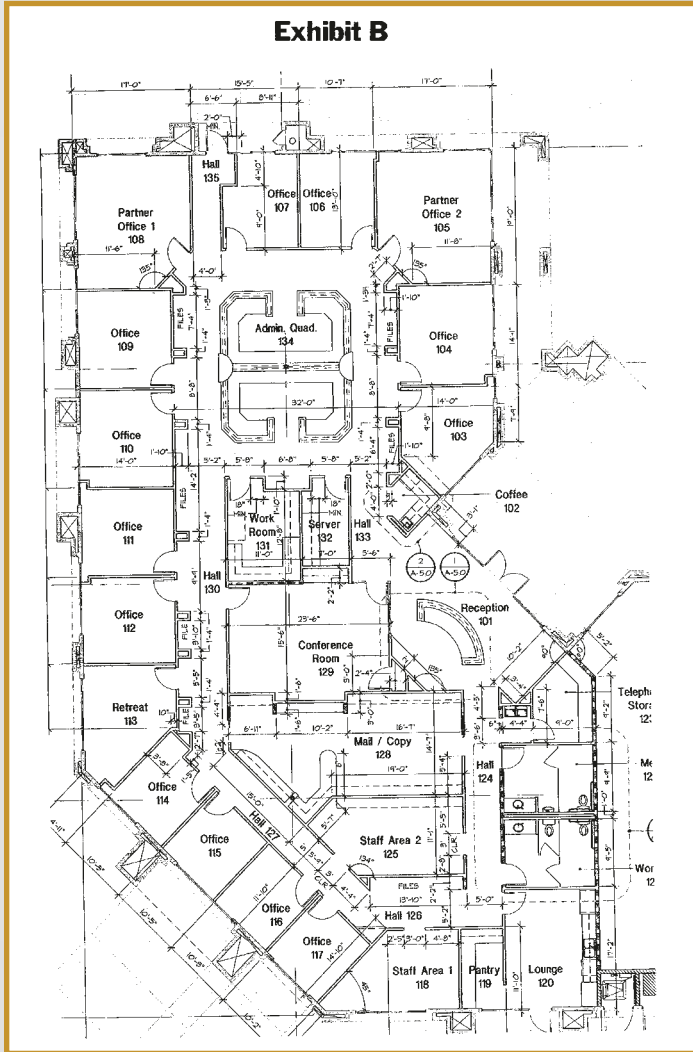


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## FLOOR PLAN



**PROPERTY LOCATION**  
7225 N. First Street