

747

R STREET

Fresno, California

STATE CENTER WAREHOUSE & COLD STORAGE CO.

STATE CENTER WAREHOUSE & COLD STORAGE CO.
POOL, GAS, DISTRIBUTION

For Lease
±10,746 SF -
±26,290 SF

TONY CORTOPASSI
Senior Director
+1 559 433 3549
tony.cortopassi@cushwake.com



Cushman & Wakefield Copyright 2024. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

// PROPERTY FEATURES



GREAT DOWNTOWN LOCATION

- ON-SITE FOOD COURT
- BRAND NEW BUILD OUT
- MODERN EFFICIENT WORKSPACE
- CITY OF FRESNO ON TOP FLOOR
- FURNISHED OFFICE SPACE



AVAILABLE SPACE

- ± 10,746 SF – 1st FLOOR SPACE
- ± 15,544 SF – 1st FLOOR SPACE
- ± 26,290 SF – 1st FLR SPACE TOTAL

- ± 12,401 SF – BASEMENT SPACE



EASY HWY ACCESS TO 41, 168, 99 & 180



LEASE RATE: INQUIRE WITH BROKER



747 R STREET
Fresno, California



// BUILDING INFORMATION

BUILDING SIZE

±73,737 SF

AVAILABLE SPACE

OFFICE 10,746 SF –

26,290 SF

BASEMENT 12,401 SF

LEASE RATE

INQUIRE WITH BROKER

LEASE TYPE

NNN

SITE SIZE

1.3 ACRES

YEAR RENOVATED

2022

STORIES

2

CONSTRUCTION

MASONRY

ZONING

DTG (DOWNTOWN GENERAL)

ELEVATORS

1 PASSENGER

LIGHTING

HIGH-EFFICIENCY LED

SPRINKLERS

YES

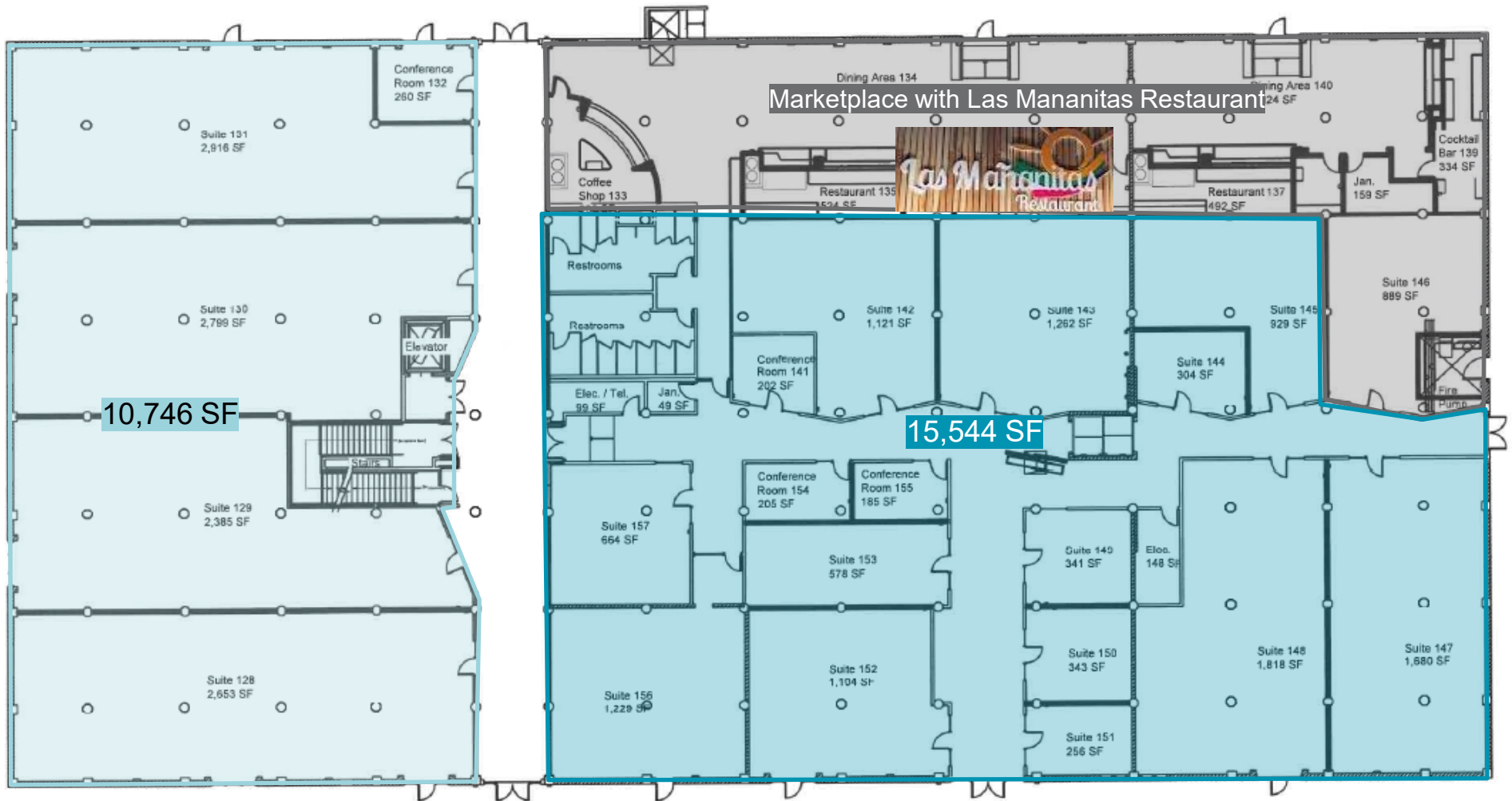
FURNITURE

YES



747 R STREET
Fresno, California

// FLOOR PLANS



Common Area (Food Court) Marketplace with Las Mananitas Restaurant

Northside – 10,746 SF

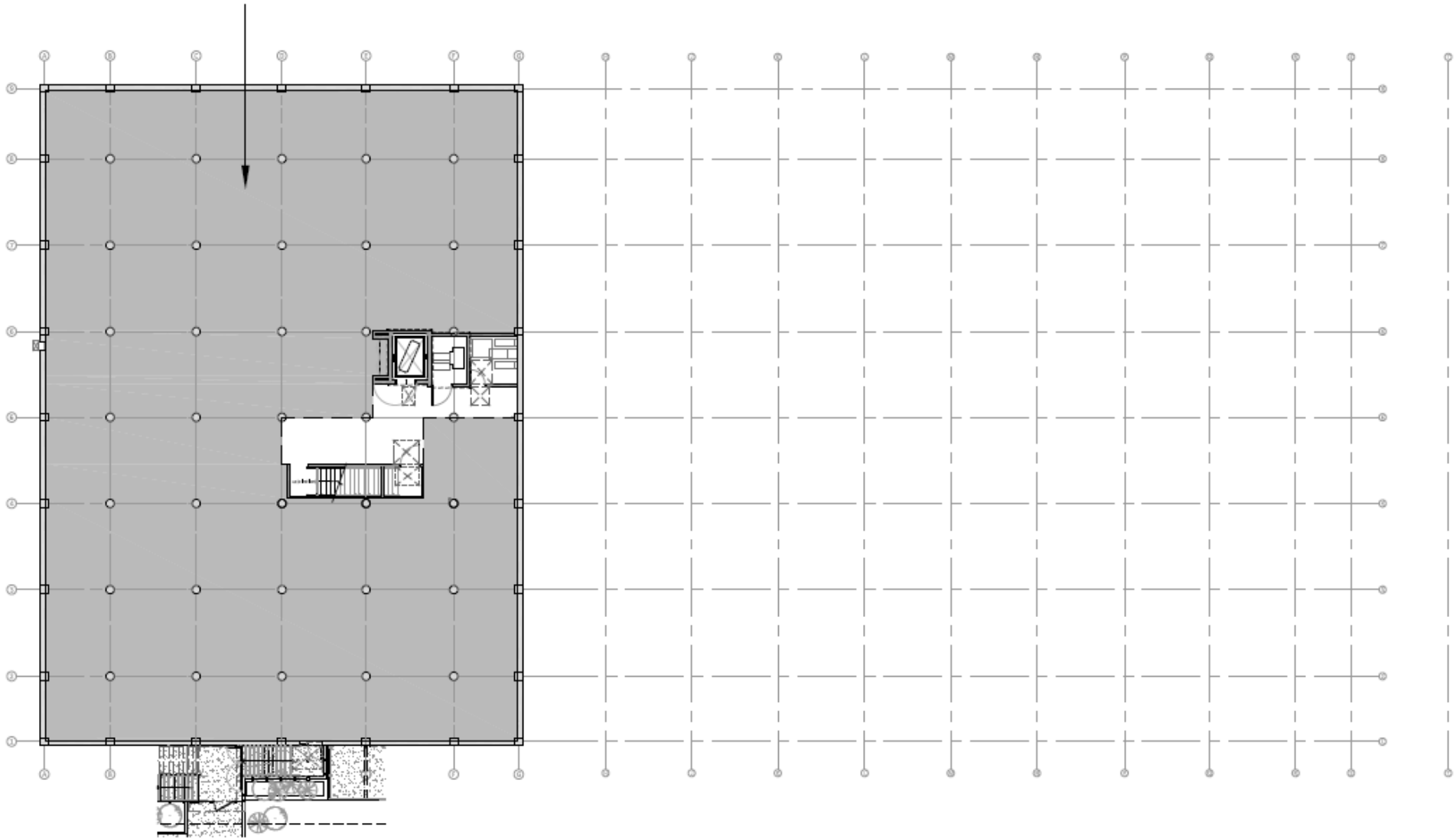
Southside – 15,544 SF

Combined Entire 1st Floor – 26,290 SF

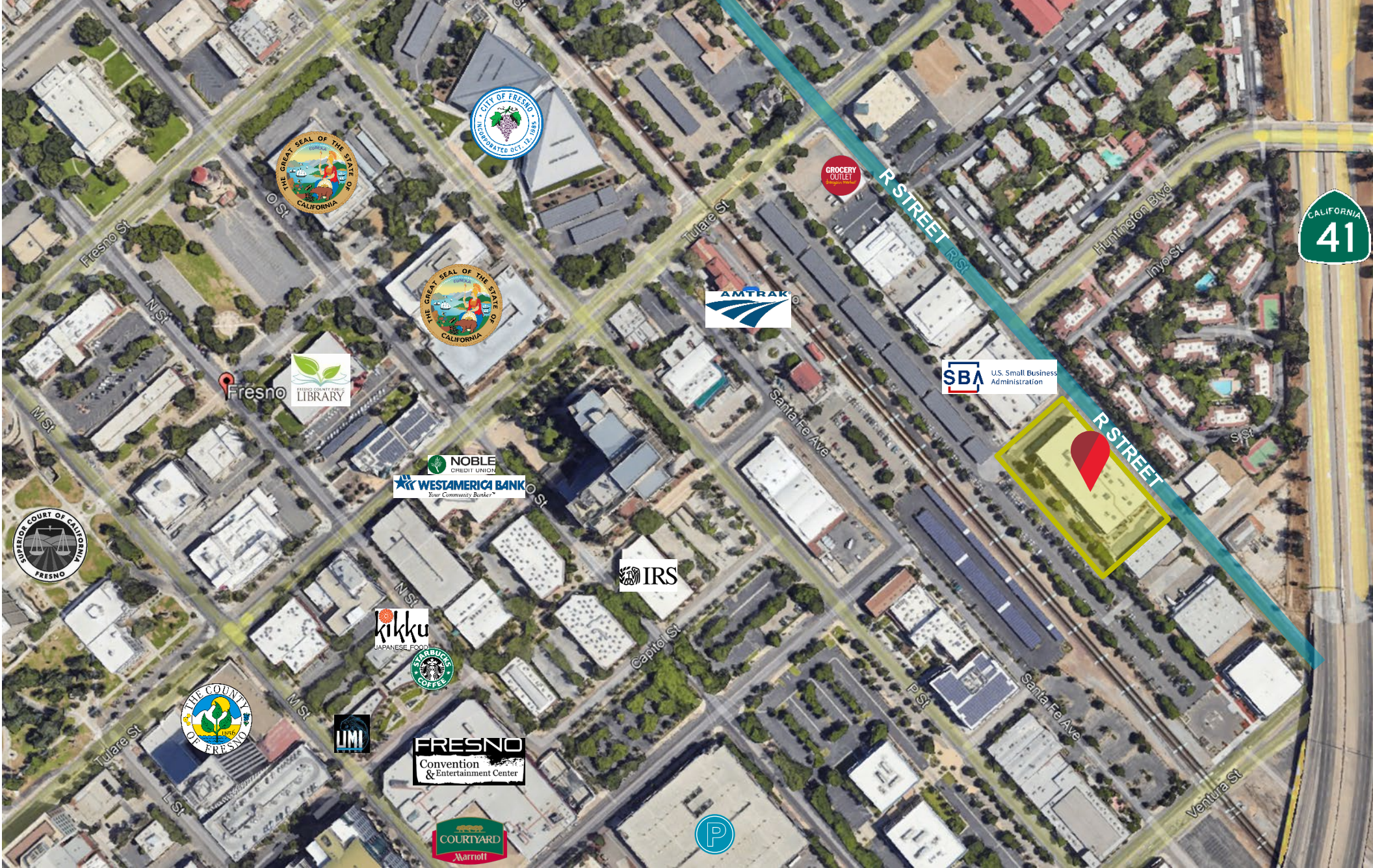
// 747 R STREET
Fresno, California

// FLOOR PLANS

Basement Area:
12,401sf



747 R STREET
Fresno, California



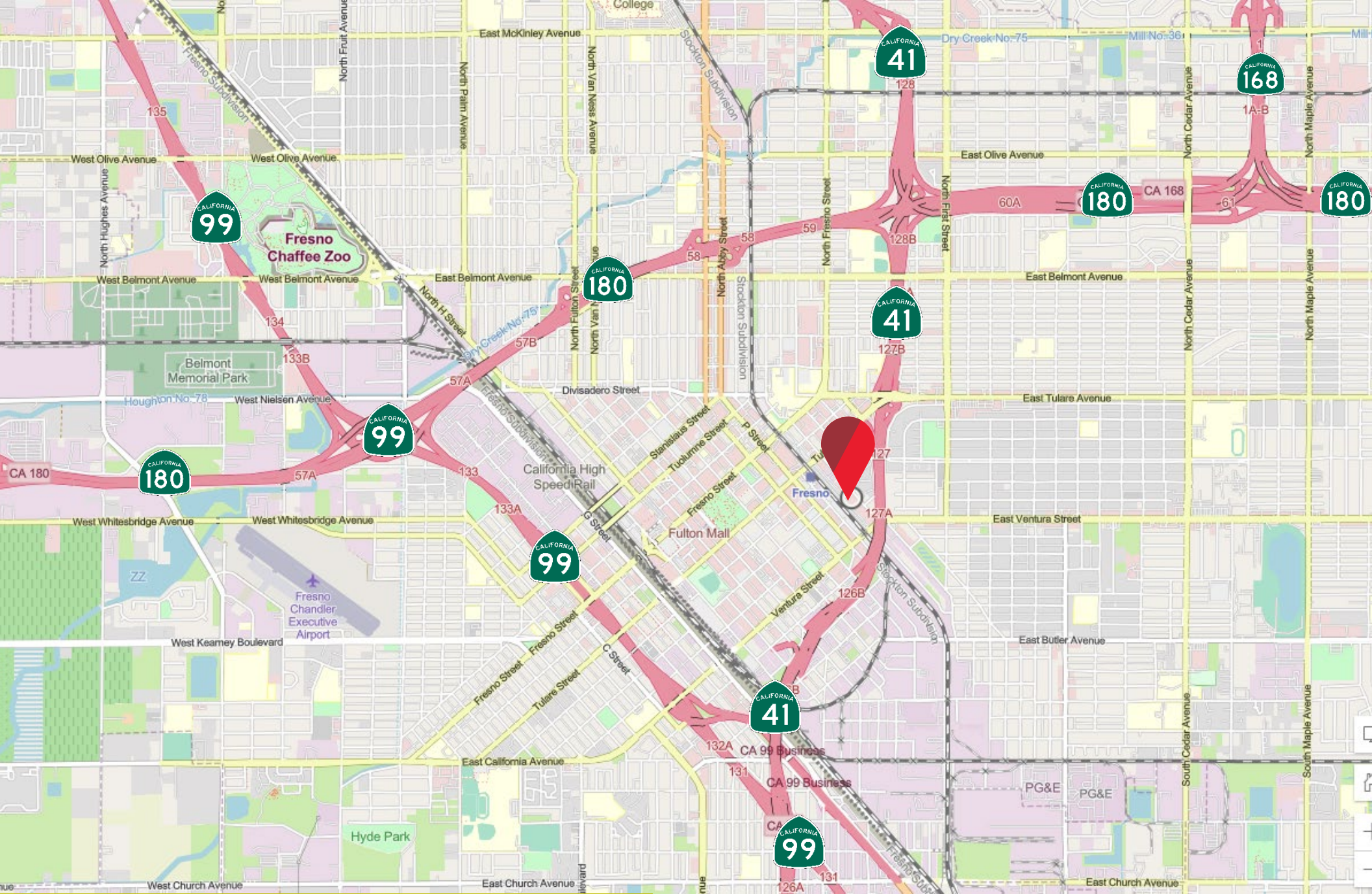
COMMUNITY AERIAL MAP



SITE: 747 R STREET



747 R STREET
Fresno, California



HIGHWAY & STREET MAP AERIAL

Cushman & Wakefield Copyright 2024. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



747 R STREET
Fresno, California

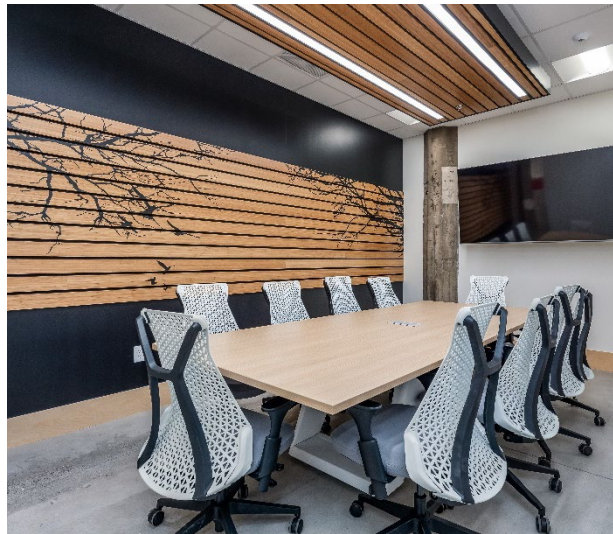
// GALLERY



CONFERENCE ALLEY



CONFERENCE ROOM



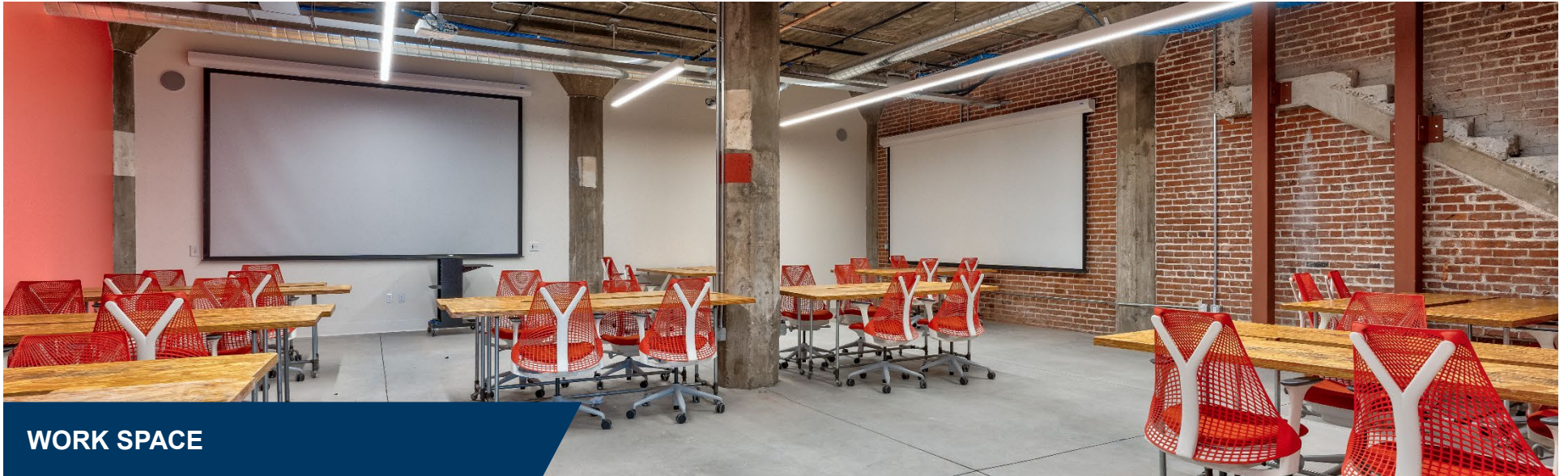
CONFERENCE ROOM



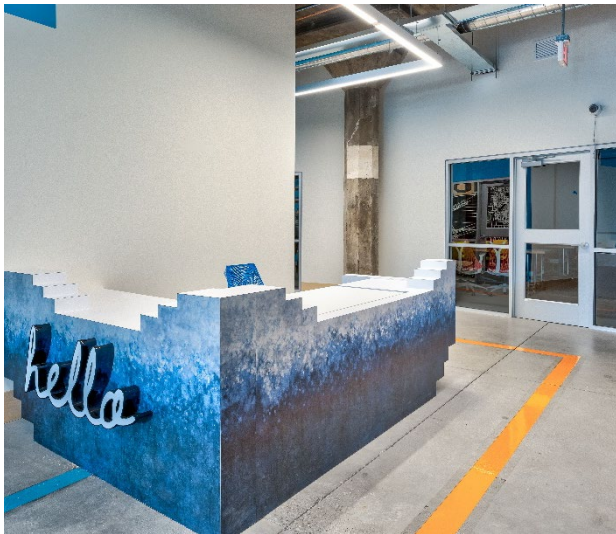
CONFERENCE ROOM

// 747 R STREET
Fresno, California

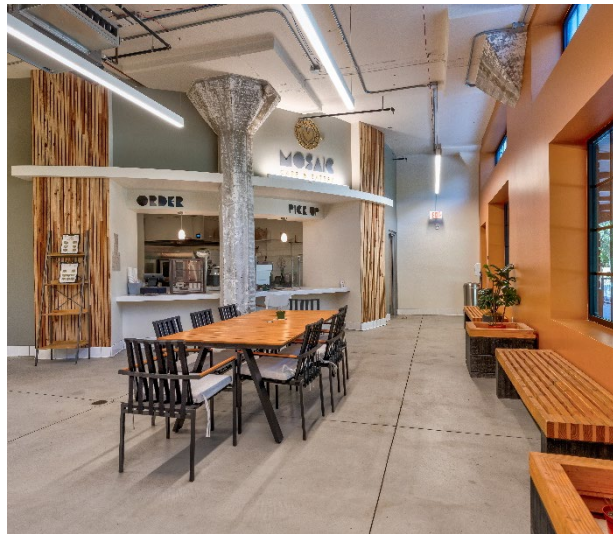
// GALLERY



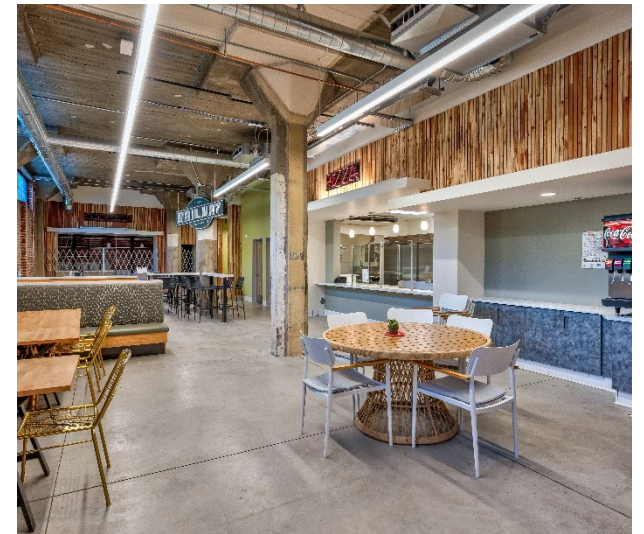
WORK SPACE



RECEPTION



ONSITE FOOD COURT



FOOD COURT



// GALLERY



Cushman & Wakefield Copyright 2024. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



747 R STREET
Fresno, California

747

R-STREET

Fresno, California



// CONTACT

TONY CORTOPASSI

Senior Director

+1 559 433 3549

tony.cortopassi@cushwake.com



©2024 Cushman & Wakefield. All rights reserved. The material in this presentation has been prepared solely for information purposes, and is strictly confidential. Any disclosure, use, copying or circulation of this presentation (or the information contained within it) is strictly prohibited, unless you have obtained Cushman & Wakefield's prior written consent. The views expressed in this presentation are the views of the author and do not necessarily reflect the views of Cushman & Wakefield. Neither this presentation nor any part of it shall form the basis of, or be relied upon in connection with any offer, or act as an inducement to enter into any contract or commitment whatsoever. NO REPRESENTATION OR WARRANTY IS GIVEN, EXPRESS OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION CONTAINED WITHIN THIS PRESENTATION, AND CUSHMAN & WAKEFIELD IS UNDER NO OBLIGATION TO SUBSEQUENTLY CORRECT IT IN THE EVENT OF ERRORS.