

## - FOR LEASE -

### UNIVERSITY OFFICE CENTER

#### Highly Visible Office/Retail Building on Shaw Avenue



#### 1625 E. Shaw Ave., Fresno, CA

LOCATION:	On Shaw Avenue just west of Cedar Avenue. Near CSU Fresno and Fashion Fair Regional Mall.
LEASE PRICE:	\$1.65/sq. ft. <b>full-service lease</b> . Includes utilities and janitorial.
OFFICE SUITES:	<i>Suite 111</i> – Approximately 2,152 sq. ft. (\$3,550.80/month). Corner unit includes 3 covered parking stalls, 5 private offices, reception area, security cameras, and a storage/break room with sink. Tenant can choose paint color and flooring. <i>Suite 139</i> – Approximately 951 sq. ft. (\$1,569.15/month). Unit includes 1 covered parking stall, 4 private offices, storage room, break room (can be additional 5 <sup>th</sup> office), and reception area.
ZONING:	CMX – Corridor/Center Mixed Use
DESCRIPTION:	Well-maintained highly visible security gated single-story office building. Plenty of parking along with reserved covered parking stalls. Professional tenant mix with long-term tenants. Easy access to Freeways 41 and 168.

#### CONTACT EXCLUSIVE LISTING AGENTS:

#### STUMPF AND COMPANY

Real Estate

**(559) 222-3058**

CA BRE Lic. #00533442

The information has been given to Stumpf and Company by the property owner or other sources deemed reliable. We have no reason to doubt its accuracy but we do not guarantee it. All information should be verified prior to lease.

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