

PROFESSIONAL OFFICE SPACE | AVAILABLE FOR LEASE

**9477-9499 FORT WASHINGTON ROAD,  
FRESNO, CA 93730**

RIVERVIEW PROFESSIONAL CENTER

**Riverview**  
PROFESSIONAL OFFICES

# RIVERVIEW PROFESSIONAL CENTER PROPERTY DESCRIPTION

## PROPERTY DESCRIPTION

Located at Fort Washington and Friant Road, Riverview Professional Offices are a single-story Tuscan styled office complex. The offices are in a great northeast Fresno location, offering the user flexibility and a quiet professional work environment. A mixed-use commercial project that features updated paint and landscaping for its users.

## PROPERTY HIGHLIGHTS

- Situated in high-growth area
- Upscale architecture & lush landscaping
- Densely populated high-income area with low crime rate
- 40,000 cars per day on Friant Road
- Offices connected to retail center with restaurants, grocery store, fitness center and variety of national and local tenants
- Across from Woodward Park

## PROPERTY INFORMATION

<b>TYPE</b>	Office/Medical
<b>MARKET SECTOR</b>	Woodward Park
<b>AVAILABLE AREA</b>	1,352-3,502 ± RSF
<b>MOVE-IN-DATE</b>	Immediately
<b>LEASE RATE</b>	Call Agent for Pricing
<b>EXISTING TENANTS</b>	Sakanaya Restaurant, Sport Clips Haircuts, Starbucks, Starving Artist Restaurant, Fort Washington Fitness

# RIVERVIEW PROFESSIONAL CENTER PROPERTY AVAILABILITY

BUILDING	SUITE	RSF	AVAILABLE
9477	102	2,318± SF	Immediately
9495	104	3,502 ± SF	Immediately
9499	102	1,352 ± SF	Immediately

9477 9479 9483

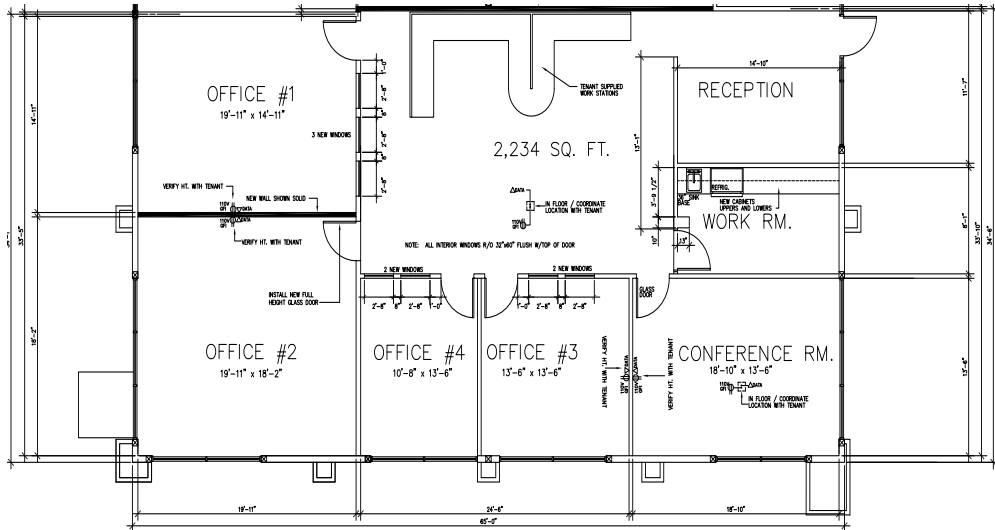
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9499 9491

RIVERVIEW PROFESSIONAL CENTER  
**AVAILABLE SPACES**

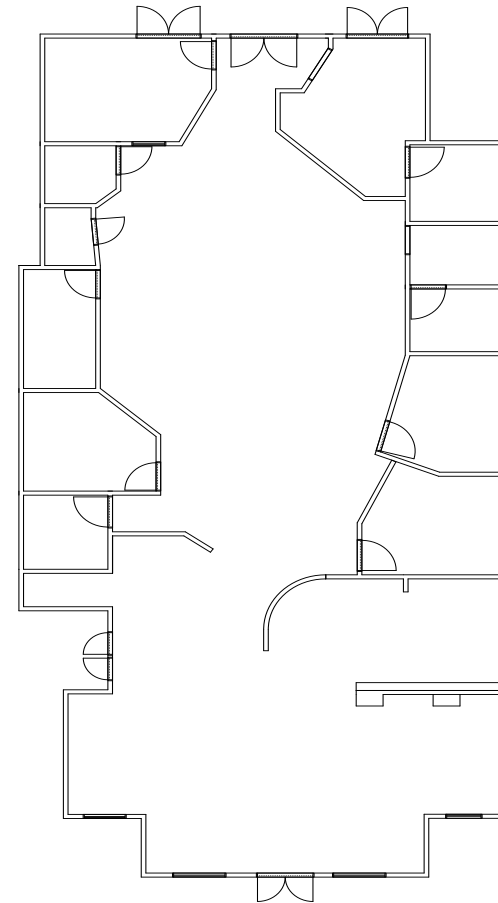
**9477 | SUITE 102**

2,318± RSF



**9495 | SUITE 104**

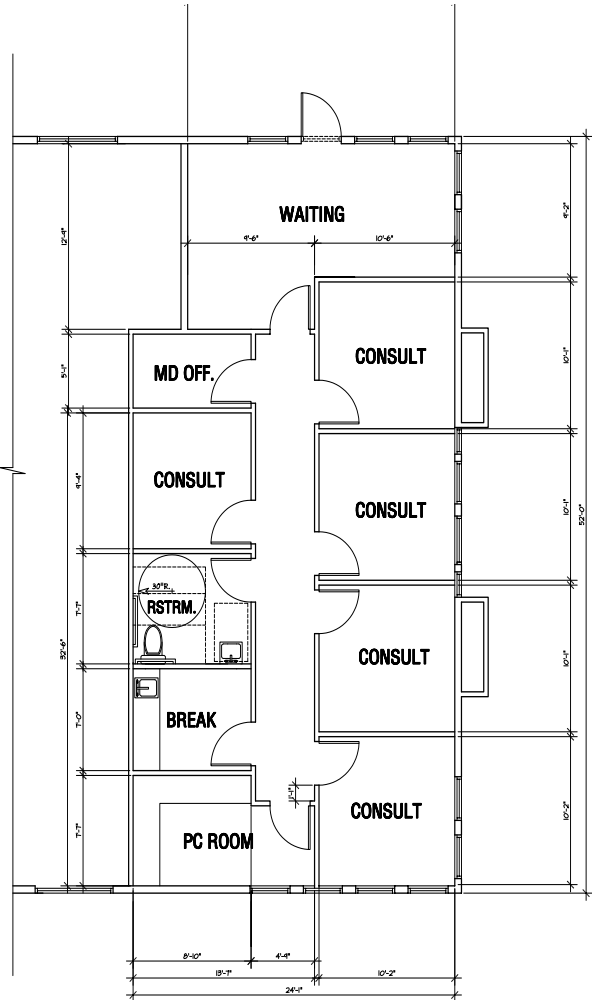
3,502± RSF



RIVERVIEW PROFESSIONAL CENTER  
**AVAILABLE SPACES**

9499 | SUITE 102

1,352± RSF





RIVERVIEW PROFESSIONAL CENTER  
**PROPERTY LOCATION**

RIVERVIEW PROFESSIONAL  
CENTER

FORT WASHINGTON ROAD

CHAMPLAIN DRIVE

FRIANT ROAD

CALIFORNIA  
41

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RIVERVIEW PROFESSIONAL CENTER  
**CONTACT**

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