

7111

N. FRESNO ST.

**OFFICE SPACE
FOR LEASE**

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// PROPERTY DESCRIPTION

This Class "A" building is located at Fresno Street and Fir Avenue, just north of Herndon Avenue. The property has easy access to the Herndon Avenue, Freeway 41 On/Off ramps and has many ancillary services within a one-mile radius, including public transportation, restaurants, Kaiser Hospital and the prestigious River Park shopping center.



±3,092 RSF – SUITE 160

±2,633 RSF – SUITE 180

**Suite 160 & 180 can be combined
for a total of ±5,725 RSF*



**\$2.60/SF/MO, FSG (NNN
equivalent \$1.54 per SF monthly)**



PARKING RATIO 3.8:1,000



**EXCELLENT STREET & HWY 41
VISIBILITY**



GREAT ACCESSIBILITY

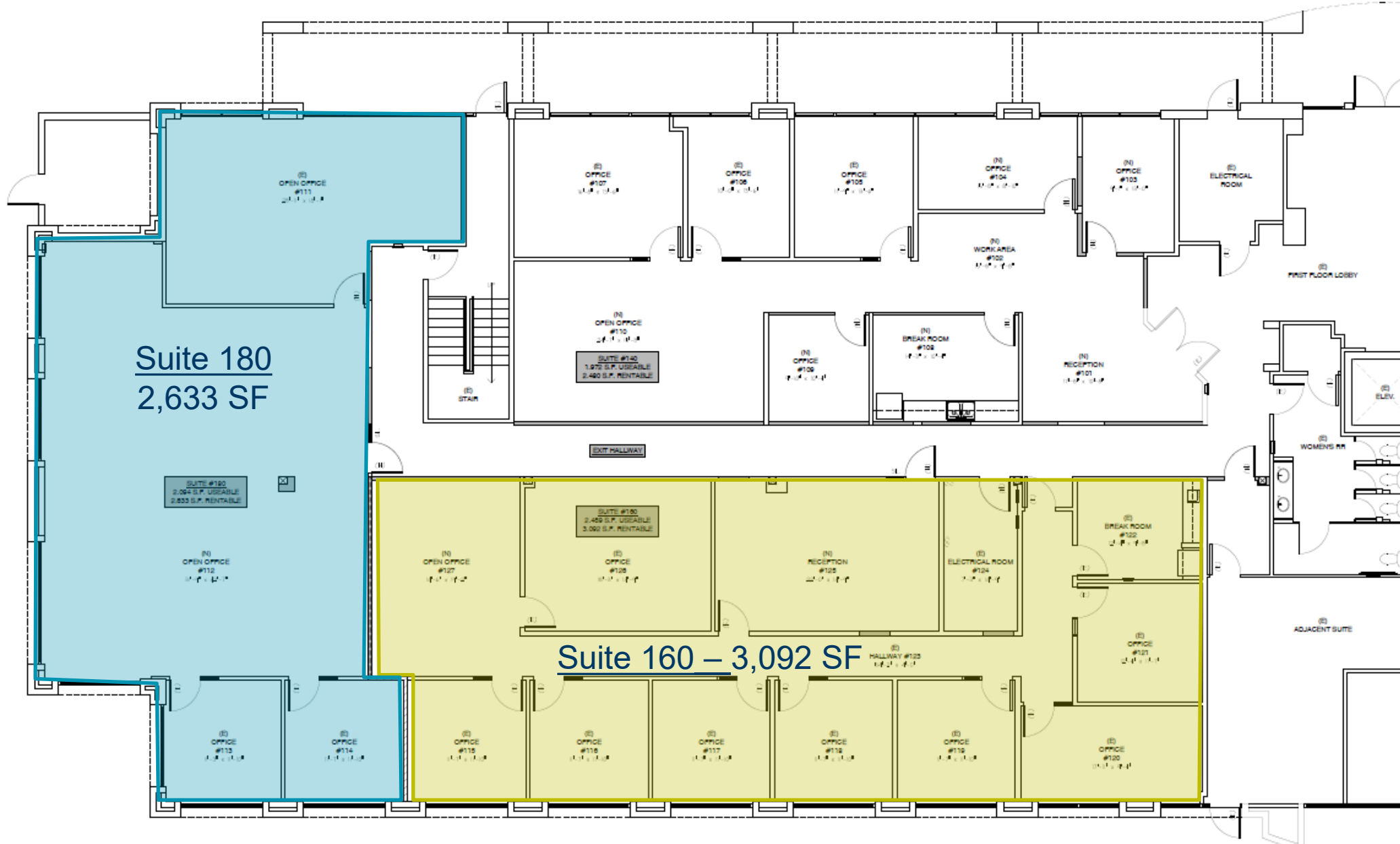


MONUMENT SIGNAGE



// **7111 N. FRESNO STREET**
Fresno, CA

// 1st FLOOR FLOOR PLAN



// 7111 N. FRESNO STREET
Fresno, CA

// GALLERY



MONUMENT SIGN



BLDG ENTRY



MONUMENT SIGN & BLDG

// 7111 N. FRESNO STREET
Fresno, CA

// GALLERY



// 7111 N. FRESNO STREET
Fresno, CA

// AERIAL MAP



// 7111 N. FRESNO STREET
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// CONTACT

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