

PROFESSIONAL OFFICE SPACE | AVAILABLE FOR LEASE

106 POLLASKY AVENUE, CLOVIS, CA 93612





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PROPERTY DESCRIPTION

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Set in the heart of Old Town Clovis, this charming, small-scale office complex offers a unique blend of character and functionality in one of the area's most active and walkable districts. The building itself features a well-maintained exterior that complements the historic surroundings, creating an inviting and professional presence along Pollasky Avenue. Its layout is thoughtfully designed for multiple tenants, with clearly defined suites that provide both privacy and accessibility.

The property is positioned to capture steady pedestrian and vehicle traffic, giving businesses excellent street visibility and signage potential in a lively commercial corridor.

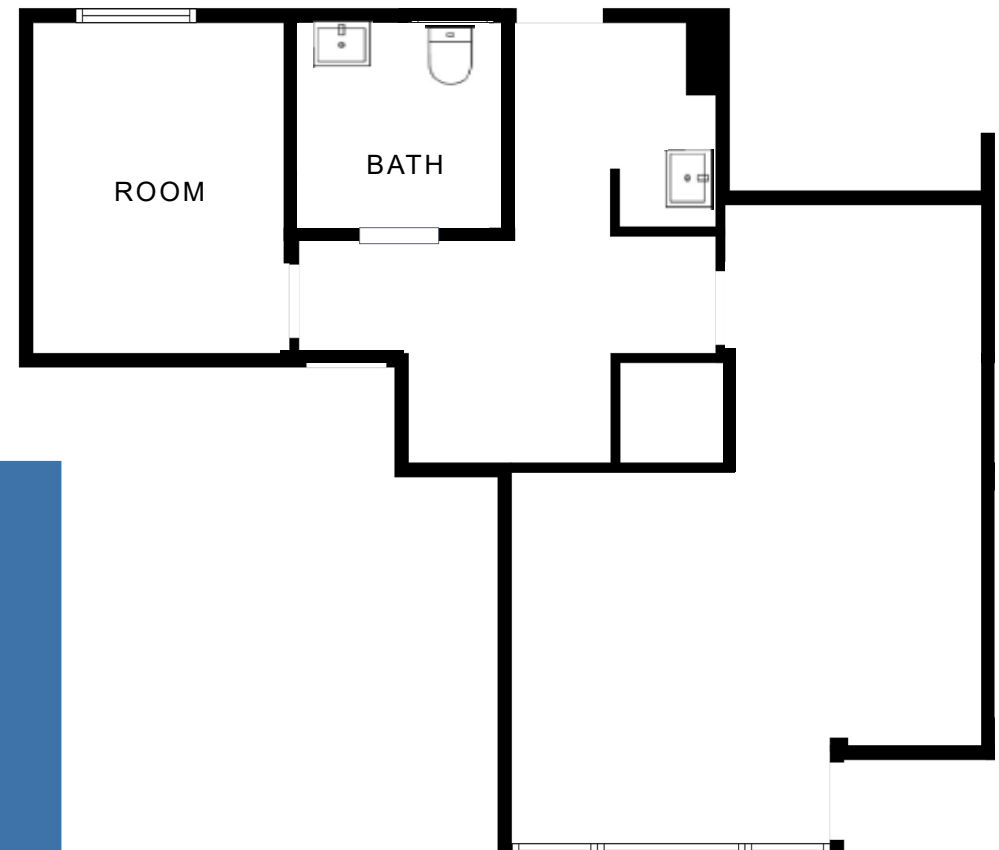
Surrounding the building is a generous parking setup, including convenient spaces immediately adjacent to the suites as well as a dedicated lot for both staff and clients—an uncommon advantage in this highly walkable area. Overall, the property combines the charm of Old Town with practical amenities, making it an ideal setting for professional users seeking both visibility and convenience.

PROPERTY INFORMATION

TYPE	Office
MARKET SECTOR	Clovis
AVAILABLE AREA	700± RSF
LEASE RATE	\$1,350/MO
LEASE TYPE	Plus Utilities & Janitorial
MOVE-IN DATE	Immediately

SUITE E

700± RSF



SUITE DESCRIPTION

The available suite provides a flexible and well-designed layout suitable for a variety of professional uses. Upon entry, an open work area offers an ideal space for a reception, client waiting area, or collaborative workspace. The suite also features a private office, allowing for executive use.

Additional amenities include a convenient interior restroom and a dedicated coffee bar area, adding functionality for both staff and clients. Overall, the suite is thoughtfully arranged to support an efficient workflow while maintaining a welcoming, professional atmosphere.



SIERRA AVENUE

106 POLLASKY AVENUE, CLOVIS
PROPERTY LOCATION

This centrally positioned building benefits from its proximity to Highway 168, allowing for seamless connectivity to greater Fresno and the surrounding Central Valley. The location is surrounded by a dynamic mix of amenities, including major banking institutions, boutique retail shops, and a diverse selection of local dining establishments—all within walking distance.



CALIFORNIA
168

**CROSSROADS
SHOPPING
CENTER**

BULLARD AVENUE

POLLASKY AVENUE

CLOVIS AVENUE

**CLARK
INTERMEDIATE SCHOOL**

CLOVIS RODEO GROUNDS

MINNEWAWA AVENUE

106 POLLASKY AVENUE, CLOVIS
CONTACT

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