

3060 Mariposa Street, Suite 105 • Fresno California



AVAILABLE FOR LEASE

Professional/Medical Office Building - Approximately ±1,336 Sq. Ft.

CLASS "A" DOWNTOWN OFFICE SPACE

- Excellent Traffic Counts
- Easy Access To Highway 41
- Brand New Construction
- Ready Immediately
- Ample Parking In Office Complex
- **RARE - Pharmacy Layout**



ROBERT ELLIS LEASING AND INVESTMENT, INC.

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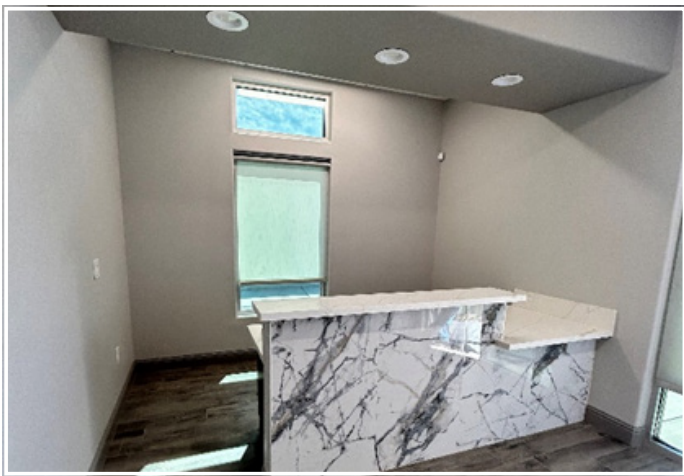
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PROPERTY INFORMATION

- Location:** 3060 Mariposa Street, Suite 105, Fresno, California, 93721
(Mariposa Street & U Street)
Brand new construction located in Downtown Fresno, California.
Class "A" office space with proximity to Community Regional Medical Center, City Hall, and the Courthouse. Easy access to Freeway 41 and all major freeways in the Central Valley.
- Size:** Approximately ±1,336 square feet of Class "A" Office Space
Lot ±23,753 square feet (APN: 466-043-11)
Reception, Large Stock Room, 1 Office, 1 Restroom.
- Lease Rate:** \$1.50 per square foot, NNN
- Parking:** Ample parking in office complex.
- Year Built:** 2023
- Zoning:** "O" (Office) for administrative, financial, business, professional, medical, and public offices, as identified by the General Plan.



FUTURE EXPANSION
1,393 s.f.

FUTURE EXPANSION
1,336 s.f.

1 FLOOR PLAN

PEDIATRICS OFFICE
4,200 s.f.

GROSS SHARED SPACE
ELECTRICAL ROOM 79 s.f.
ARCHITECTURAL FEATURES 77 s.f.

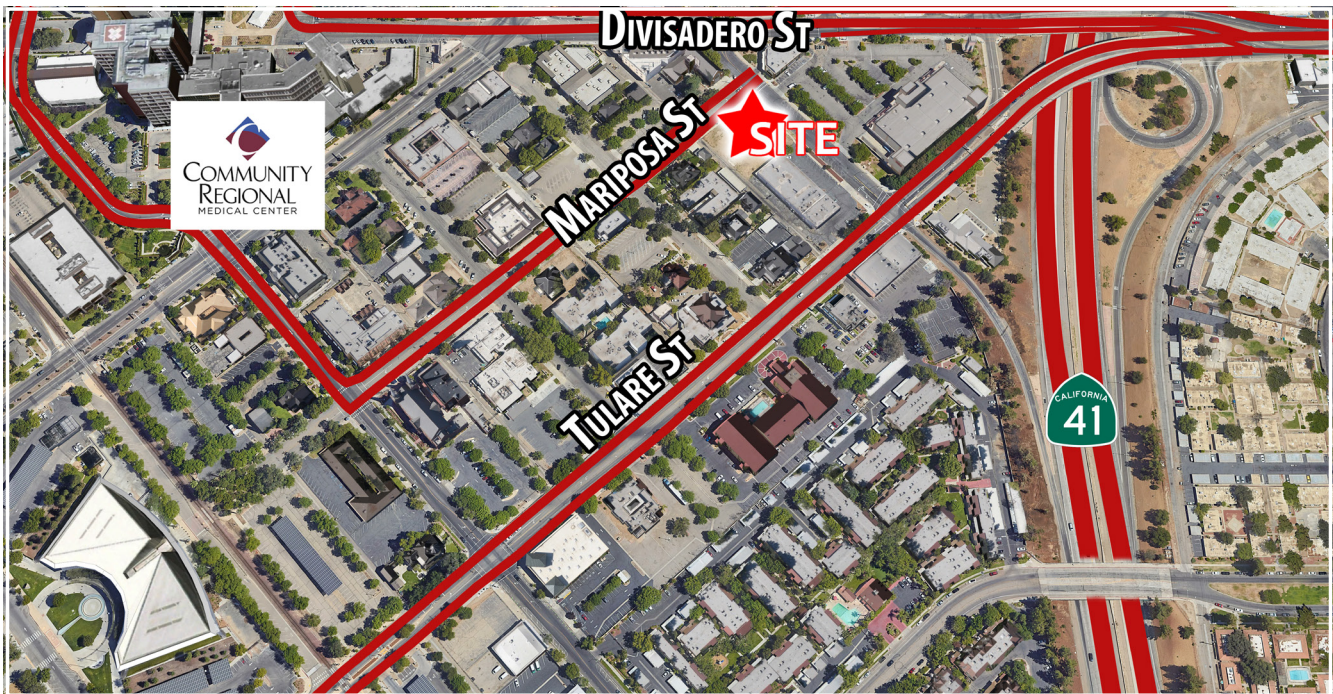
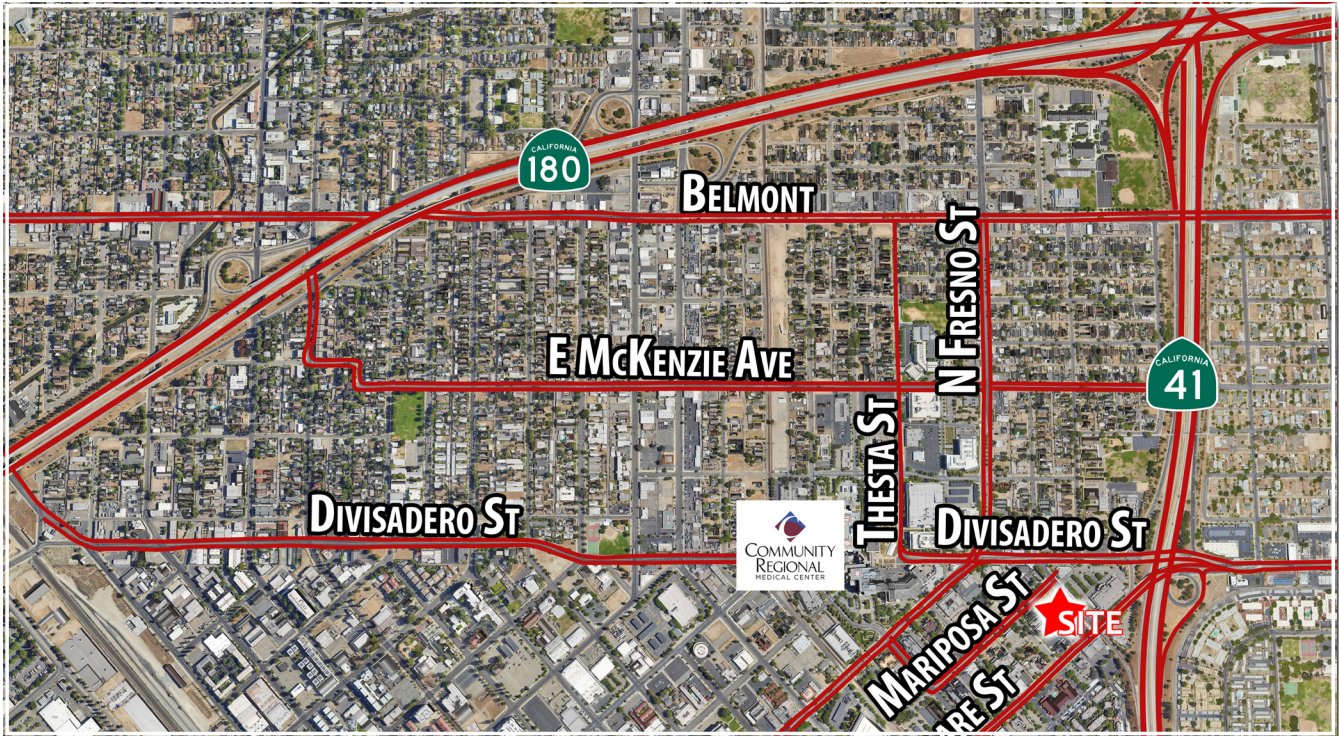


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LOCATION AERIAL



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