

FOR LEASE

1111 E. HERNDON AVENUE

THE ATRIUM OFFICE PLAZA FRESNO, CA

For information, please contact:

Phil Souza

Senior Vice President - Office Division

t 559-447-6283

psouza@pearsonrealty.com

CA RE Lic. #00853867

Luke Tessman

Vice President - Office Division

t 559-447-6243

ltessman@pearsonrealty.com

CA RE Lic. #02008140

Nick Sorensen

Vice President - Office Division

t 559-447-6240

nsorensen@pearsonrealty.com

CA RE Lic. #02081137

5% COMMISSION TO PROCURING BROKER

NEWMARK
PEARSON COMMERCIAL

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The Atrium

This multi-story, Class "A" office building is located near the Southeast corner of Herndon Avenue & First Street in Northeast Fresno.

It offers frontage along the Herndon Avenue thoroughfare and is minutes from Highway 41 on/off ramps. Common areas are getting remodeled soon and the existing vacancies offer flexible plans or build to suit for new tenants. Numerous ancillary services are in close proximity, including a cafe on site.

LOCATION DESCRIPTION

- Easy Access to Freeway 41
- Abundant Food & Retail Services Within Walking Distance

PARKING INFORMATION

- Ample Surface Parking
- Secured Subterranean Parking

1111 E. HERNDON AVENUE - THE ATRIUM OFFICE PLAZA

PROPERTY INFORMATION

Available Space:	Various
<i>Suite 119:</i>	4,587± RSF
<i>Suite 204:</i>	1,281± RSF
<i>Suite 211:</i>	3,931± RSF
<i>Suite 212:</i>	2,470± RSF
Lease Rate:	\$1.65 per RSF, NNN
Tenant Improvements:	Negotiable
Surface Parking Ratio:	4:1,000± SF
Subterranean Parking Ratio:	1:1,000± SF

PLANNED RENOVATIONS

- Lobby
- Common Area
- Restrooms
- Landscaping
- Addition of Electric Vehicle Charging Stations

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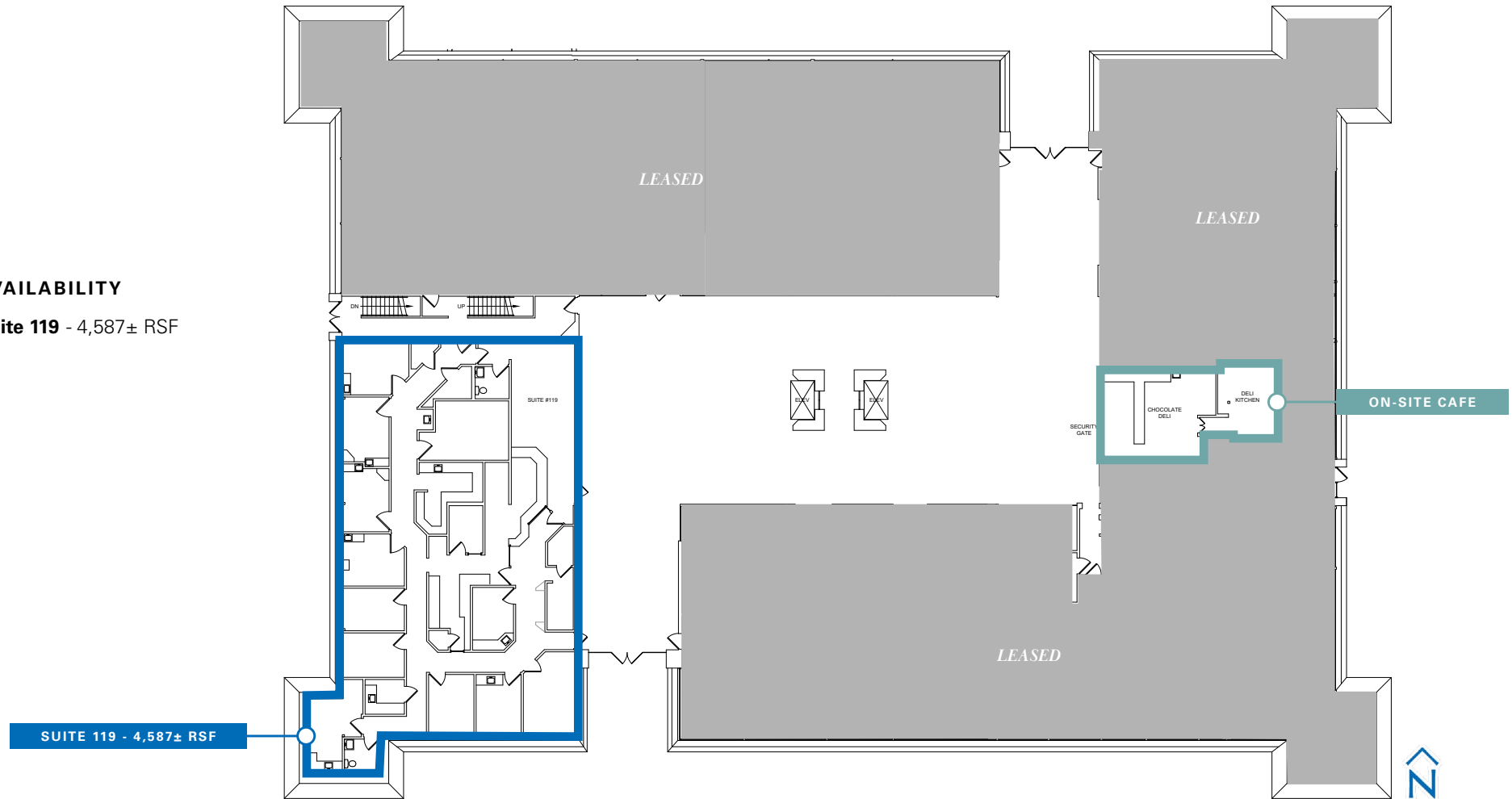
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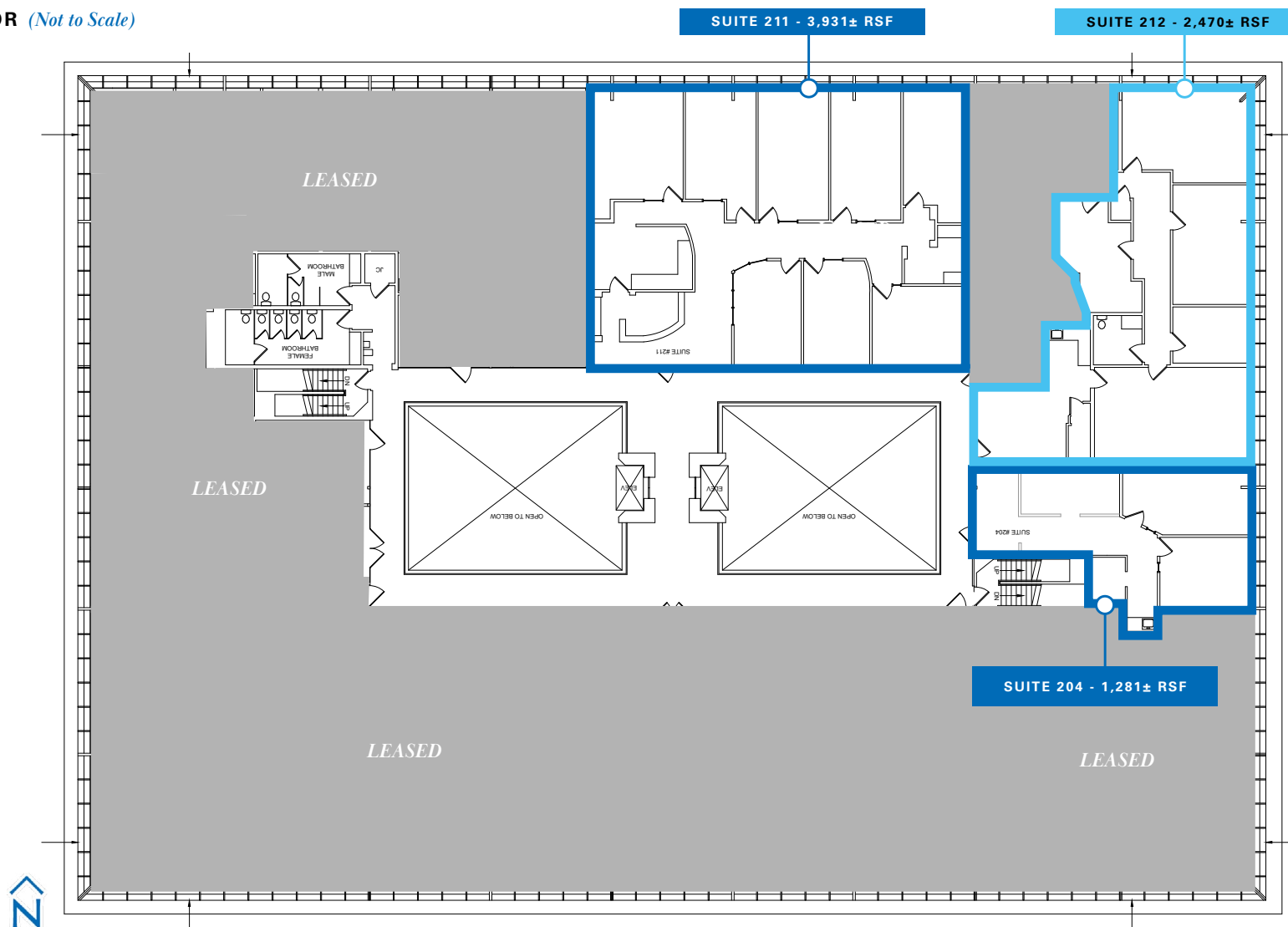
FLOOR PLAN | 1ST FLOOR (Not to Scale)

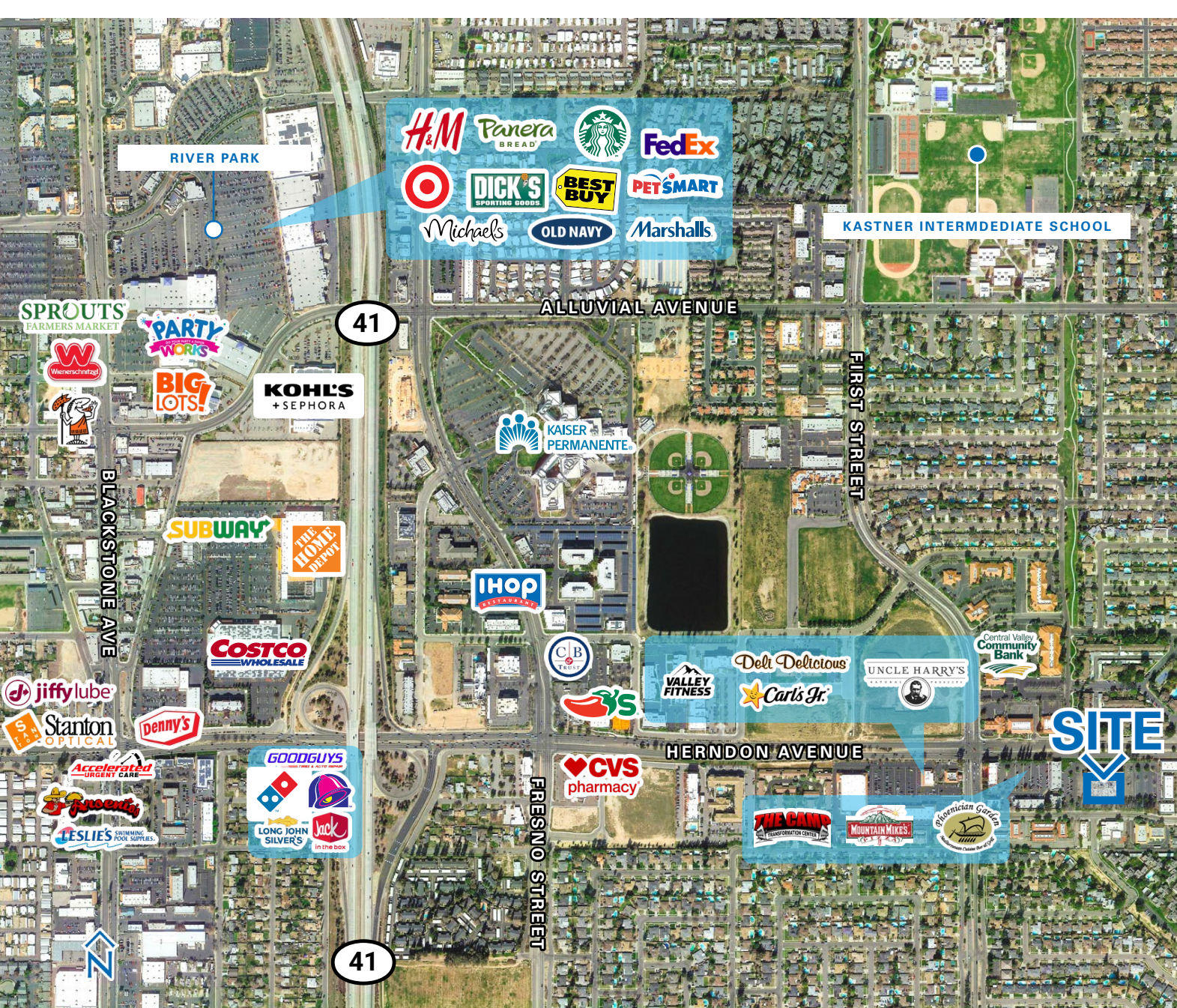
AVAILABILITY

Suite 119 - 4,587± RSF



Suite 212 - 2,470± RSF





The Atrium

Office Plaza

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FRESNO OFFICE
7480 N. Palm Ave. #101
Fresno, CA 93711
t 559-432-6200

VISALIA OFFICE
3447 S. Demaree St.
Visalia, CA 93277
t 559-732-7300

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