

PROFESSIONAL OFFICE SPACE | AVAILABLE FOR LEASE

7160 NORTH FIRST STREET, FRESNO, CA 93720



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All information, representations and projections indicated in this brochure are based on information supplied by the owner or sources deemed reliable and are not warranted by FORTUNE ASSOCIATES. DRE 02210729

7160 NORTH FIRST STREET PROPERTY INFORMATION

PROPERTY DESCRIPTION

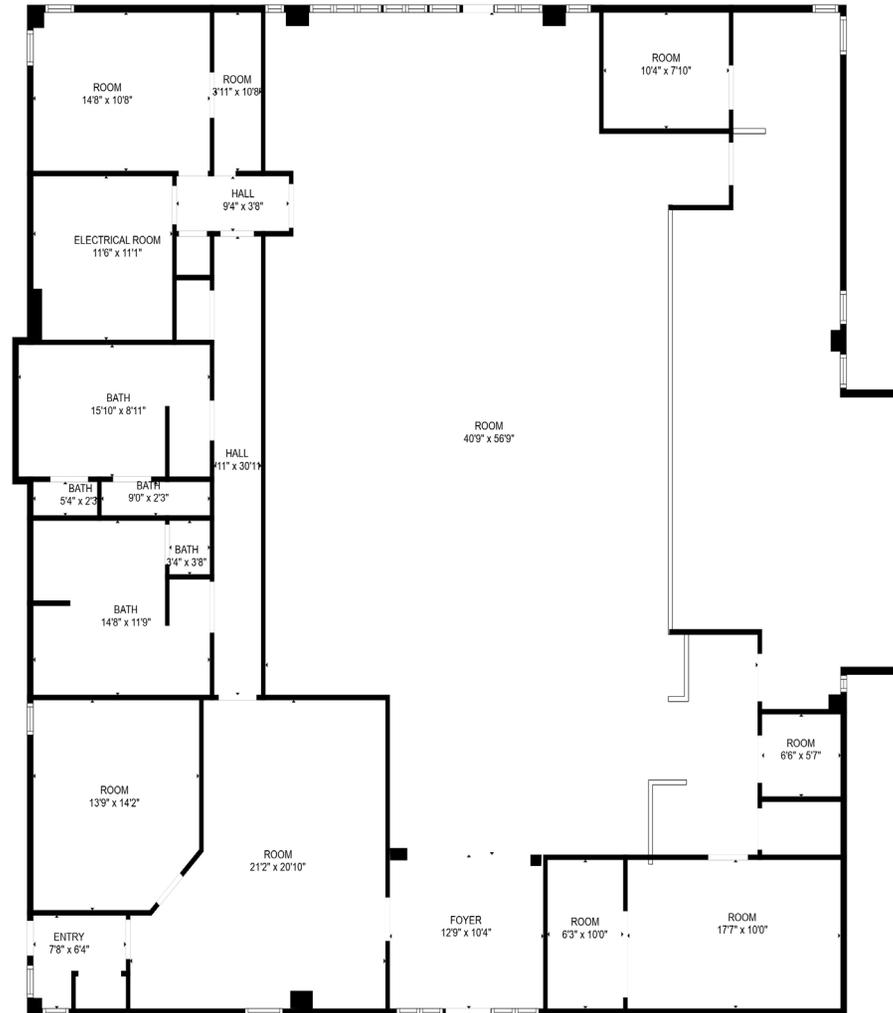
Discover an exceptional office opportunity at 7160 North First Street, ideally located in one of Fresno's most desirable commercial areas. This prime location offers immediate access to River Park Shopping Center, the city's premier outdoor shopping and dining destination, providing a vibrant atmosphere for both employees and clients.

With close proximity to Blackstone Avenue and Highway 41, commuting is quick and convenient from all directions. The property is also just minutes from the Central Valley's top medical providers, Kaiser Permanente and Saint Agnes Medical Center, making it a strategic choice for medical, professional, or administrative use. This is a rare opportunity to establish your business in a highly visible, easily accessible, and amenity-rich area of Fresno.

PROPERTY INFORMATION

TYPE	Office
BUILDING SIZE	4,950± SF
LAND ACRES	1± AC 43,560± SF
YEAR BUILT	1979
ZONING	O- Office
APN	303-390-08S
LEASE RATE	\$1.85
LEASE TYPE	NNN

7160 NORTH FIRST STREET
FLOOR PLAN



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7160 NORTH FIRST STREET
PROPERTY LOCATION

NEES AVENUE

Villagio Shopping Center

RiverPark Shopping Center



Kaiser Permanente

FIRST STREET

ALLUVIAL AVENUE

BLACKSTONE AVENUE



HERNDON AVENUE

FRESNO STREET

7160 NORTH FIRST STREET
CONTACT

Exclusively Offered By

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