

# FOR LEASE

6255 N Fresno St. Suite 106 | Fresno, CA 93710



CLOVIS  
CAPITAL  
PARTNERS



## Asking Rate Negotiable (NNN)

- ✓ 3,057 SF +/- Available Space
- ✓ Current build out for Pediatric Doctor
- ✓ Reserved parking stalls available
- ✓ Excellent location off N Fresno St.
- ✓ TI allowance available
- ✓ 8 exam rooms

### CONTACT

**Cameron Graham**

📞 559.400.0830

✉ cgraham@cloviscap.com

# DRE #01970844



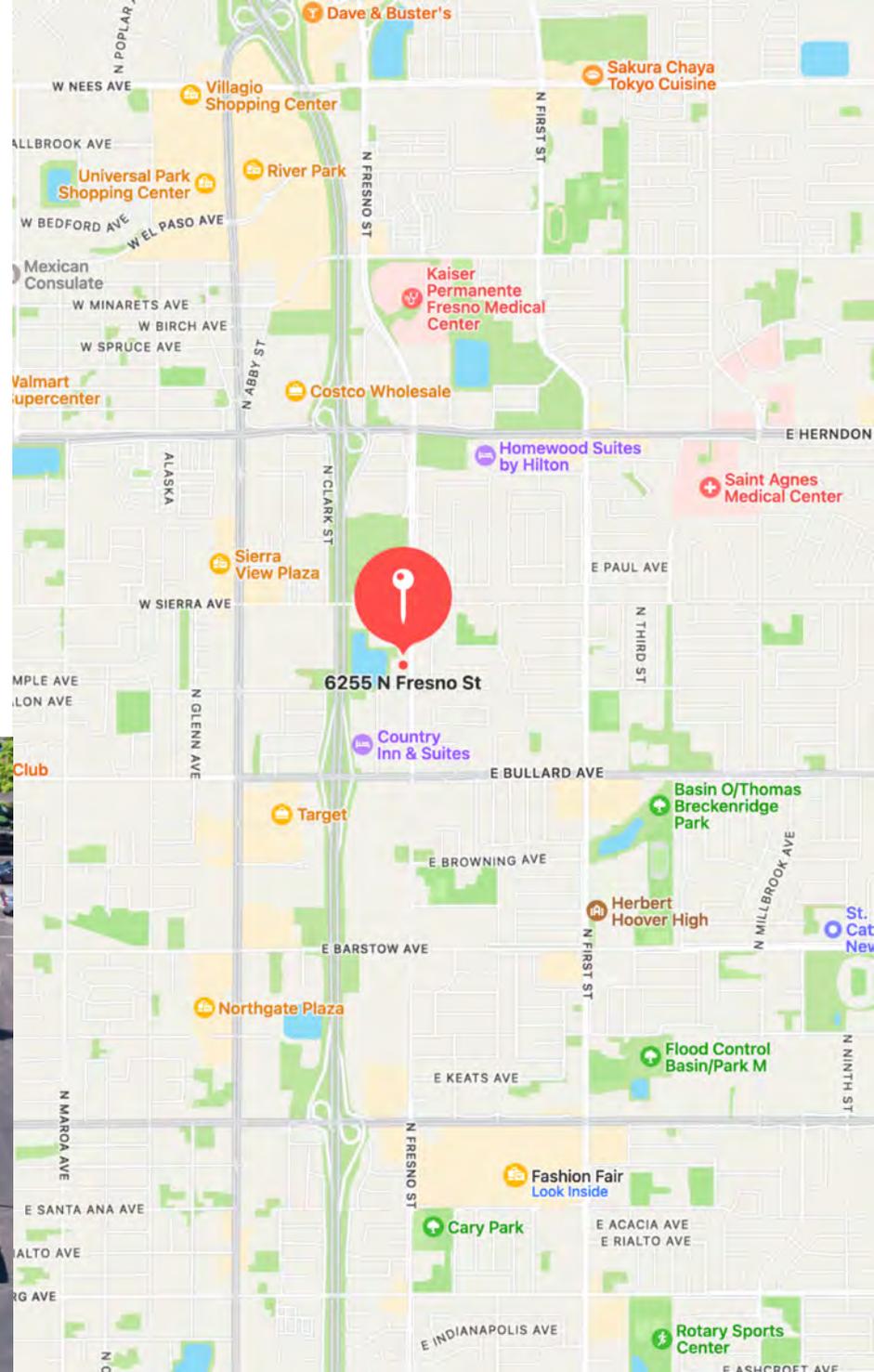
**3,057 SF +/- Medical Suite for Lease**

## PROPERTY & LOCATION OVERVIEW

The property is located at 6255 N Fresno St. in Fresno, CA. With easy access from California State Highway 41 and Bullard Ave this property is well situated for anyone looking to lease in North Fresno. The property consists of a 3,057 SF +/- suite that is currently built out for a pediatric doctor but can be configured into multiple medical uses. The property is located within minutes of Fresno Surgical Hospital, Kaiser Permanente, and Saint Agnes Medical Center.

### HIGHLIGHTS

- ✓ Convenient medical location
- ✓ Turn-key medical use
- ✓ Access off of Highway 41  
Parking in front of building



## FLOOR PLAN



FRONT DOLLHOUSE



REAR DOLLHOUSE











CLOVIS  
CAPITAL  
PARTNERS

## Cameron Graham

 559.400.0830

 cgraham@cloviscap.com

 DRE #01970844

### Disclaimer

All materials and information received or derived from Clovis Capital Partners, Inc. its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Clovis Capital Partners, Inc. its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Clovis Capital Partners, Inc. will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Clovis Capital Partners, Inc. makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Clovis Capital Partners, Inc. does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by Clovis Capital Partners, Inc. in compliance with all applicable fair housing and equal opportunity laws.