

1st Class Small Private Office Spaces in NE Fresno

Office For Lease | 7257 N Maple Ave #107 Fresno, CA 93720



**CENTRAL CA
COMMERCIAL**



| | |
|------------|------------------------------|
| Lease Rate | \$550 - 750 PER MONTH |
|------------|------------------------------|

OFFERING SUMMARY

| | |
|------------------|-----------------|
| Building Size: | ±2,268 SF |
| Available SF: | ±160 - ±235 SF |
| Lot Size: | ±0.19 Acres |
| Number of Units: | 6 |
| Year Built: | 1993 |
| Year Renovated: | 2026 |
| Zoning: | RM-1 |
| Market: | Fresno |
| Submarket: | Woodward Office |
| Traffic Count: | 11,490 |
| APN: | 404-300-17 |

PROPERTY HIGHLIGHTS

- *Interior Remodel Complete w/ High-End Finishes*
- Class 'A' Office Space: Multiple Configurations Available
- 1-6 Separate Private Offices | Can Be Combined
- Discounted Bulk Rate Utilities + Fiber Internet
- Private EV Charging Station On Site!
- Move-In Ready Condition w/ New Paint & Flooring
- Located in Densely Populated NE Fresno Trade Area
- Perfect for Real Estate, Accounting, Legal, Consulting
- Energy Efficient Improvements - Low Cost Bulk Rate Utilities
- Private Offices, Open Rooms, Multiple Entrance Points
- On Site Parking Spaces and Street Parking
- Convenient Location near CA-168 and CA-41
- Excellent Presence Surrounded with Quality Tenants
- Easy Access | Newly Renovated | Economical Spaces
- Various Sized Configurations | Can Be Combined

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Central CA Commercial
Investments | Industrial | Office
Multifamily | Retail | Land | Specialty
CentralCaCommercial.com

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PROPERTY DESCRIPTION

'Class A' office suites consisting of single 12' x 12' private rooms up to ±1,050 SF. Ideal business suites featuring various size configurations, all-inclusive rate including low-cost utilities (solar), high speed FIBER internet, generous reception area, alarm, security cameras, individual address for mail, secured offices/rooms, private restroom, and various additional amenities at a fraction of the cost! Prime location in NE Fresno north of Herndon Ave. Various entrances/exits accessing a private parking lot (plus street) for ample, easy parking. Perfect for counseling, psych tech, attorney practice, medical uses, billing, accounting, consulting, real estate, professional office suites and more. The first-class recent remodel includes brand-new hard-surface flooring throughout, clean and upgraded restroom, updated energy efficient features, selectable LED lighting, fresh interior/exterior paint, secure doors, and lush landscaping. (2) solar vehicle chargers on site!

LOCATION DESCRIPTION

Desirable NE Fresno location 1 block north of Herndon Ave, situated on Maple Ave between Herndon and Alluvial Avenues. Surrounded by many national and regional retailers, a multitude of eateries, and boasts high traffic counts on Herndon Ave with great population density. Attractive building perfectly positioned to offer easy access, strong demographics and traffic generators. Nearby quality tenants include Tahoe Joe's, 13 Prime Steak, Saint Agnes Medical Center, Quest Diagnostics, Mountain View Elementary School, Clovis West High School and many more.



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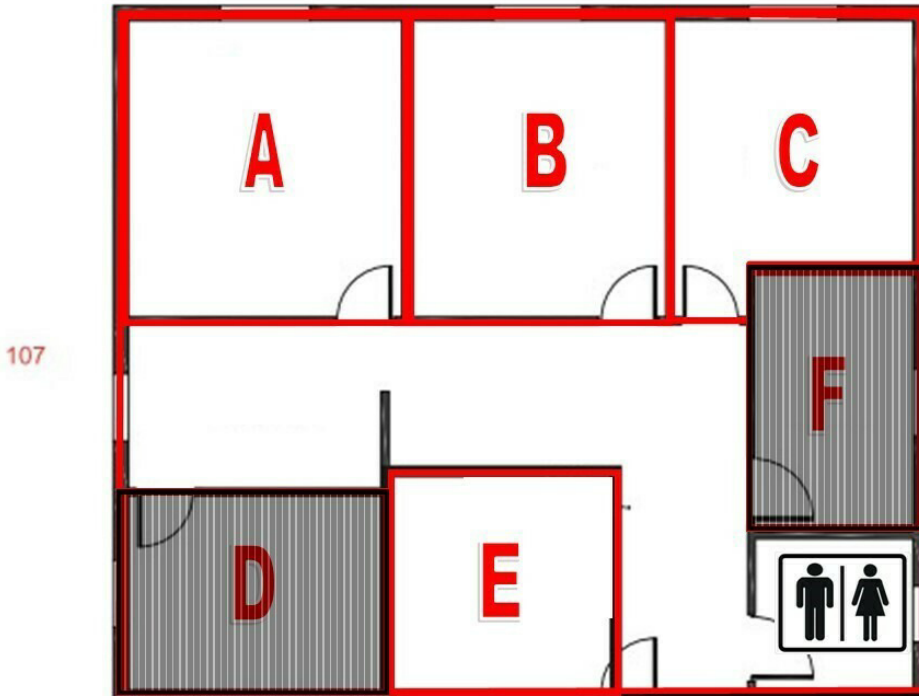
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LEASE INFORMATION

| | |
|--------------|----------------|
| Lease Type: | Full Service |
| Total Space: | 120 - 1,050 SF |

| | |
|-------------|---------------------------|
| Lease Term: | Flexible |
| Lease Rate: | \$450 - \$2,415 per month |

AVAILABLE SPACES

| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE | DESCRIPTION |
|---------|-----------|-----------|--------------|-----------------|--|
| Suite A | Available | 235 SF | Full Service | \$750 per month | Private corner 13' x 13' office @ the entrance. |
| Suite B | Available | 221 SF | Full Service | \$700 per month | Private 12' x 13' office near the entrance. |
| Suite C | Available | 172 SF | Full Service | \$650 per month | Private corner 11' x 11' office with 2 external walls. |
| Suite E | Available | 160 SF | Full Service | \$550 per month | Private 9' x 12' office near the entrance. |

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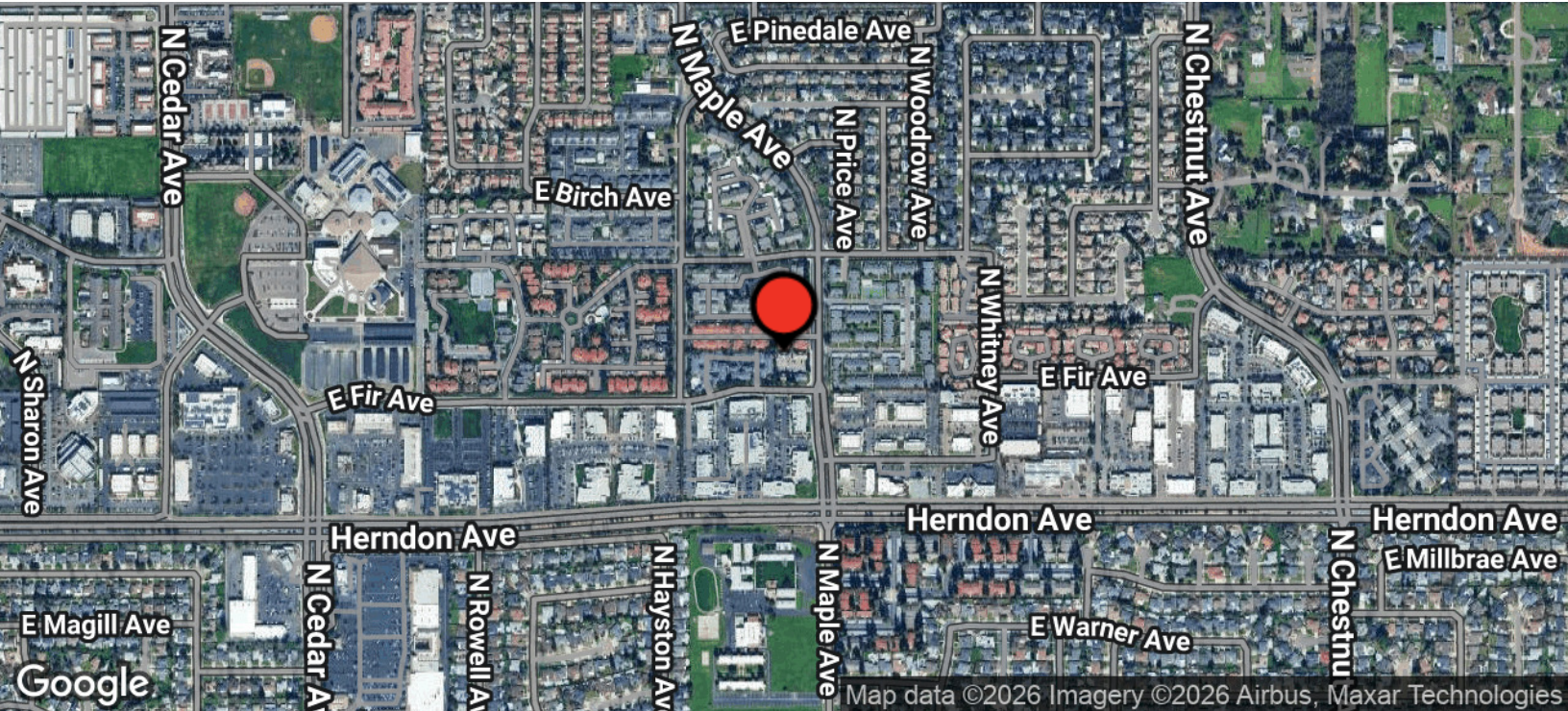
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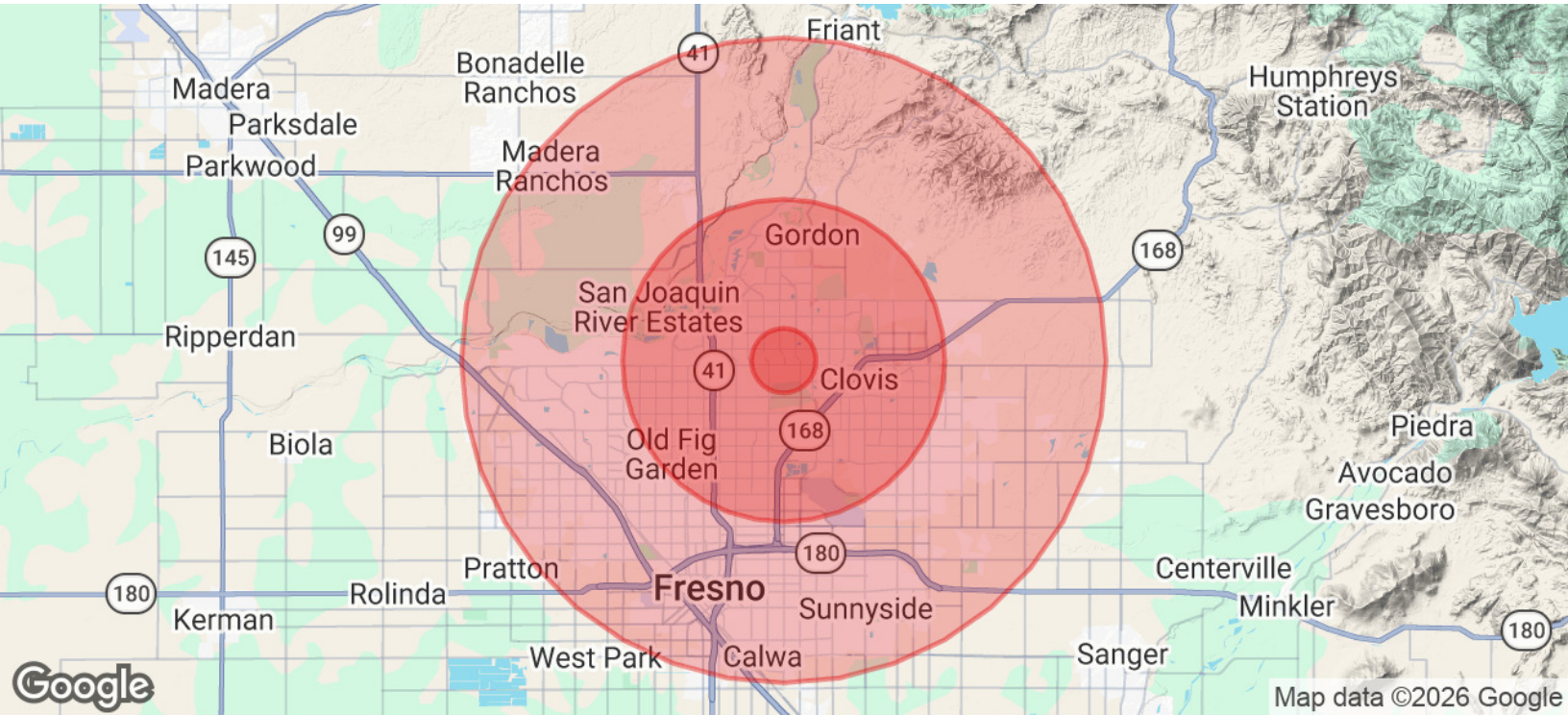
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| POPULATION | 1 MILE | 5 MILES | 10 MILES |
|----------------------|---------------|----------------|-----------------|
| Total Population | 15,710 | 311,478 | 723,148 |
| Average Age | 42 | 38 | 37 |
| Average Age (Male) | 40 | 37 | 36 |
| Average Age (Female) | 43 | 40 | 38 |

| HOUSEHOLDS & INCOME | 1 MILE | 5 MILES | 10 MILES |
|--------------------------------|---------------|----------------|-----------------|
| Total Households | 6,065 | 113,948 | 240,590 |
| # of Persons per HH | 2.6 | 2.7 | 3 |
| Average HH Income | \$110,017 | \$107,968 | \$100,264 |
| Average House Value | \$467,227 | \$455,254 | \$416,743 |

| ETHNICITY (%) | 1 MILE | 5 MILES | 10 MILES |
|----------------------|---------------|----------------|-----------------|
| Hispanic | 30.8% | 40.9% | 48.1% |

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