

AVAILABLE FOR LEASE  
PROFESSIONAL OFFICE SPACE | 11,580± SF

# 5 RIVER PARK PLACE WEST

FRESNO, CA



**NEWMARK**  
PEARSON COMMERCIAL

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FRESNO, CA

## PROPERTY INFORMATION



<b>Availability:</b>	Suite 105   11,580± SF
<b>Lease Rate:</b>	\$2.20 PSF
<b>Lease Type:</b>	NNN
<b>Zoning:</b>	O ( <i>Office</i> )
<b>Tenant Improvements:</b>	Negotiable
<b>Load Factor:</b>	13.90%
<b>Building Class:</b>	A
<b>Number of Floors:</b>	3

### HIGHLIGHTS

- Class A Office Building
- Convenient Access to Freeway 41
- Great Freeway Visibility
- Near Woodward Park, the Valley's Largest Regional Park
- Close Proximity to Multiple Shopping Centers:
  - Park Crossing
  - River Park
  - The Villagio
  - Universal Park

**\$2.20** (PSF/Monthly)  
LEASE RATE

**NNN**  
LEASE TYPE



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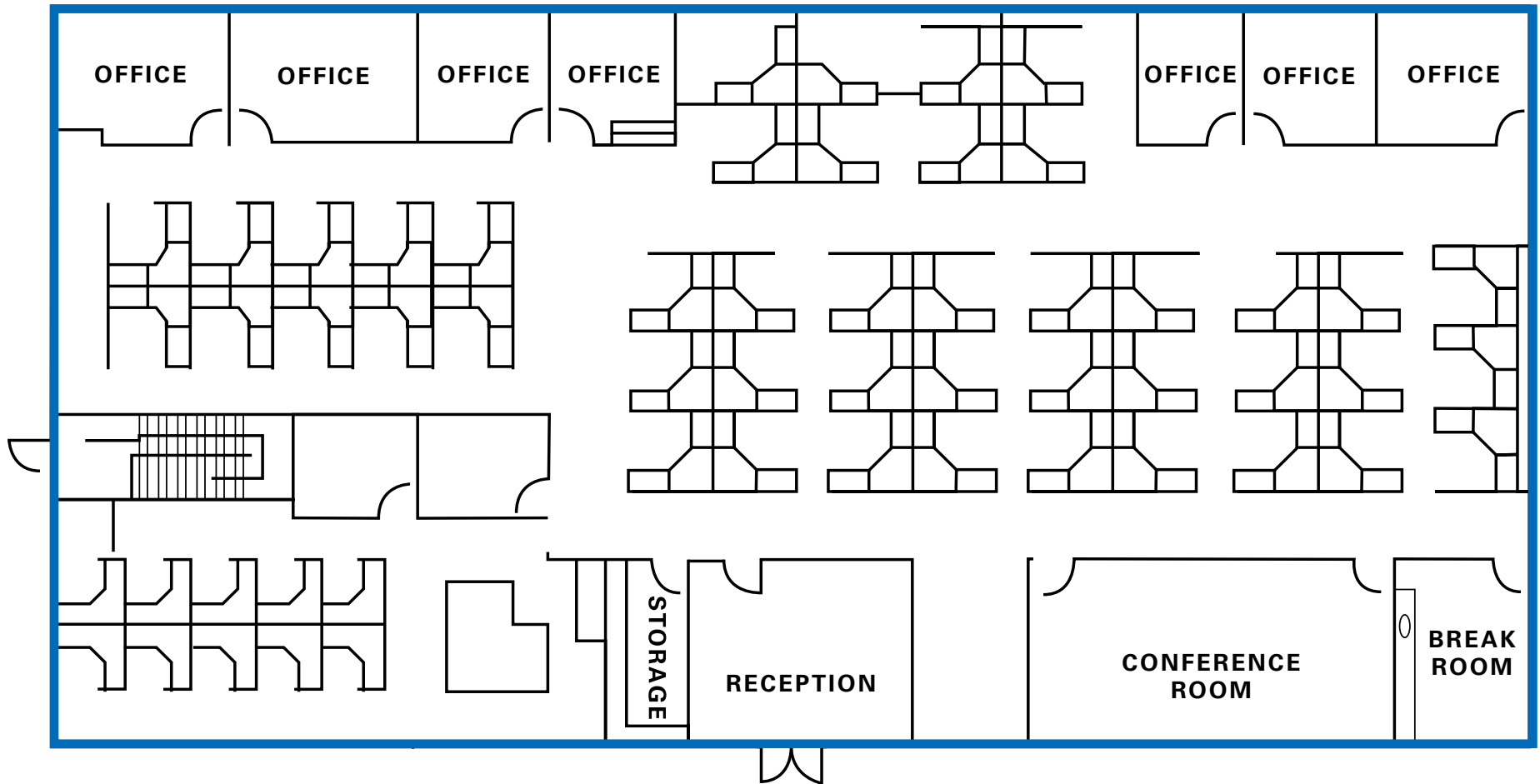
FRESNO, CA

## PROPERTY DESCRIPTION

5 River Park Place West, is located just north of Friant Avenue between Freeway 41 and Fresno Street. The property is in close proximity to the Freeway 41 on and off-ramps, which allows convenient access to all areas of the city.

Containing three stories, the building offers views of the Sierra Nevadas as well as Woodward Park. All ancillary services including transportation, shopping, food-service, and banking are nearby with two major power centers, Park Crossing and River Park, in close proximity.







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