

PARK VIEW PLAZA | SW CORNER FRIANT RD. & AUDUBON DR.
3,5,7,9 RIVER PARK PLACE EAST | FRESNO, CALIFORNIA 93720



BUILDING OVERVIEW

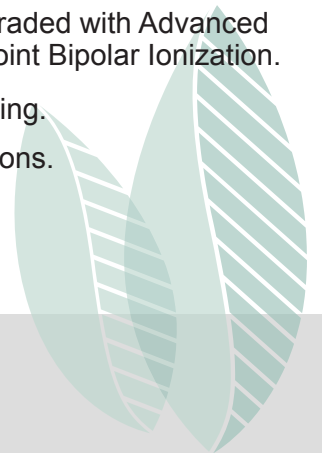
- 175,180 RSF
- Available Spaces: 4,000 - 40,000 SF (can be demised)
- 4 Story “Class A” Office Building
- Lenel Access & CCTV Security System
- Close Proximity to Restaurants & Services
- Woodward Park Adjacent
- Conference Room & Fitness Center in Building

BUILDING UPGRADES

- Solar Array to offset CAM costs.
- LEED Platinum O&M Certification.
- LED Lights with Motion/Daylight Sensors.
- All HVAC units have been upgraded with Advanced Technology including Needlepoint Bipolar Ionization.
- Upgrade to MERV-13 Filter rating.
- Electric Vehicle Charging Stations.
- Interior & Exterior Signage.
- Roof Garden.

CONTACT FOR MORE INFORMATION

Eric Peterson | VP of Lance-Kashian & Company
epeterson@lance-kashian.com | o: 559.437.4811 | c: 559.930.2013



RIVER PARK

PARK VIEW PLAZA

PARK VIEW PLAZA
SW CORNER FRIANT RD. & AUDUBON DR.



PARK VIEW PLAZA

Is a trademark class 'A', four-story office building located at the Southwest corner of Audubon Dr. & Friant Rd. This location offers high visibility from Friant Rd & other major cross streets. Park View Plaza is adjacent to Woodward Park & within a short distance to River Park Shopping Center, which offers over 1 million square feet of restaurants, shopping, services, & entertainment, along with many other shopping & restaurants services.



CONTACT FOR MORE INFORMATION

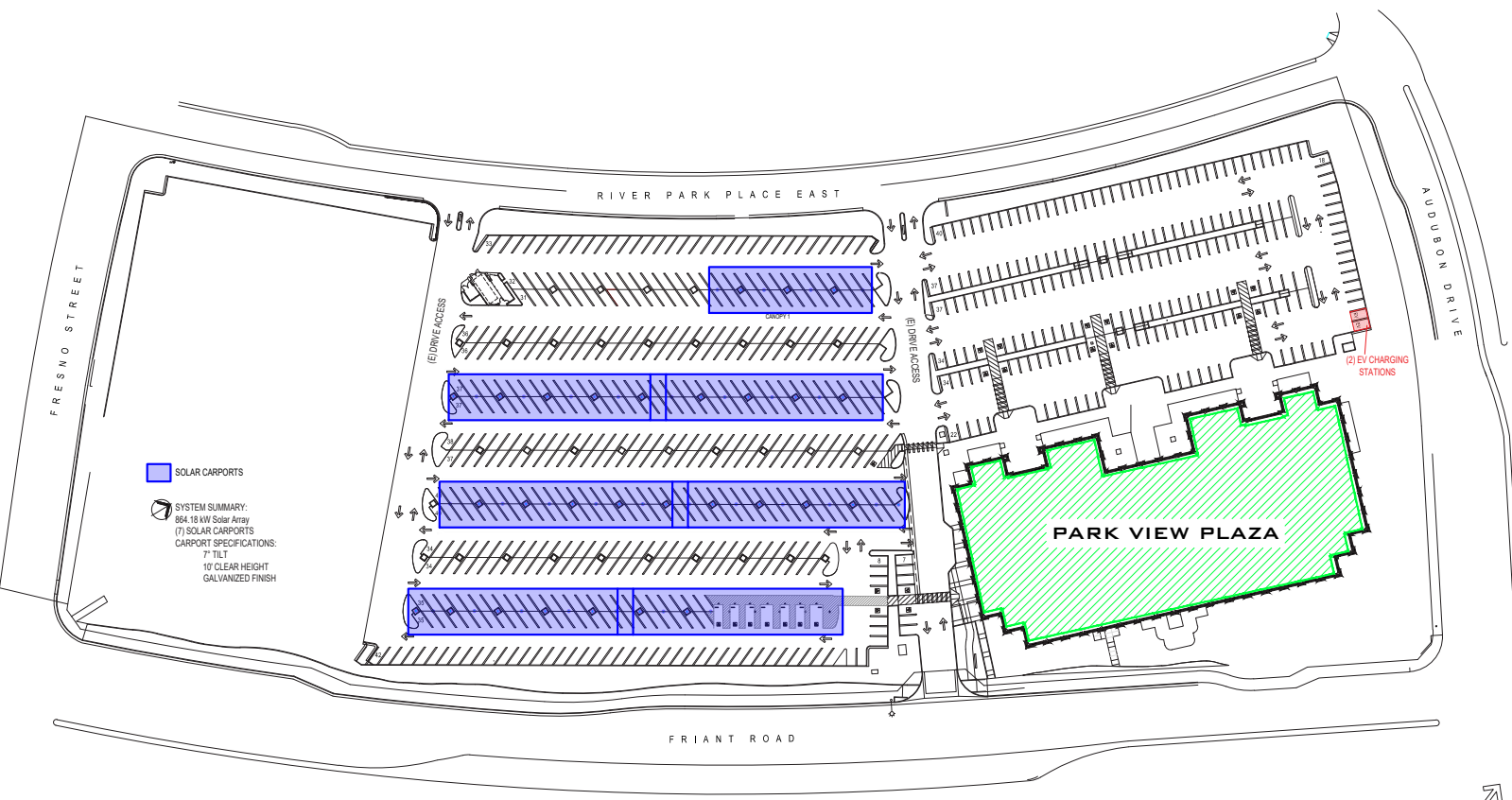
Eric Peterson | VP of Lance-Kashian & Company

epeterson@lance-kashian.com | o: 559.437.4811 | c: 559.930.2013



PARK VIEW PLAZA | SW CORNER FRIANT RD. & AUDUBON DR.
3,5,7,9 RIVER PARK PLACE EAST | FRESNO, CALIFORNIA 93720

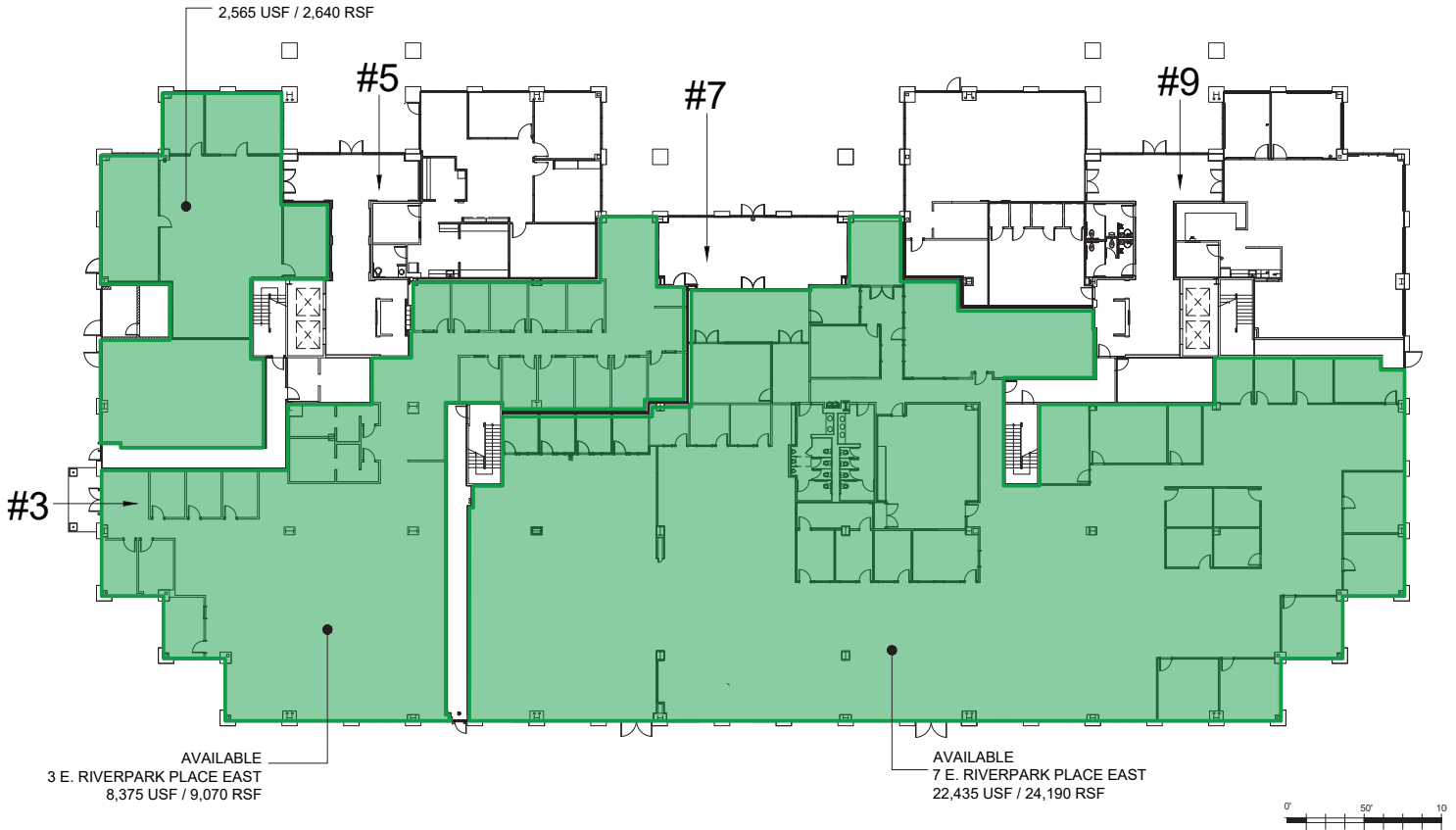
SITE PLAN



PARK VIEW PLAZA

PARK VIEW PLAZA | SW CORNER FRIANT RD. & AUDUBON DR.
3,5,7,9 RIVER PARK PLACE EAST | FRESNO, CALIFORNIA 93720

GROUND FLOOR



GROUND FLOOR PLAN



N.T.S

CONTACT FOR MORE INFORMATION

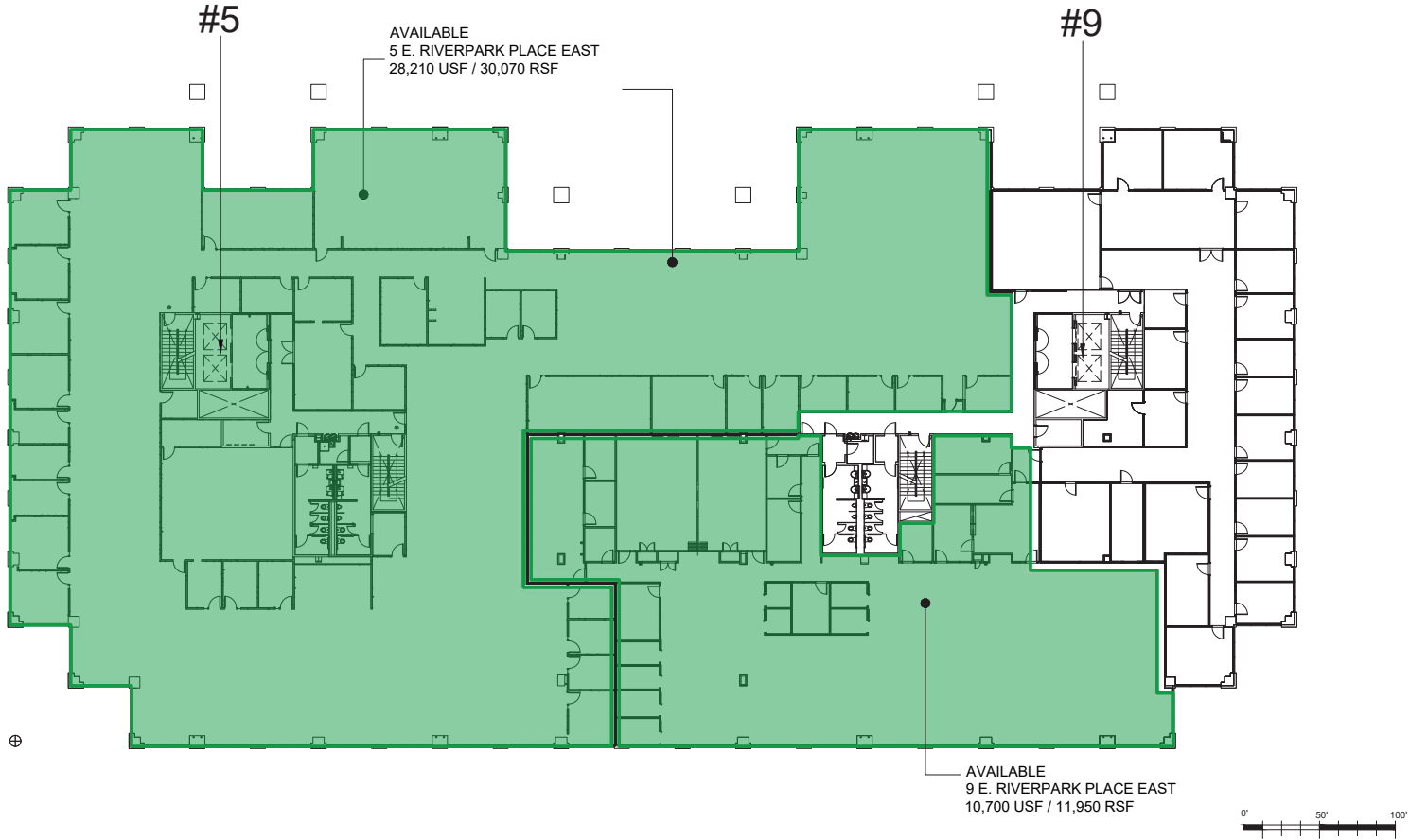
Eric Peterson | VP of Lance-Kashian & Company

epeterson@lance-kashian.com | o: 559.437.4811 | c: 559.930.2013



PARK VIEW PLAZA | SW CORNER FRIANT RD. & AUDUBON DR.
3,5,7,9 RIVER PARK PLACE EAST | FRESNO, CALIFORNIA 93720

SECOND FLOOR



SECOND FLOOR PLAN

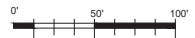
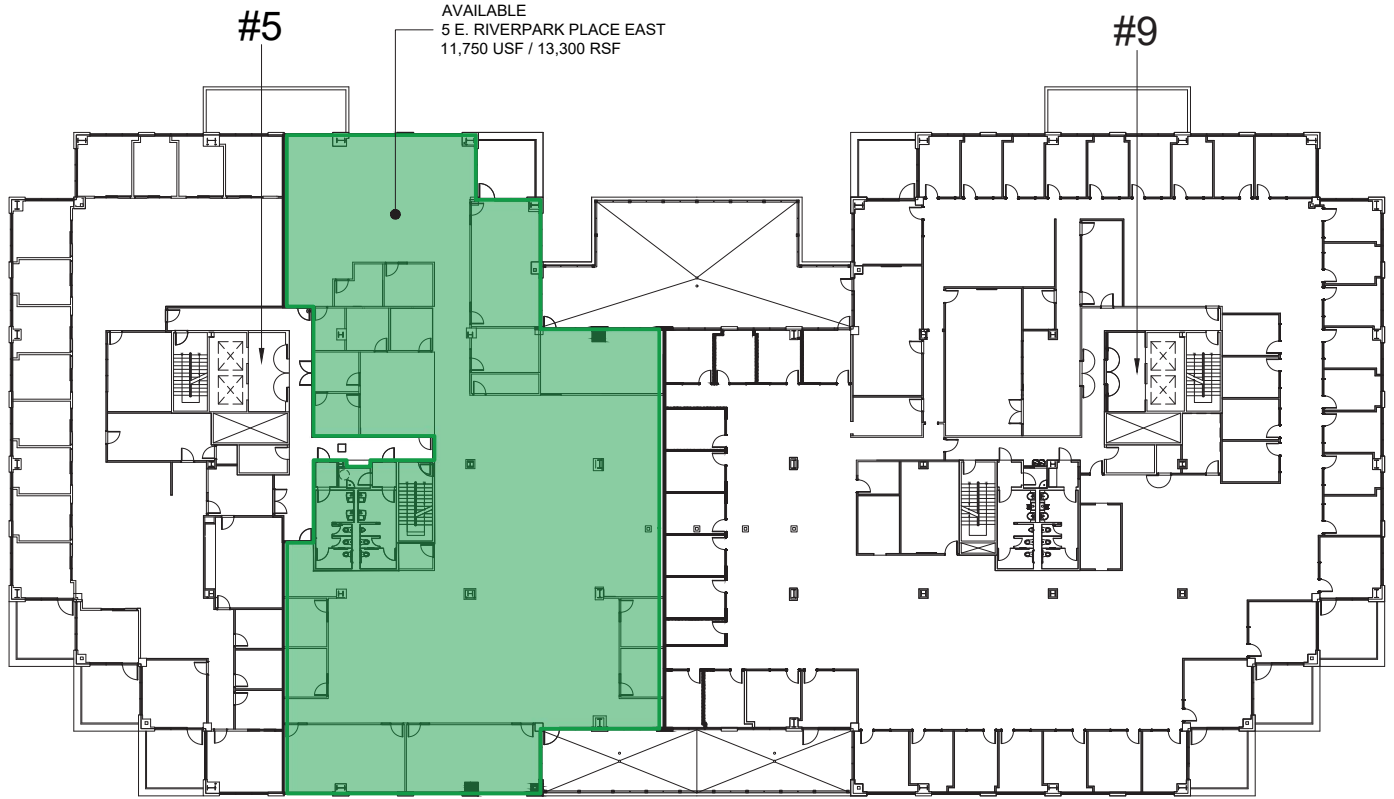


N.T.S



PARK VIEW PLAZA | SW CORNER FRIANT RD. & AUDUBON DR.
3,5,7,9 RIVER PARK PLACE EAST | FRESNO, CALIFORNIA 93720

THIRD FLOOR



THIRD FLOOR PLAN



N.T.S

CONTACT FOR MORE INFORMATION

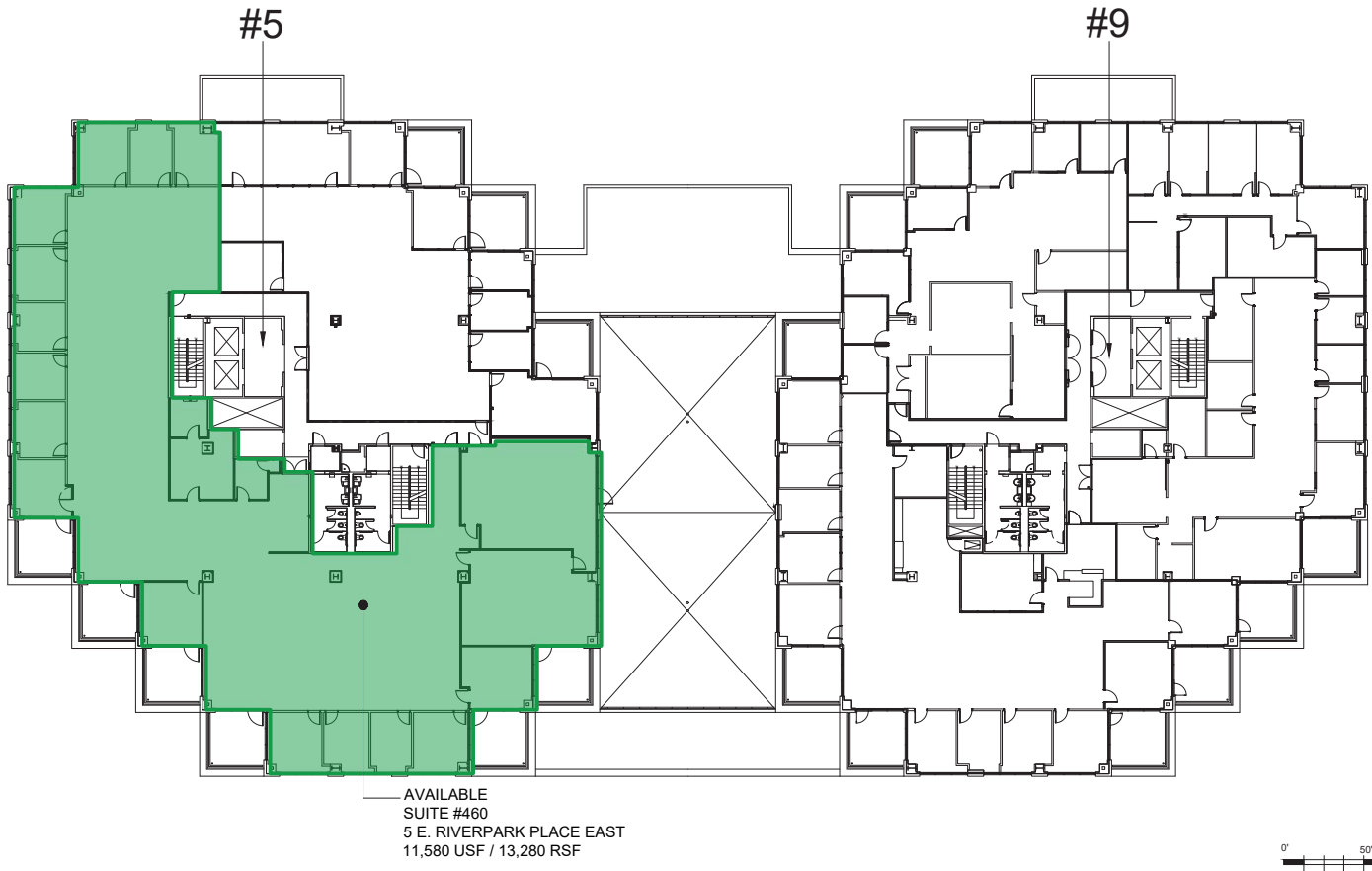
Eric Peterson | VP of Lance-Kashian & Company

epeterson@lance-kashian.com | o: 559.437.4811 | c: 559.930.2013



PARK VIEW PLAZA | SW CORNER FRIANT RD. & AUDUBON DR.
3,5,7,9 RIVER PARK PLACE EAST | FRESNO, CALIFORNIA 93720

FOURTH FLOOR



FOURTH FLOOR PLAN



N.T.S

CONTACT FOR MORE INFORMATION

Eric Peterson | VP of Lance-Kashian & Company

epeterson@lance-kashian.com | o: 559.437.4811 | c: 559.930.2013

