



BROKER INCENTIVE AVAILABLE!

AVAILABLE FOR LEASE | POINT WEST TERRACE

1680-1690 WEST SHAW AVENUE,  
FRESNO, CA 93711

**AMIR DEHLAN**

Vice President - Office Division  
t 559-217-2120  
adehlan@fortuneassociates.com  
CA RE Lic. #01851777

**BRANDON LAMONICA**

Senior Vice President - Office Division  
t 559-930-1221  
blamonica@fortuneassociates.com  
CA RE Lic. #01317857

**BRETT TODD**

Vice President - Office Division  
t 559-352-1054  
btodd@fortuneassociates.com  
CA RE Lic. #01912244

**JOEL MARTINEZ**

Vice President - Office Division  
t 559-795-9377  
jmartinez@fortuneassociates.com  
CA RE Lic. #02168127



**FORTUNE ASSOCIATES**  
Commercial Real Estate Brokerage



## POINT WEST TERRACE PROPERTY DESCRIPTION

### PROPERTY DESCRIPTION

Two-story building located in Point West Terrace on West Shaw Avenue. This property is conveniently close to Fig Garden Shopping Center, banking facilities, and dining options, making it an ideal location for businesses seeking accessibility and local amenities. The location is conveniently located near Highway 41 & 99. Parking availability offers 3.68 spaces per 1,000+ rentable square feet. Covered reserve parking at a ratio of 2.55 spaces per 1,000+ rentable square feet is available at no extra charge.

### PROPERTY INFORMATION

<b>TYPE</b>	Office
<b>MARKET SECTOR</b>	West Shaw
<b>AVAILABLE AREA</b>	4,400-8,092± RSF
<b>MOVE-IN-DATE</b>	Immediately
<b>ZONING</b>	CMX
<b>LEASE RATE</b>	\$1.75/SF/MO (Tenant Pays Janitorial)

### PROPERTY PROMOTION

\*Eligible on 1690 West Shaw Avenue- Suite 200

**5% Broker Incentive**

 **AMIR DEHLAN**  
Vice President - Office Division  
t 559-217-2120  
adehlan@fortuneassociates.com  
CA RE Lic. #01851777

**BRANDON LAMONICA**  
Senior Vice President - Office Division  
t 559-930-1221  
blamonica@fortuneassociates.com  
CA RE Lic. #01317857

**BRETT TODD**  
Vice President - Office Division  
t 559-352-1054  
btodd@fortuneassociates.com  
CA RE Lic. #01912244

**JOEL MARTINEZ**  
Vice President - Office Division  
t 559-795-9377  
jmartinez@fortuneassociates.com  
CA RE Lic. #02168127

[www.fortuneassociates.com](http://www.fortuneassociates.com) | 470 E Herndon Ave, Suite 200 |

559.490.2500

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

POINT WEST TERRACE  
**PROPERTY AVAILABILITY**

\* = ELIGIBLE FOR PROPERTY PROMOTION

5% Broker Incentive

BUILDING	SUITE	SF
<b>1680</b>	<b>102</b>	<b>8,092±</b>
<b>1684</b>	<b>103</b>	<b>6,812±</b>
<b>1690</b>	<b>107</b>	<b>5,320±</b>
<b>*1690</b>	<b>200</b>	<b>4,400±</b>



**AMIR DEHLAN**  
Vice President - Office Division  
t 559-217-2120  
amir.dehlan@fortuneassociates.com  
CA RE Lic. #01851777

**BRANDON LAMONICA**  
Senior Vice President - Office Division  
t 559-930-1221  
blamonica@fortuneassociates.com  
CA RE Lic. #01317857

**BRETT TODD**  
Vice President - Office Division  
t 559-352-1054  
btodd@fortuneassociates.com  
CA RE Lic. #01912244

**JOEL MARTINEZ**  
Vice President - Office Division  
t 559-795-9377  
jmartinez@fortuneassociates.com  
CA RE Lic. #02168127

[www.fortuneassociates.com](http://www.fortuneassociates.com) | 470 E Herndon Ave, Suite 200 |

559.490.2500

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

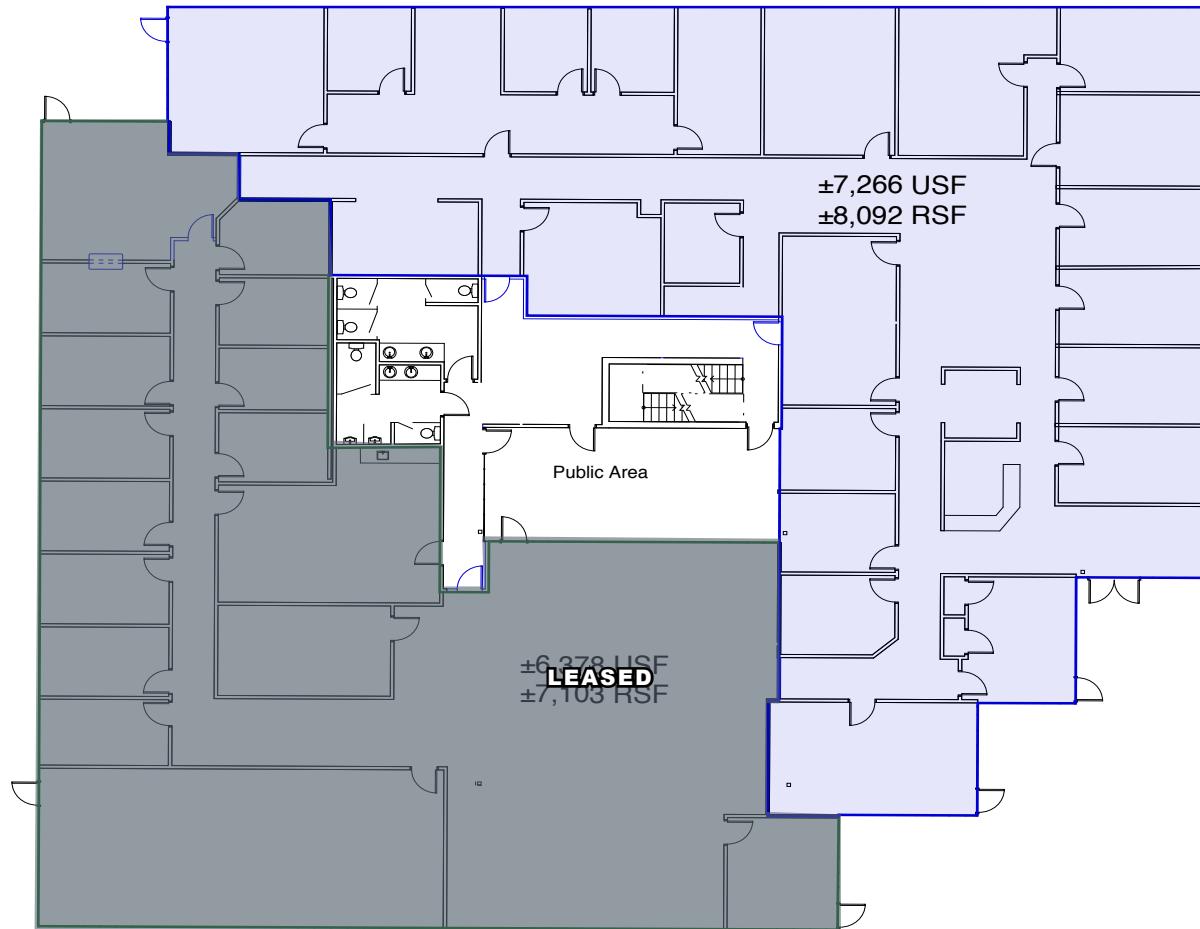


POINT WEST TERRACE  
**FLOOR PLAN**

1680 WEST SHAW AVENUE SPACES

**SUITE 102**

8,092± RSF



**AMIR DEHLAN**  
Vice President - Office Division  
t 559-217-2120  
adehlan@fortuneassociates.com  
CA RE Lic. #01851777

**BRANDON LAMONICA**  
Senior Vice President - Office Division  
t 559-930-1221  
blamonica@fortuneassociates.com  
CA RE Lic. #01317857

**BRETT TODD**  
Vice President - Office Division  
t 559-352-1054  
btodd@fortuneassociates.com  
CA RE Lic. #01912244

**JOEL MARTINEZ**  
Vice President - Office Division  
t 559-795-9377  
jmartinez@fortuneassociates.com  
CA RE Lic. #02168127

[www.fortuneassociates.com](http://www.fortuneassociates.com) | 470 E Herndon Ave, Suite 200 |

559.490.2500

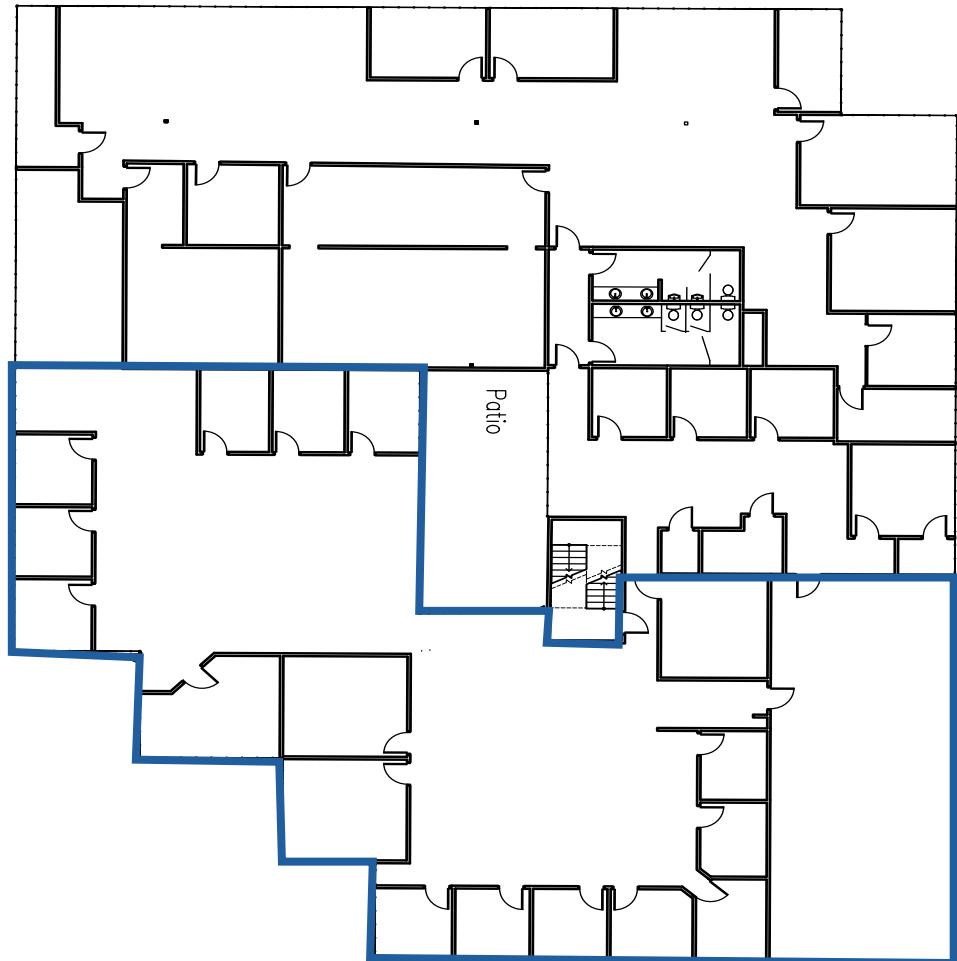
All information, representations and projections indicated in this brochure are based on information supplied by the owner or sources deemed reliable and are not warranted by FORTUNE ASSOCIATES. DRE 02210729

POINT WEST TERRACE  
**FLOOR PLAN**

1684 WEST SHAW AVENUE SPACES

**SUITE 103**

6,812± RSF



**AMIR DEHLAN**  
Vice President - Office Division  
t 559-217-2120  
adehlan@fortuneassociates.com  
CA RE Lic. #01851777

**BRANDON LAMONICA**  
Senior Vice President - Office Division  
t 559-930-1221  
blamonica@fortuneassociates.com  
CA RE Lic. #01317857

**BRETT TODD**  
Vice President - Office Division  
t 559-352-1054  
btodd@fortuneassociates.com  
CA RE Lic. #01912244

**JOEL MARTINEZ**  
Vice President - Office Division  
t 559-795-9377  
jmartinez@fortuneassociates.com  
CA RE Lic. #02168127

[www.fortuneassociates.com](http://www.fortuneassociates.com) | 470 E Herndon Ave, Suite 200 |

559.490.2500

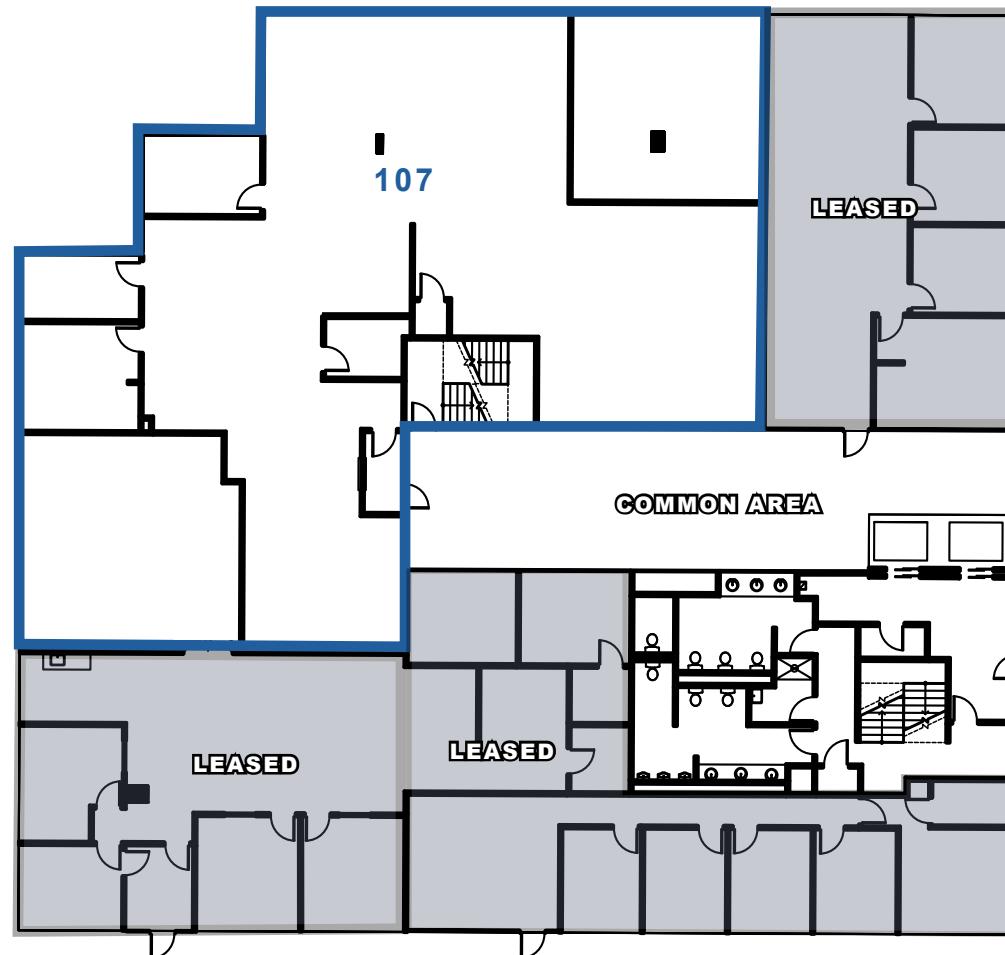
All information, representations and projections indicated in this brochure are based on information supplied by the owner or sources deemed reliable and are not warranted by FORTUNE ASSOCIATES. DRE 02210729

POINT WEST TERRACE  
**FLOOR PLAN**

1690 WEST SHAW AVENUE SPACES

**SUITE 107**

5,320± RSF



**AMIR DEHLAN**  
Vice President - Office Division  
t 559-217-2120  
adehlan@fortuneassociates.com  
CA RE Lic. #01851777

**BRANDON LAMONICA**  
Senior Vice President - Office Division  
t 559-930-1221  
blamonica@fortuneassociates.com  
CA RE Lic. #01317857

**BRETT TODD**  
Vice President - Office Division  
t 559-352-1054  
btodd@fortuneassociates.com  
CA RE Lic. #01912244

**JOEL MARTINEZ**  
Vice President - Office Division  
t 559-795-9377  
jmartinez@fortuneassociates.com  
CA RE Lic. #02168127

[www.fortuneassociates.com](http://www.fortuneassociates.com) | 470 E Herndon Ave, Suite 200 |

559.490.2500

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

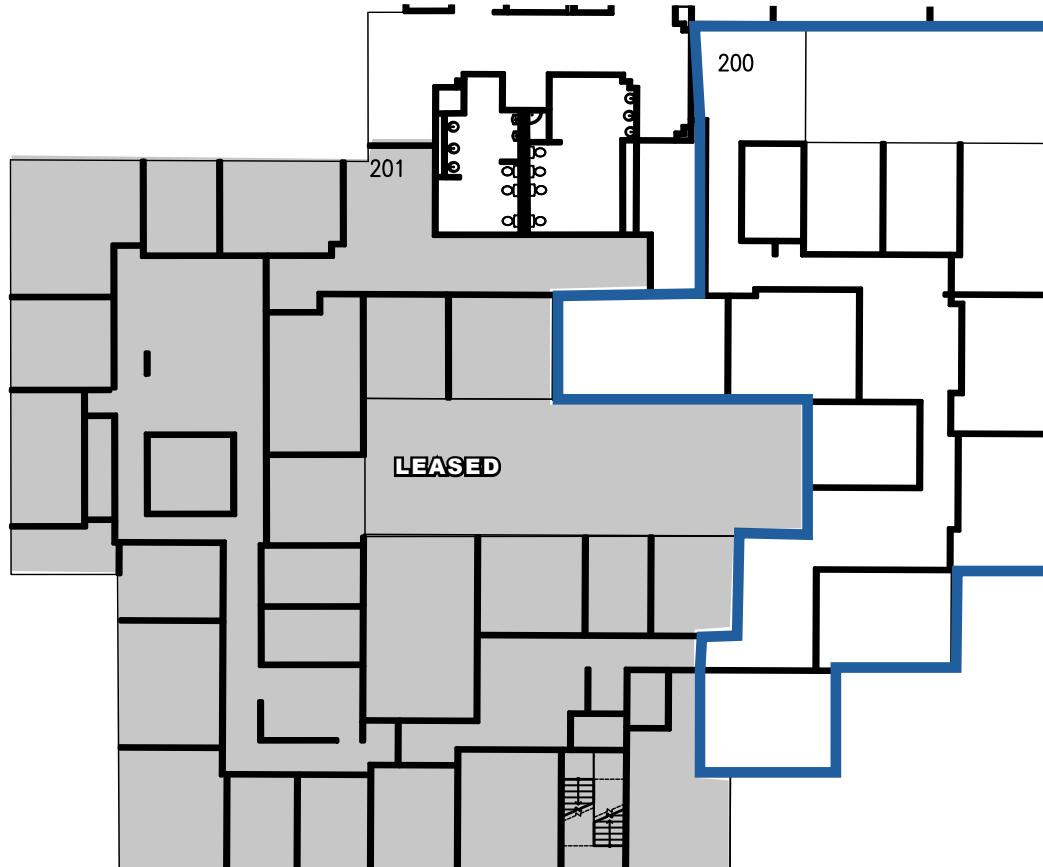
POINT WEST TERRACE  
**FLOOR PLAN**

1690 WEST SHAW AVENUE SPACES

**SUITE 200**

4,400± RSF

\*INCENTIVE AVAILABLE



**AMIR DEHLAN**  
Vice President - Office Division  
t 559-217-2120  
adehlan@fortuneassociates.com  
CA RE Lic. #01851777

**BRANDON LAMONICA**  
Senior Vice President - Office Division  
t 559-930-1221  
blamonica@fortuneassociates.com  
CA RE Lic. #01317857

**BRETT TODD**  
Vice President - Office Division  
t 559-352-1054  
btodd@fortuneassociates.com  
CA RE Lic. #01912244

**JOEL MARTINEZ**  
Vice President - Office Division  
t 559-795-9377  
jmartinez@fortuneassociates.com  
CA RE Lic. #02168127

[www.fortuneassociates.com](http://www.fortuneassociates.com) | 470 E Herndon Ave, Suite 200 |

559.490.2500

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

POINT WEST TERRACE  
**PROPERTY LOCATION**



**AMIR DEHLAN**  
Vice President - Office Division  
t 559-217-2120  
adehlan@fortuneassociates.com  
CA RE Lic. #01851777

**BRANDON LAMONICA**  
Senior Vice President - Office Division  
t 559-930-1221  
blamonica@fortuneassociates.com  
CA RE Lic. #01317857

**BRETT TODD**  
Vice President - Office Division  
t 559-352-1054  
btodd@fortuneassociates.com  
CA RE Lic. #01912244

**JOEL MARTINEZ**  
Vice President - Office Division  
t 559-795-9377  
jmartinez@fortuneassociates.com  
CA RE Lic. #02168127

[www.fortuneassociates.com](http://www.fortuneassociates.com) | 470 E Herndon Ave, Suite 200 |

559.490.2500

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

POINT WEST TERRACE  
**CONTACT**

*Exclusively Offered By*

**AMIR DEHLAN**

adehlan@fortuneassociates.com  
559-217-2120  
DRE#01851777

**BRANDON LAMONICA**

blamonica@fortuneassociates.com  
559-930-1221  
DRE#01317857

**BRETT TODD**

btodd@fortuneassociates.com  
559-352-1054  
DRE#01912244

**JOEL MARTINEZ**

jmartinez@fortuneassociates.com  
559-795-9377  
DRE#02168127



**AMIR DEHLAN**  
Vice President - Office Division  
t 559-217-2120  
adehlan@fortuneassociates.com  
CA RE Lic. #01851777

**BRANDON LAMONICA**  
Senior Vice President - Office Division  
t 559-930-1221  
blamonica@fortuneassociates.com  
CA RE Lic. #01317857

**BRETT TODD**  
Vice President - Office Division  
t 559-352-1054  
btodd@fortuneassociates.com  
CA RE Lic. #01912244

**JOEL MARTINEZ**  
Vice President - Office Division  
t 559-795-9377  
jmartinez@fortuneassociates.com  
CA RE Lic. #02168127

[www.fortuneassociates.com](http://www.fortuneassociates.com) | 470 E Herndon Ave, Suite 200 |

559.490.2500

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