

**BROKER INCENTIVE AVAILABLE!**

AVAILABLE FOR LEASE | POINT WEST TERRACE

**1680-1690 WEST SHAW AVENUE,  
FRESNO, CA 93711**







## 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

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# POINT WEST TERRACE PROPERTY AVAILABILITY

\* = ELIGIBLE FOR PROPERTY PROMOTION

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

5% Broker Incentive

1690  
RESERVED PARKING

1690  
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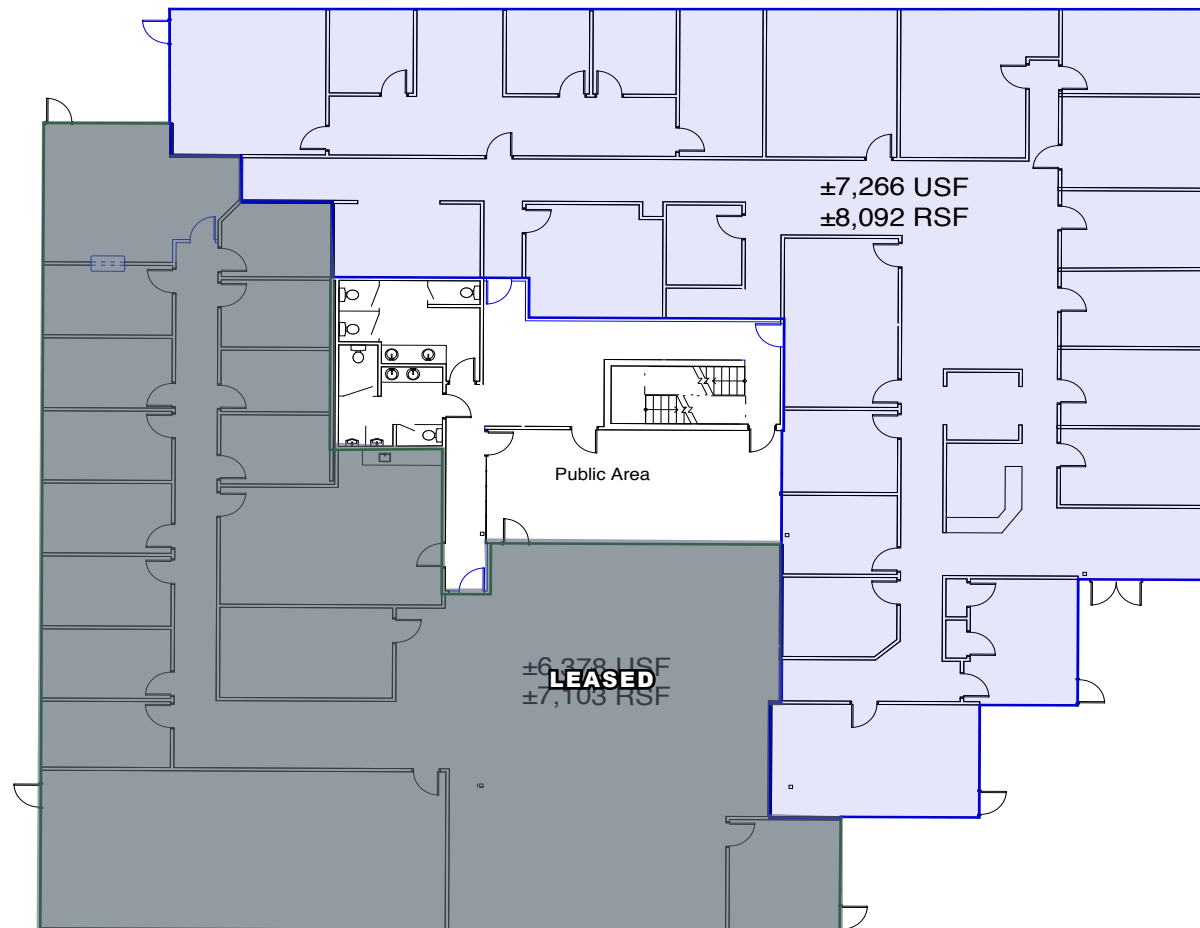
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1680 WEST SHAW AVENUE SPACES

**SUITE 102**

8,092± RSF



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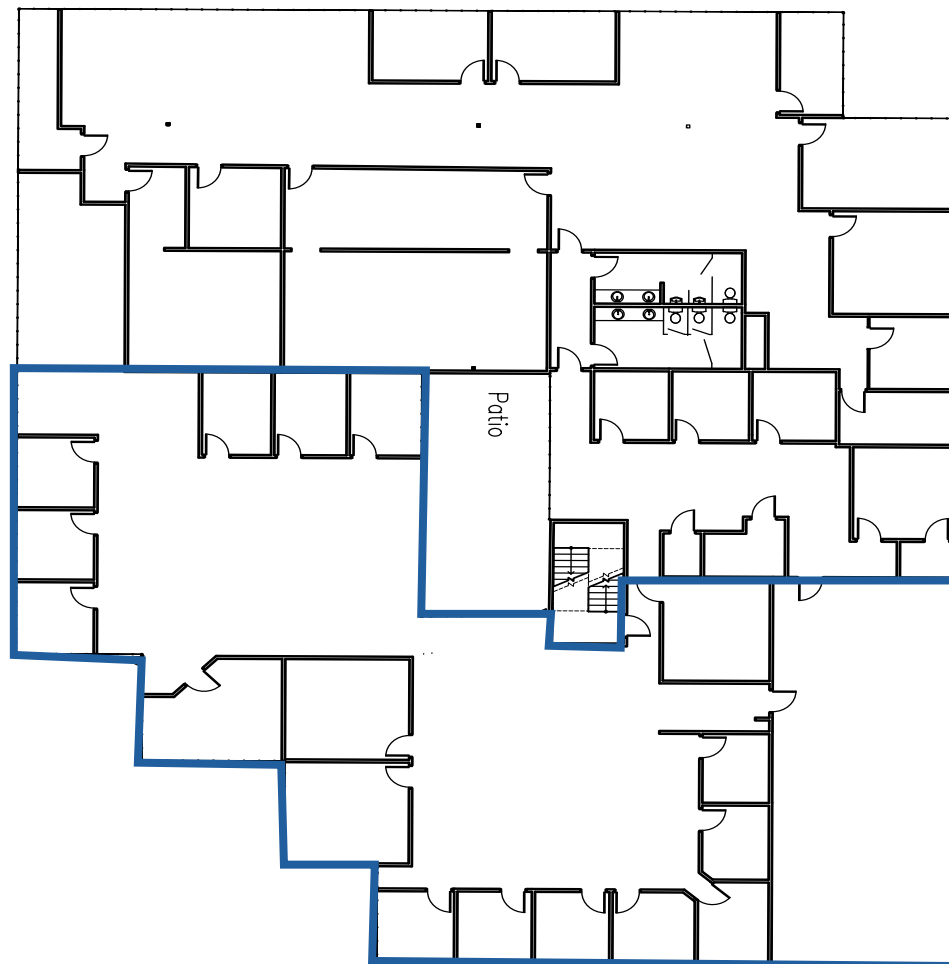
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1684 WEST SHAW AVENUE SPACES

**SUITE 103**

6,812± RSF



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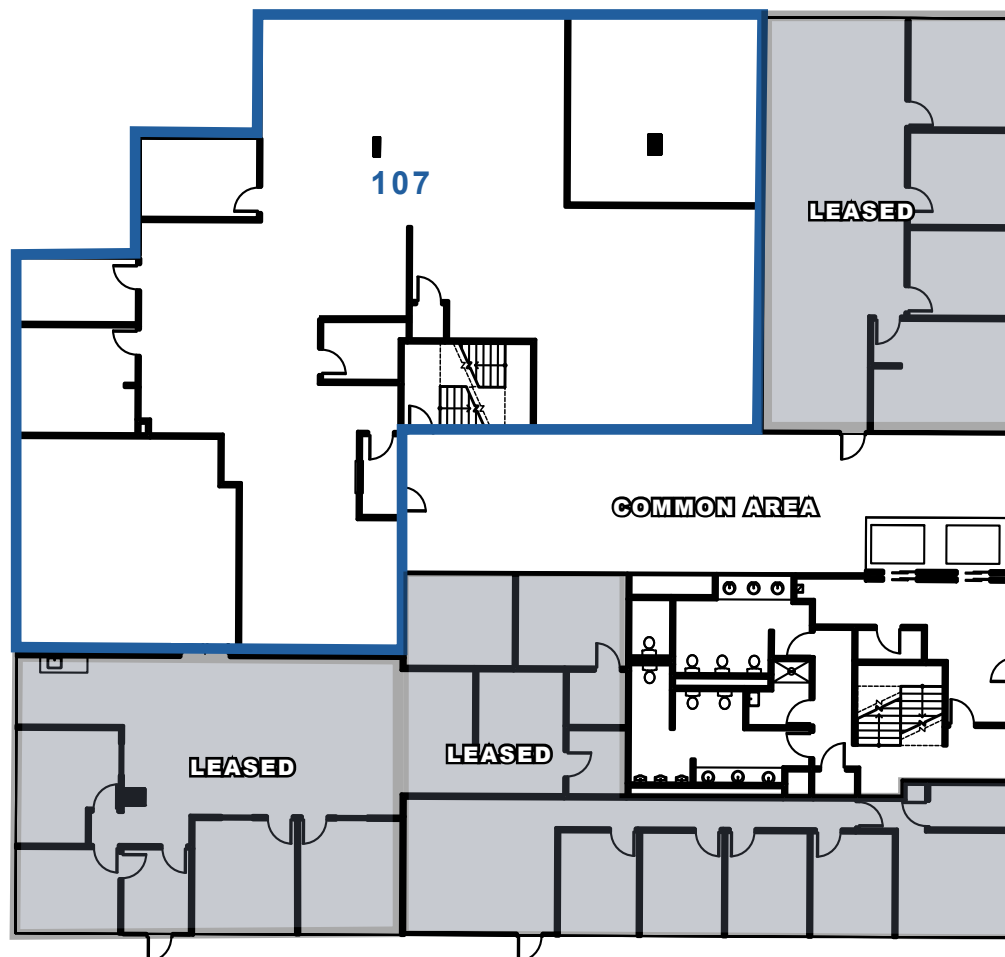
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# POINT WEST TERRACE FLOOR PLAN

## 1690 WEST SHAW AVENUE SPACES

### SUITE 107

5,320± RSF



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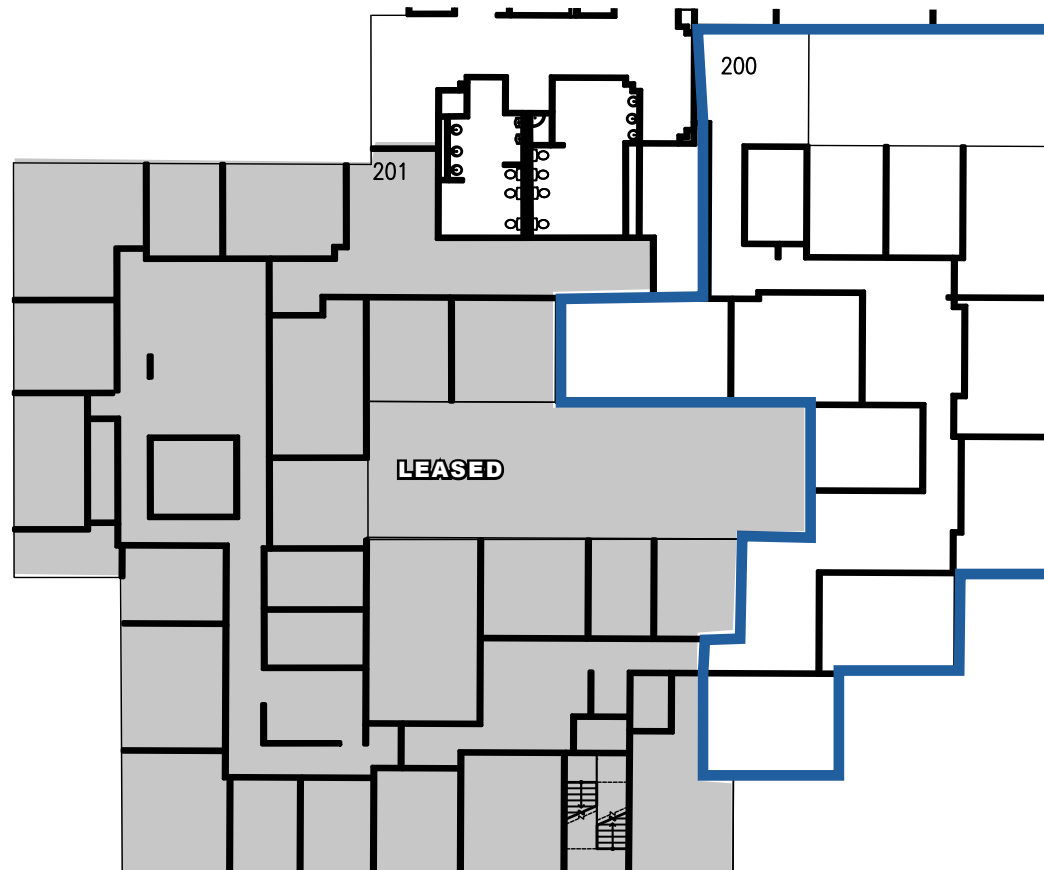
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1690 WEST SHAW AVENUE SPACES

**SUITE 200**

4,400± RSF

**\*INCENTIVE AVAILABLE**



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# POINT WEST TERRACE PROPERTY LOCATION



WEST AVENUE

FRUIT AVENUE

PALM AVENUE

SHAW AVENUE

FIG GARDEN VILLAGE



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**CONTACT**

*Exclusively Offered By*

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