

AVAILABLE FOR LEASE
3,900± RSF SUITES AT FRESNO COMMONS

7075 N. WEST AVENUE

FRESNO, CA



NEWMARK
PEARSON COMMERCIAL

Luke Tessman
Vice President - Office Division
t 559-447-6243
ltessman@pearsonrealty.com
CA RE Lic. #02008140

Nick Sorensen
Vice President - Office Division
t 559-447-6240
nsorensen@pearsonrealty.com
CA RE Lic. #02081137

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FRESNO OFFICE: 7480 N. Palm Ave. #101, Fresno, CA 93711, t 559-432-6200 | **VISALIA OFFICE:** 3447 S. Demaree St., Visalia, CA 93277, t 559-732-7300

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7075 N. WEST AVENUE

FRESNO, CA

PROPERTY

INFORMATION

Availability:	Suites 103 & 104 3,900± RSF (<i>Suites can be demised</i>)
Tenant Improvements:	Negotiable
Year Built:	2007
Parking Type:	Surface, Free, and Unassigned
Zoning:	O (<i>Office</i>)

PROPERTY DESCRIPTION

The project is a well-designed and constructed office complex, suitable for a wide array of tenancy. The floor plate configuration provides excellent natural lighting throughout. Parking is adjacent to each building and provides convenient access. The project is popular with tenants due to the close proximity to Fresno's main arteries - Herndon Avenue, Freeway 41, and numerous ancillary services such as pharmacies, banking, grocery stores, and restaurants.

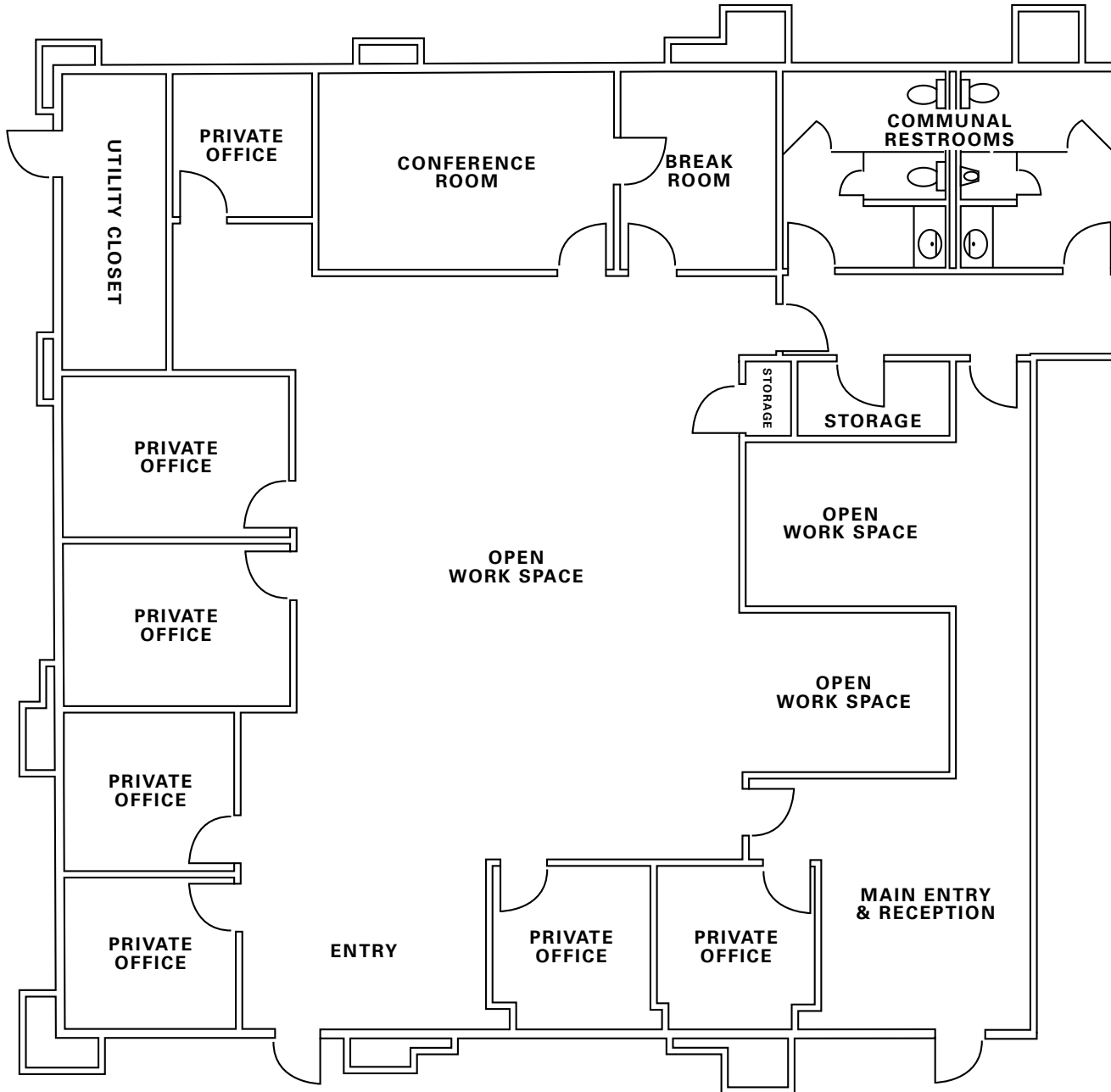
HIGHLIGHTS

- Wellness Centered Office Complex
- Neighboring Tenants are in the Fields of Personal Health and Self Improvement
- Ideally Located along W. Herndon Avenue
- Tenant Improvements Available
- Geographic Center of East and West Fresno



\$1.90 (PSF/Monthly)
LEASE RATE

NNN
LEASE TYPE



*Can be demised



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AERIAL
MAP



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