

# FRESNO / BULLARD PARK

## Fresno, CA 93710

FOR LEASE | 6067 Fresno St. Suite 107



- Redecorating Allowance
- T-1 Lines already Installed
- One block away from Freeway 41 on-off Ramps
- Fresno St. signage Available
- Excellent Traffic Counts
- Situated close to Retail Centers and Public Transportation

822 SF Available Space | North Fresno Prime Office Space



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### Property Summary

**Summary:** Situated at a corner of the building with exterior glass on the two sides that immediately adjoins the parking lot. This space includes a work room with a small kitchen. It has nearby access to Freeway 41 and close proximity to retail developments and major commercial anchors.

**Location:** Northwest corner of Fresno St. and Bullard Ave.

**Suite Size:** 822 SF

**Lease Rate:** \$1.85 per square foot per month + utilities and janitorial ("Modified Gross").

**Lease Term:** Five (5) Years.

**Signage:** Fresno St. signage available.

**Interior Improvements:** Space will be redecorated as necessary.

**Parking Ratio:** Four (4) per 1,000 SF

**Access to Suite:** Please call Listing Agent for details.

6067 Fresno St. Suite 107



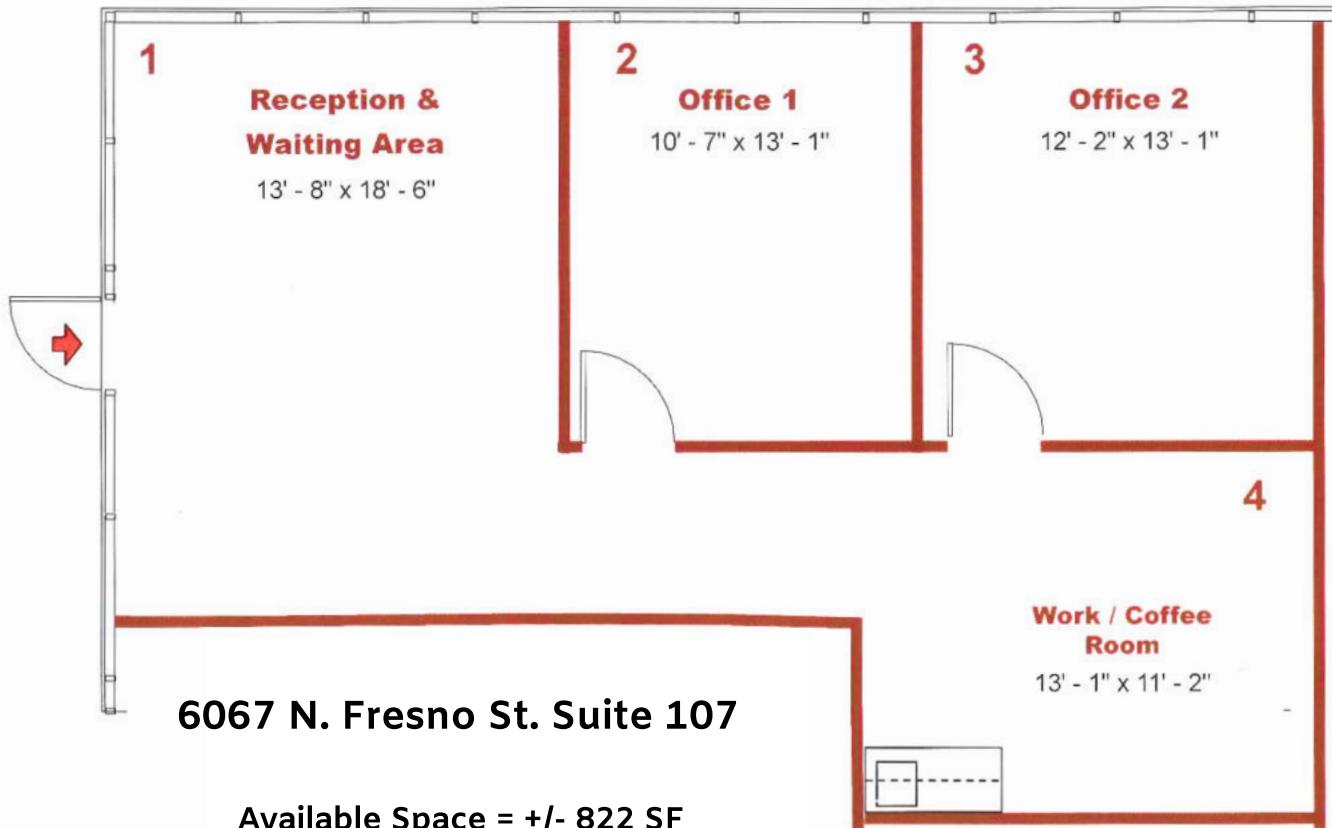
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# FRESNO / BULLARD PARK | Floor Plan



**6067 Fresno St. Suite 107 | 822 SF**



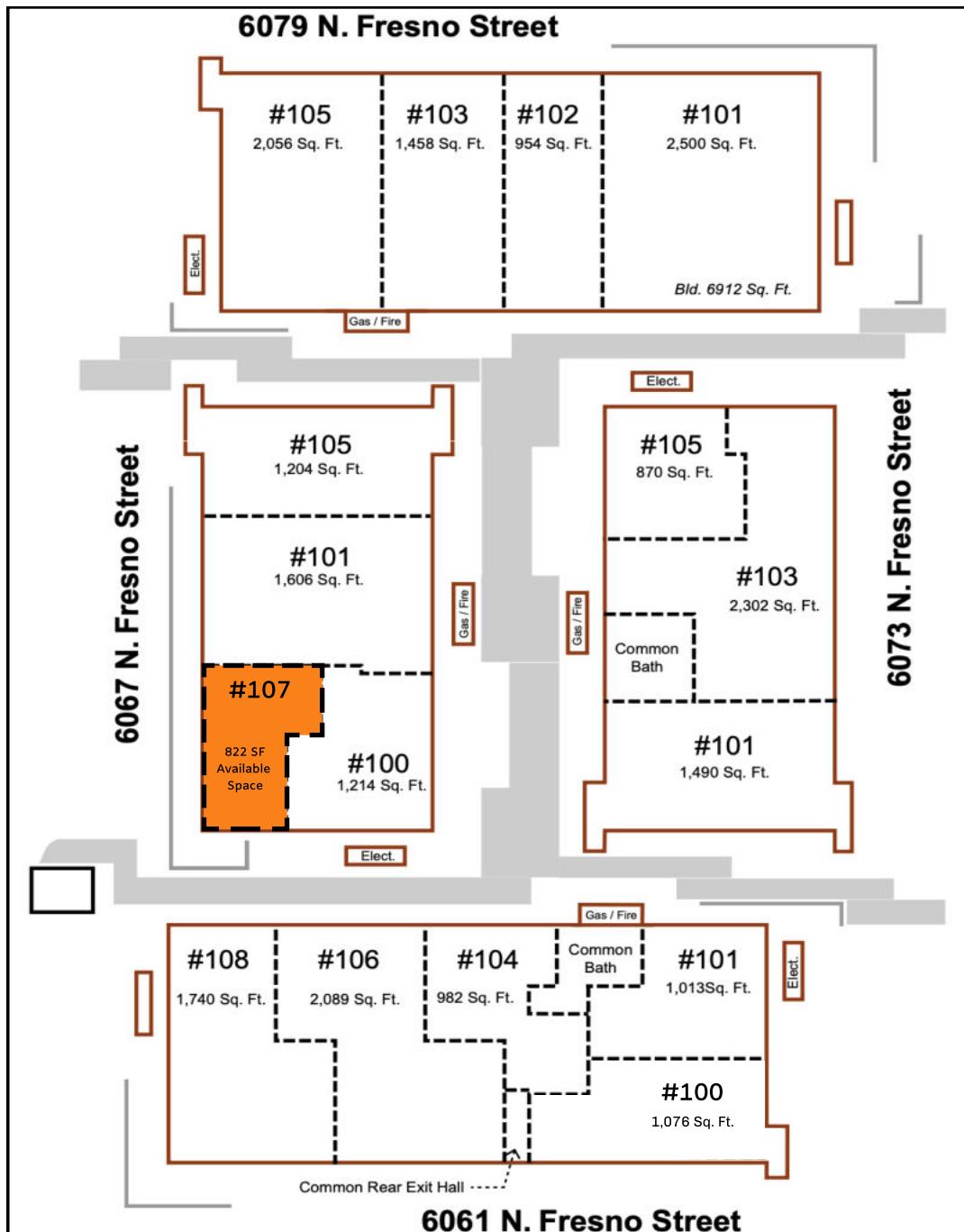
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# FRESNO / BULLARD PARK | Site Plan



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# FRESNO / BULLARD PARK | Site Aerial



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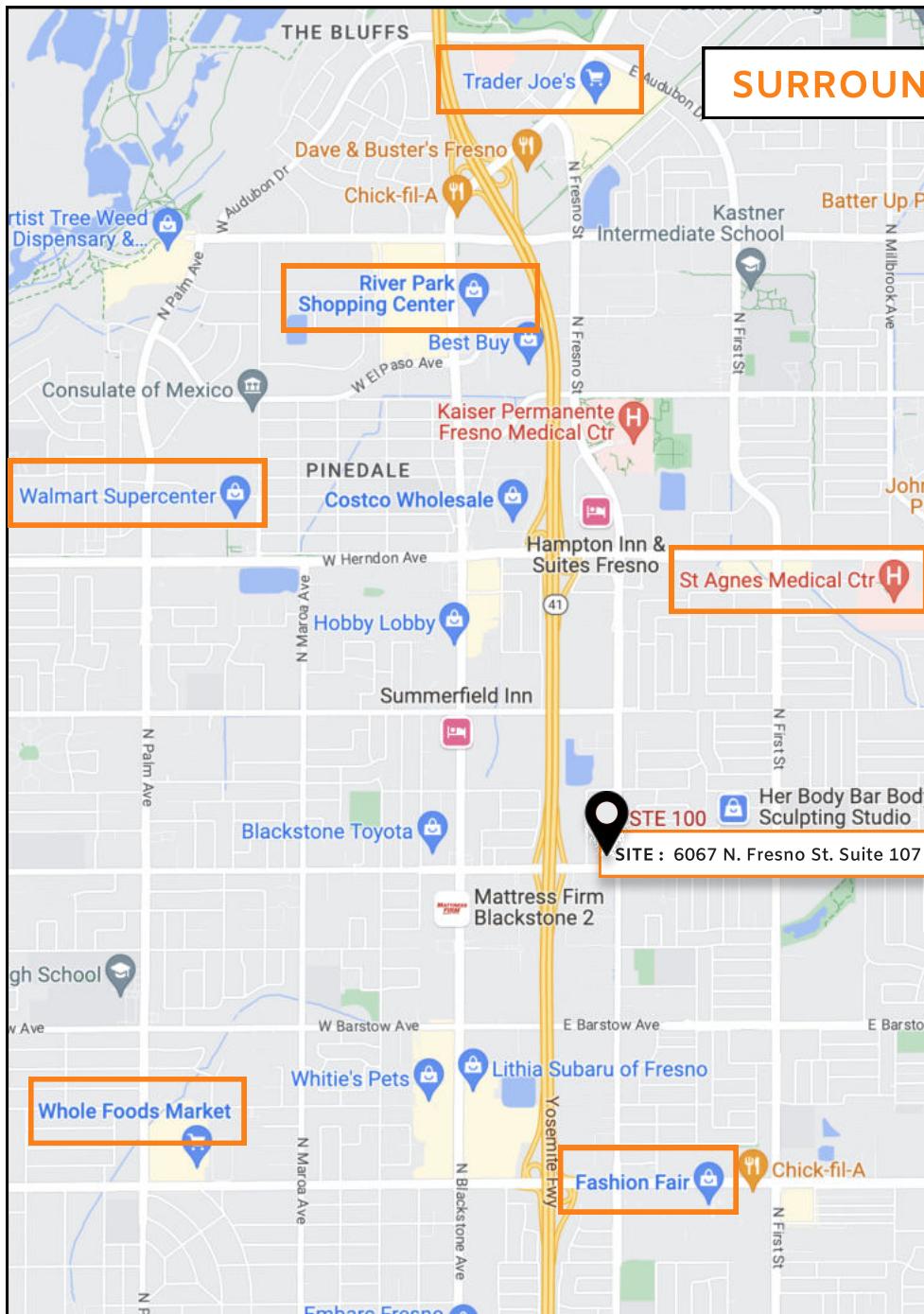
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# FRESNO / BULLARD PARK | Vicinity Map



## SURROUNDING MAJOR RETAILERS



FASHION FAIR



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