

PROFESSIONAL OFFICE SPACE AVAILABLE FOR LEASE

770 E. Shaw Avenue
Fresno, California

New Tenant Rent Incentive

Call Broker for Details

For information, please contact:

Scott Christensen | Vice President - Office Division | t 559-447-6230 | schristensen@pearsonrealty.com | CA RE Lic. #01415793

NEWMARK
PEARSON COMMERCIAL

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Corporate License #00020875
newmarkpearson.com

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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PROFESSIONAL OFFICE SPACE

PROPERTY DESCRIPTION

Professionally managed & maintained three-story office complex with quiet & peaceful open air atrium/courtyard area. All amenities for employees to enjoy daily including shopping, restaurants, banking & daily services all within walking distance. Easy access to Highway 41 & FAX bus service on Shaw Avenue. Abundant on-site common *(some covered)* parking. On-site security team.

PROPERTY DETAILS

Lease Rate:	Full Service Lease. <i>Call broker for lease rates and further details.</i>
Tenant Improvements:	Negotiable
Lease Term:	3 year minimum preferred
Parking Description:	321 surface stalls, plus 8 surface handicap stalls
Zoning:	Commercial, General Office

HIGHLIGHTS

- Complete Renovation, Millions Spent on Award Winning Improvements
 - Finest East Shaw Property *(High Image Building)*
 - Strategically Located Directly Across from the High End Super Regional Center: Fashion Fair Mall, Near Freeway 41, Major Banks & Dining
 - High Visibility *(64,000 Average Daily Vehicle Traffic Count, Over 23.3 Million Annually)*
 - ADA Compliant
 - Suites can accommodate various size requirements
 - 8,000± square foot Event Center
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CONCIERGE SERVICES

- “Enhanced deterrence” security program - Sheriff’s Department located within the building
 - Concierge staff provide in-house construction, management, maintenance and security. All working exclusively for owner and dedicated to better serve tenants
 - Lounge, conference and catering facilities available
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PROFESSIONAL OFFICE SPACE

Availability

FIRST FLOOR

Suite 110-116:	8,016± RSF
Suite 130:	2,351± RSF
Suite 131:	3,171± RSF
Suite 132:	2,257± RSF

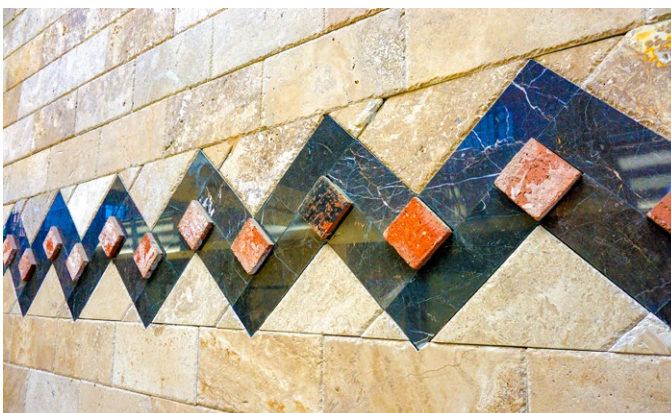
SECOND FLOOR

Suite 218:	2,199± RSF
Suite 240:	1,979± RSF

THIRD FLOOR

Suite 304:	3,439± RSF
Suite 310:	2,683± RSF
Suite 315:	5,411± RSF
Suite 320 *:	7,872± RSF
Suite 324 *:	1,009± RSF
Suite 325 *:	1,607± RSF
Suite 326 *:	2,381± RSF
Suite 330:	8,081± RSF

*Could be combined up to 12,869± SF



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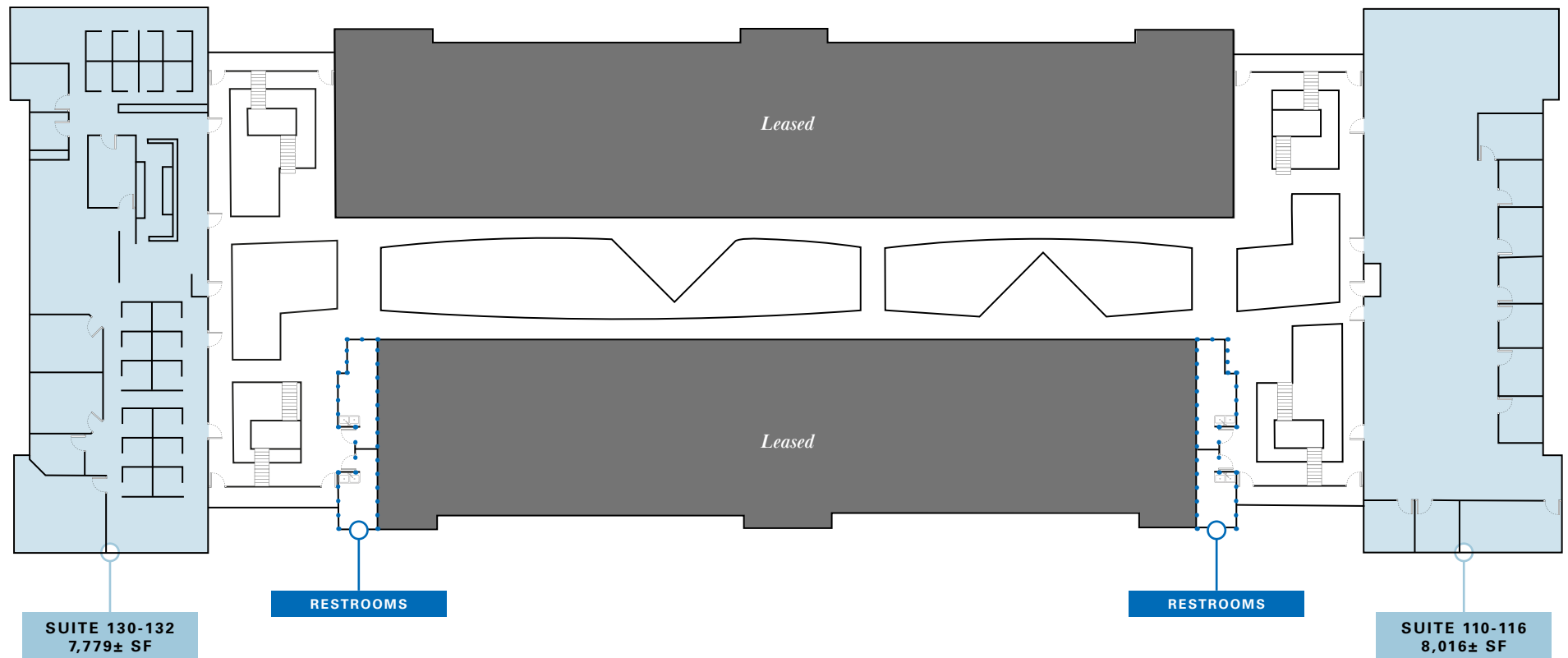
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PROFESSIONAL OFFICE CENTER

Floor Plan | 1st Floor *(Not to Scale)*



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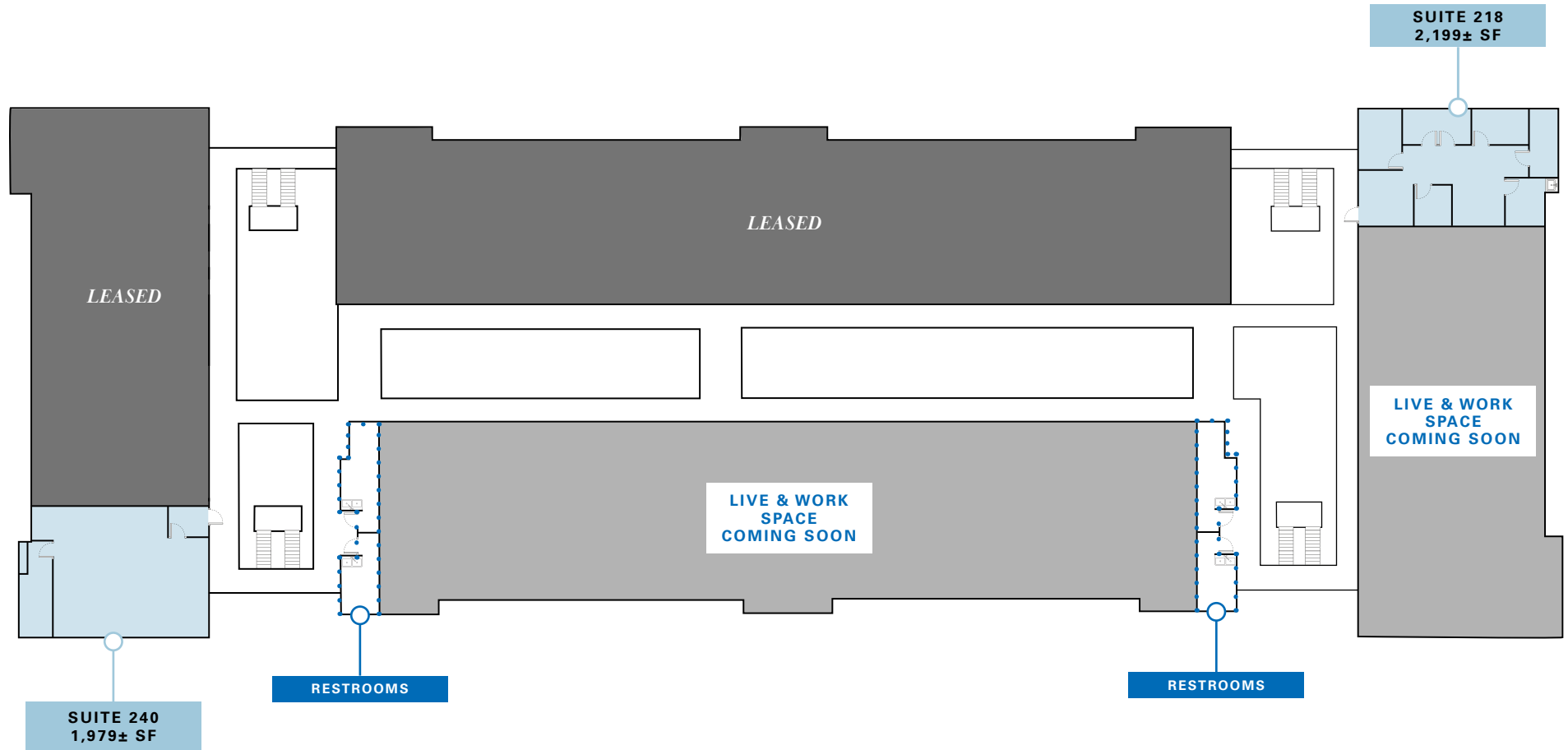
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PROFESSIONAL OFFICE CENTER

Floor Plan | 2nd Floor *(Not to Scale)*



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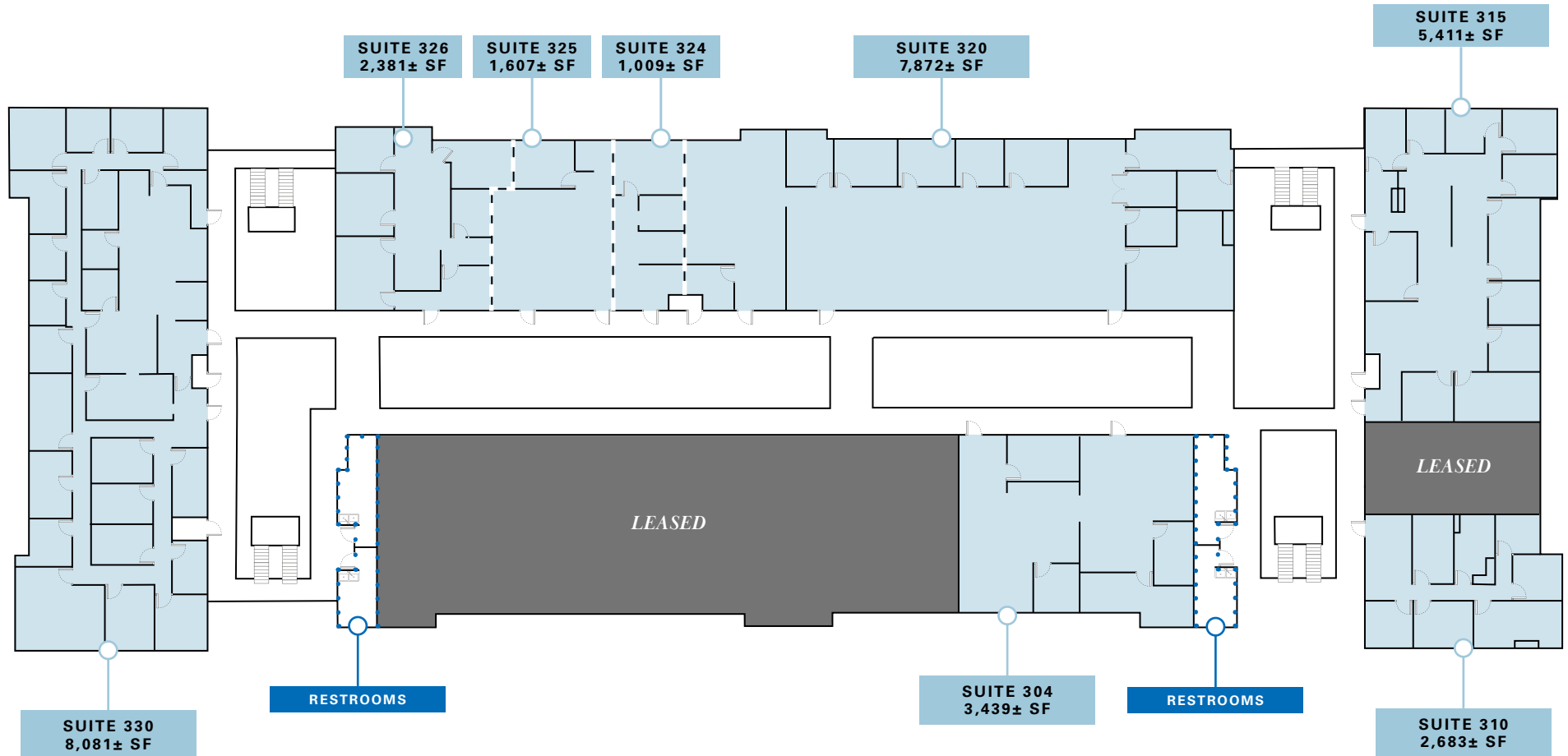
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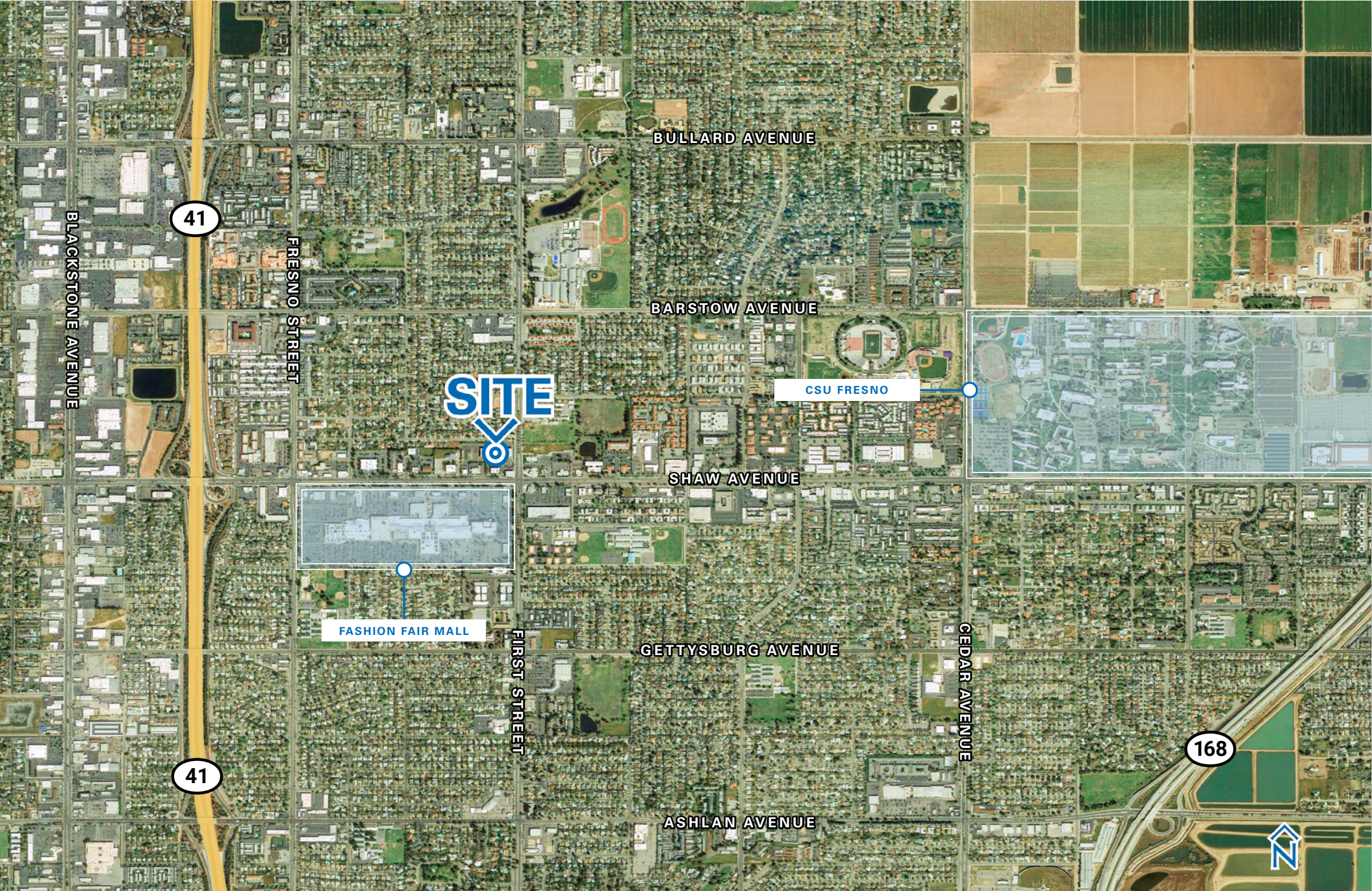
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PROFESSIONAL OFFICE CENTER

Floor Plan | 3rd Floor *(Not to Scale)*





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