

**Medical Office Space in Excellent Condition w/ Rent Abatement Available**  
 Office For Lease | 7206 & 7210 North Milburn Avenue Fresno, CA 93722



Lease Rate	<b>\$2.60</b> <b>SF/MONTH</b> <b>(NNN)</b>
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**OFFERING SUMMARY**

Building Size:	±18,988 SF
NNN's:	\$0.40/SF
Available SF:	±1,200 - 3,440 SF
Lot Size:	±1.82 Acres
Zoning:	O: Office
Market:	Fresno
Submarket:	North Fresno
Cross Streets:	Milburn Ave & Spruce Ave
Parking:	5.21 stalls/1,000 SF
APN:	502-160-13

**PROPERTY HIGHLIGHTS**

- Rent Abatement Available W/ Lease Terms at 5+ Years!
- Class "A" Medical Office Suites: Multiple Configurations
- 6.5 miles away from Saint Agnes Medical Center
- Equidistant (10.5 Miles) to CRMC & Valley Children's
- New Paint & Flooring | Exam Rooms Equipped w/ Sinks
- Interior Remodel Complete w/ High-End Finishes
- Well-Known Freestanding Office Building + Parking
- Former Medical Group Office w/ Milburn & Spruce Signage
- Parking On All Sides Of Building on ±1.82 Acres
- Excellent Presence Surrounded with Quality Medical Tenants
- Energy Efficient Improvements - Low Cost Bulk Rate Utilities
- Densely Populated Trade Area Equidistant to W. Fresno & Clovis
- North & South Bound Traffic Generators Near CA-99 & CA-41
- Surrounded By Fresno's Highest Trafficked Roads & Major Arterials

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### PROPERTY DESCRIPTION

(4) Medical office spaces available in a single story, class-A office building featuring tile, glass, & stucco finishes. Suite 7206 #103 & 7210 #105 of  $\pm 1,200$  SF consists of 4 exam rooms with both exterior and hallway windows (blackout blinds), middle nurse station with a built-in sink, private, 2 offices (1 behind receptionist), backend reception, front waiting area, storage room, wide open hallway (vitals), & a private ADA restroom. Suite 7210 #105 of  $\pm 2,240$  SF consists of five exam rooms, front reception with a waiting area, two storage closets, rear nurses station with a sink, restroom placed at the front entrance and a second ADA restroom placed in the rear, two rear offices with a private separate entrance (9' x 12' doctors office & 7' x 9'). Suite 7206 #105 of  $\pm 1,674$  SF consists of 5 exam rooms, rear surgical room, nurses station, rear office, 2 storage rooms, 2 ADA restrooms, 2 rear exits. The property features abundant parking with 5.21 stalls per 1,000 SF. The subject property offers a central location for doctors, patients, & employees. It is conveniently located near United Health Centers, Central California Blood Center, Kaiser Permanente, Fresno Heart & Surgical Hospital, and Fresno Community Hospitals. Site is located on the corner, elevated from the street and is one of the most prominent buildings in the area. Near several restaurants, all necessary services and shopping centers, including Marketplace at El Paseo. Excellent northwest location directly east of Marketplace Shopping Center, abundant parking lot conveniently located in the front of the building with additional street parking. Rent Abatement Available W/ Lease Terms at 5+ Years!

### LOCATION DESCRIPTION

Class A medical office building located at the SEC of Milburn & Spruce Avenues in Northwest Fresno, CA. The site is in the most desired area of North Fresno, CA and surrounded by professional office users and Fortune 500 companies. The Office Complex is just West of N Blythe Ave, south of W Spruce Ave, East of N Milburn Ave, and North of W Herndon Ave. Prime location down the street from an appealing mix of over 200 restaurants, national, regional and local retailers including: Save Mart, Starbucks, Jack in the Box, Deli Delicious, Chase, GB3, CVS, & many more! Located within  $\pm 2$  miles from Highway 99 &  $\pm 5$  miles from Freeway 41. This location provides quick and easy access to south Fresno, Downtown, & Clovis, California.



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**AVAILABLE SPACES**

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
7206 N Milburn Ave #103	1,200 SF	NNN's: \$0.40/SF	\$2.60 SF/month	4 exam rooms with both exterior and hallway windows (blackout blinds), middle nurse station with a built-in sink, private, 2 offices (1 behind receptionist), backend reception, front waiting area, Storage room, wide open hallway (vitals), And a private ADA restroom. Contiguous to 7206 #106.
7206 N Milburn Ave #105	2,240 - 3,440 SF	NNN's: \$0.40/SF	\$2.25 SF/month	5 exam rooms, rear surgical room, nurses station, rear office, 2 storage rooms, 2 ADA restrooms, 2 rear exits. Contiguous to 7206 #103.
7210 N Milburn Ave #105	1,674 - 2,874 SF	NNN's: \$0.40/SF	\$2.25 SF/month	5 exam rooms, front reception with a waiting area, two storage closets, rear nurses station with a sink, restroom placed at the front entrance and a second ADA restroom placed in the rear, two rear offices with a private separate entrance (9' x 12' doctors office & 7' x 9'). Contiguous to 7210 #106.
7210 N Milburn Ave #106	1,200 SF	NNN's: \$0.40/SF	\$2.25 SF/month	4 exam rooms with both exterior and hallway windows (blackout blinds), middle nurse station with a built-in sink, private, 2 offices, backend reception, front waiting area, Storage room, wide open hallway (vitals), And a private ADA restroom. Contiguous to 7210 #105.

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7206 #103 Entrance



7206 #103 Reception Area



7206 #103 Reception Office



7206 #103 Exam Room 1



7206 #103 Exam Room 2



7206 #103 Storage Room

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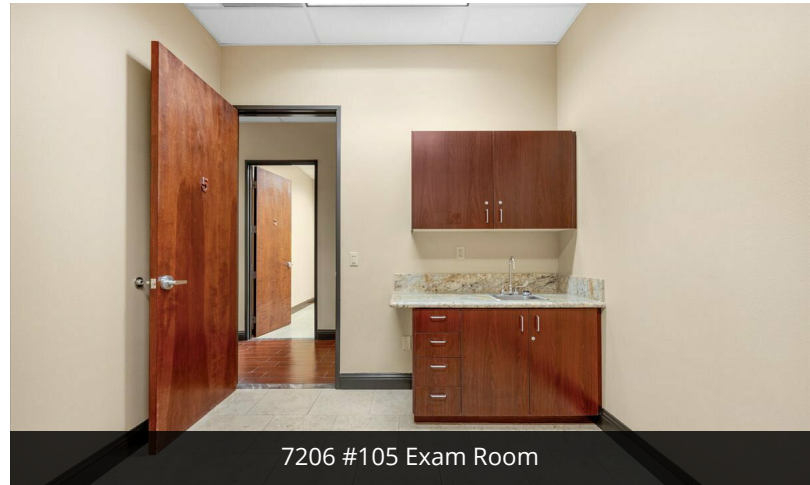
7206 #105 Entrance



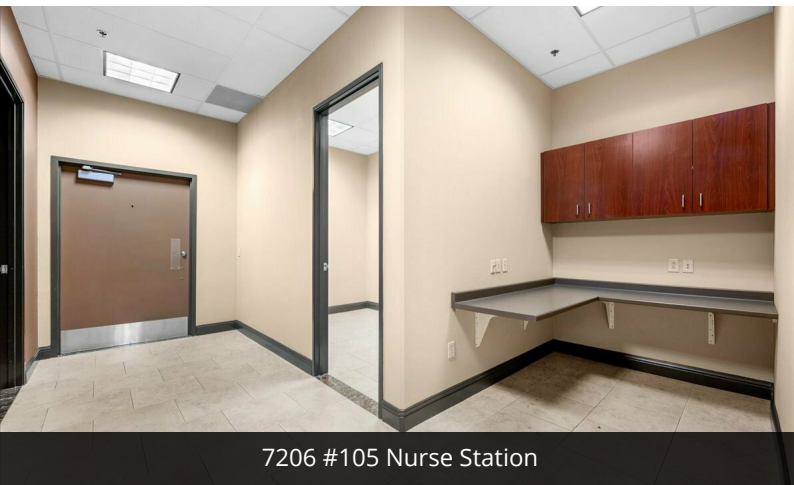
7206 #105 Reception



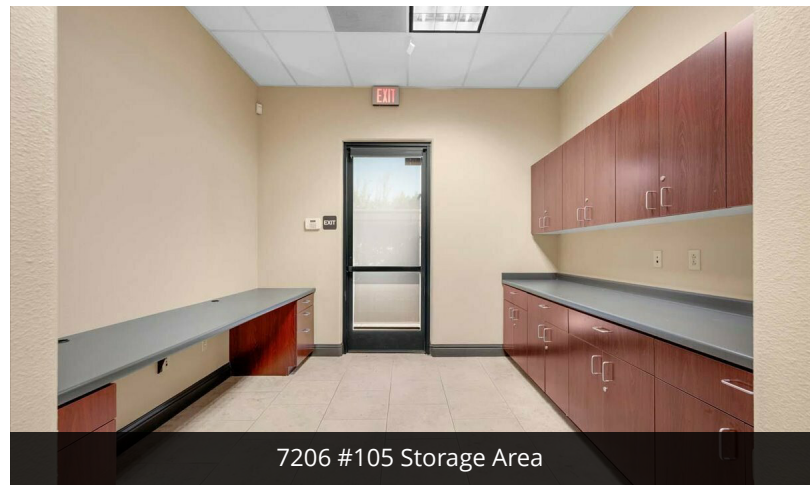
7206 #105 Reception



7206 #105 Exam Room



7206 #105 Nurse Station



7206 #105 Storage Area

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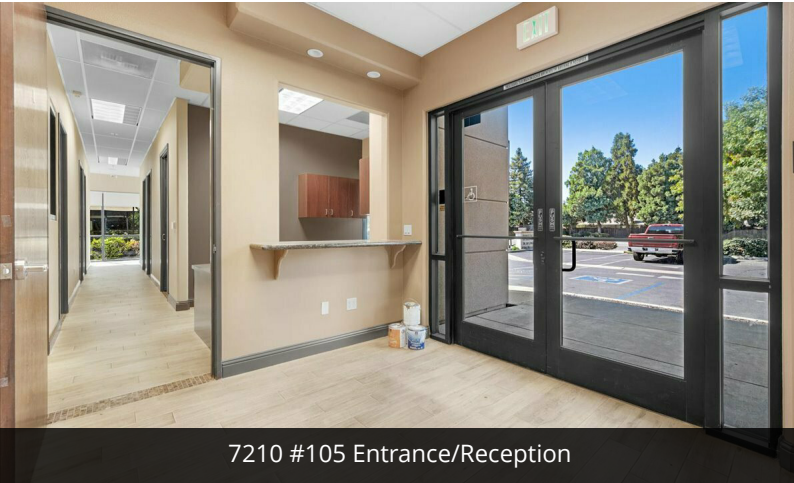
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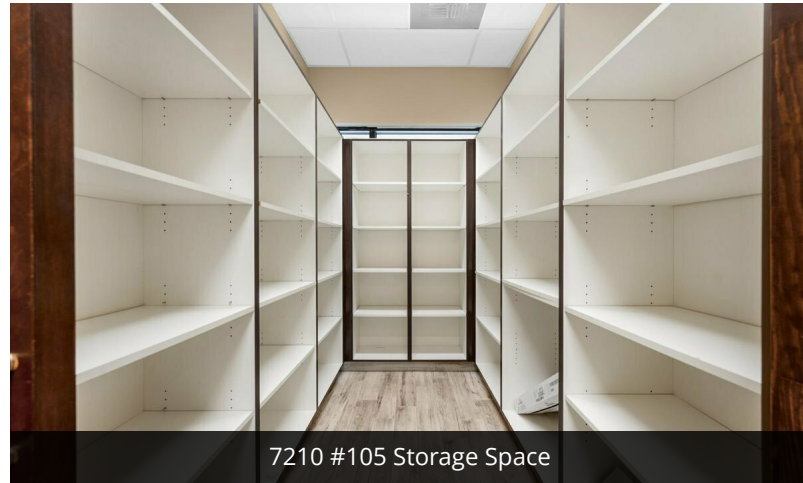
7210 #105 Entrance/Reception



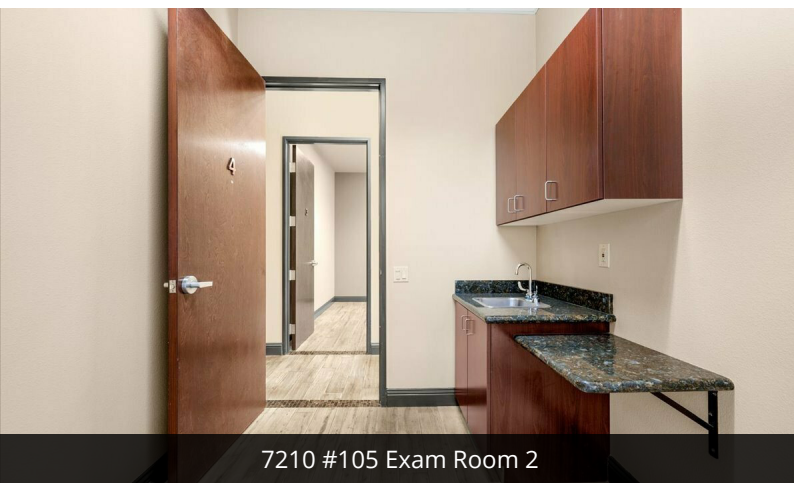
7210 #105 Reception/Work Station



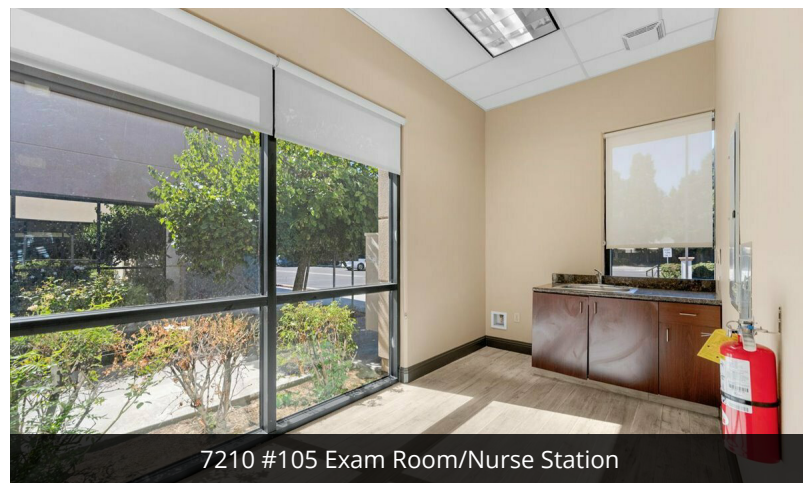
7210 #105 Exam Room 1



7210 #105 Storage Space



7210 #105 Exam Room 2



7210 #105 Exam Room/Nurse Station

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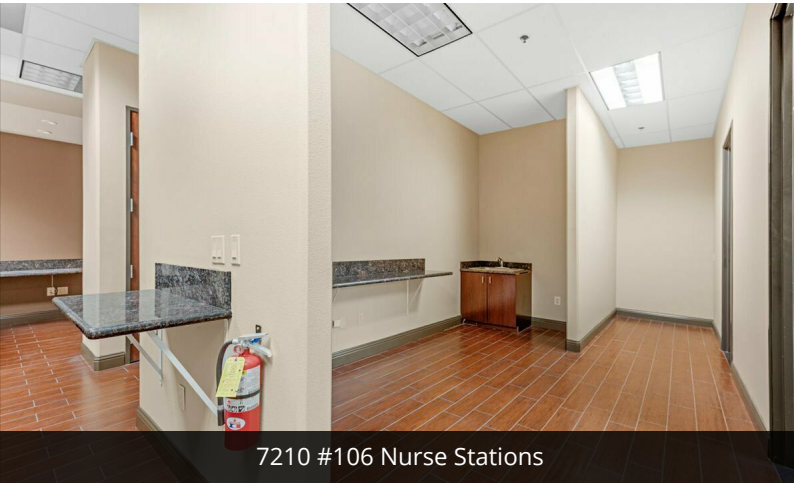
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7210 #106 Reception



7210 #106 Work Station



7210 #106 Nurse Stations



7210 #106 Storage Room



7210 #106 Exam Room



7210 #106 Exam Room 2

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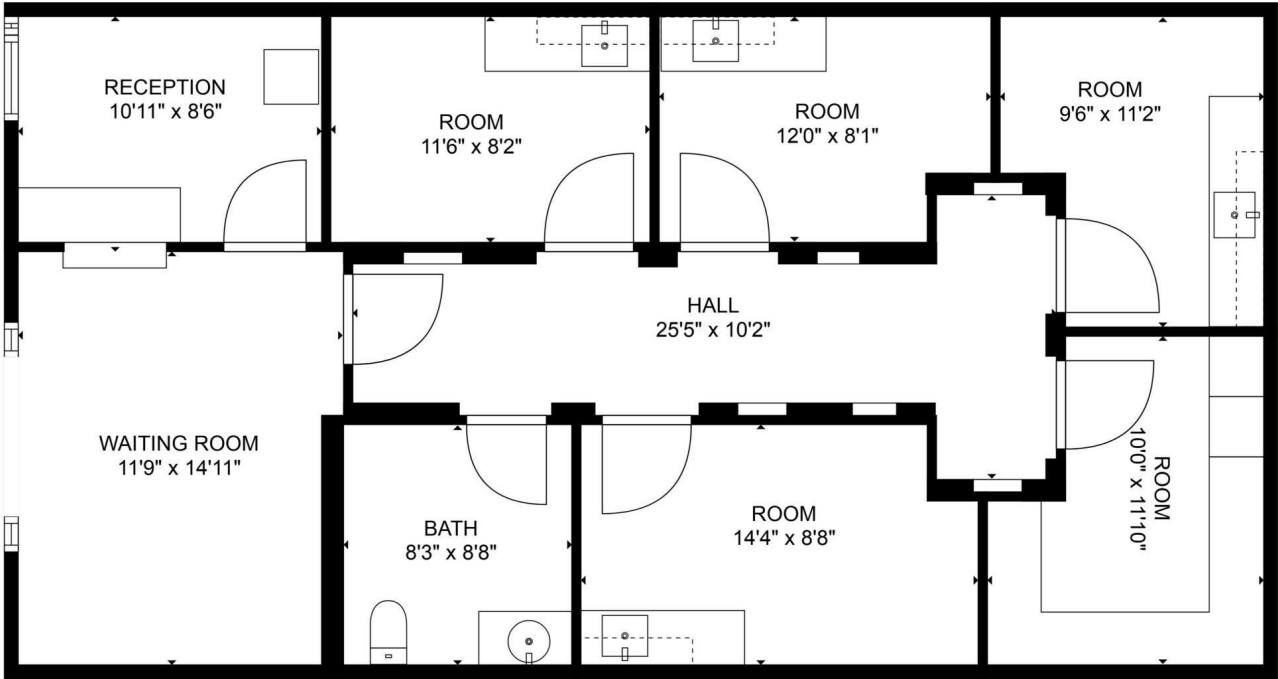
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7206 #103



7206 #105

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7210 #106



7210 #105

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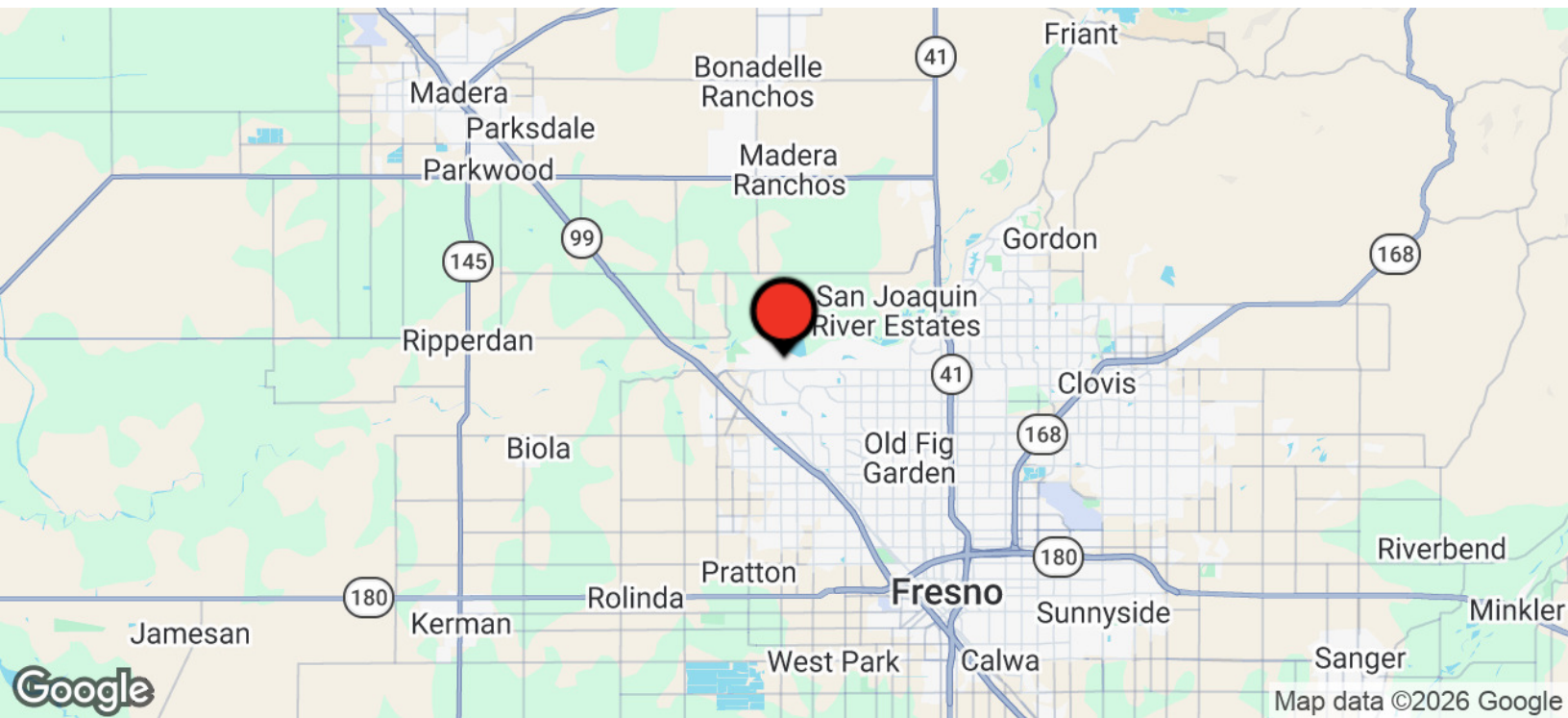
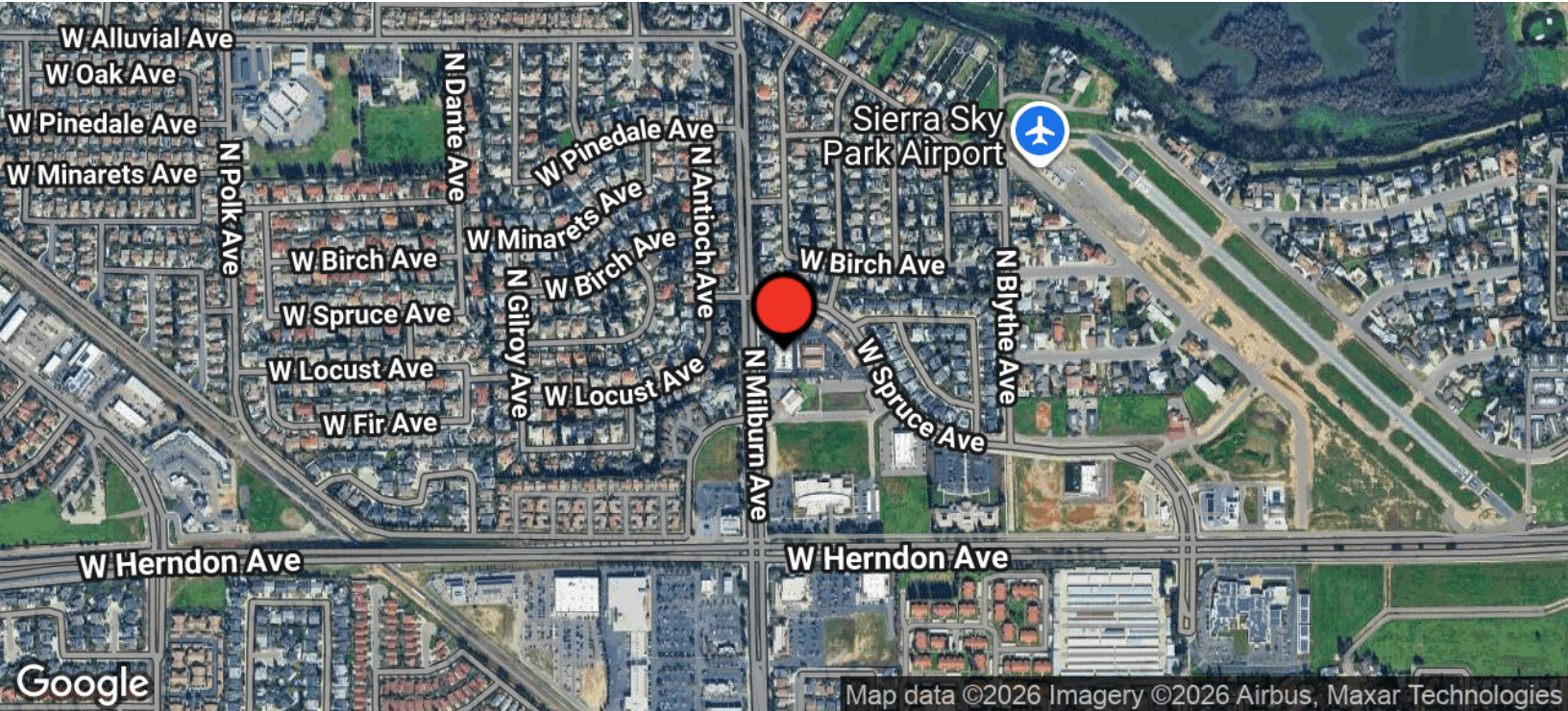
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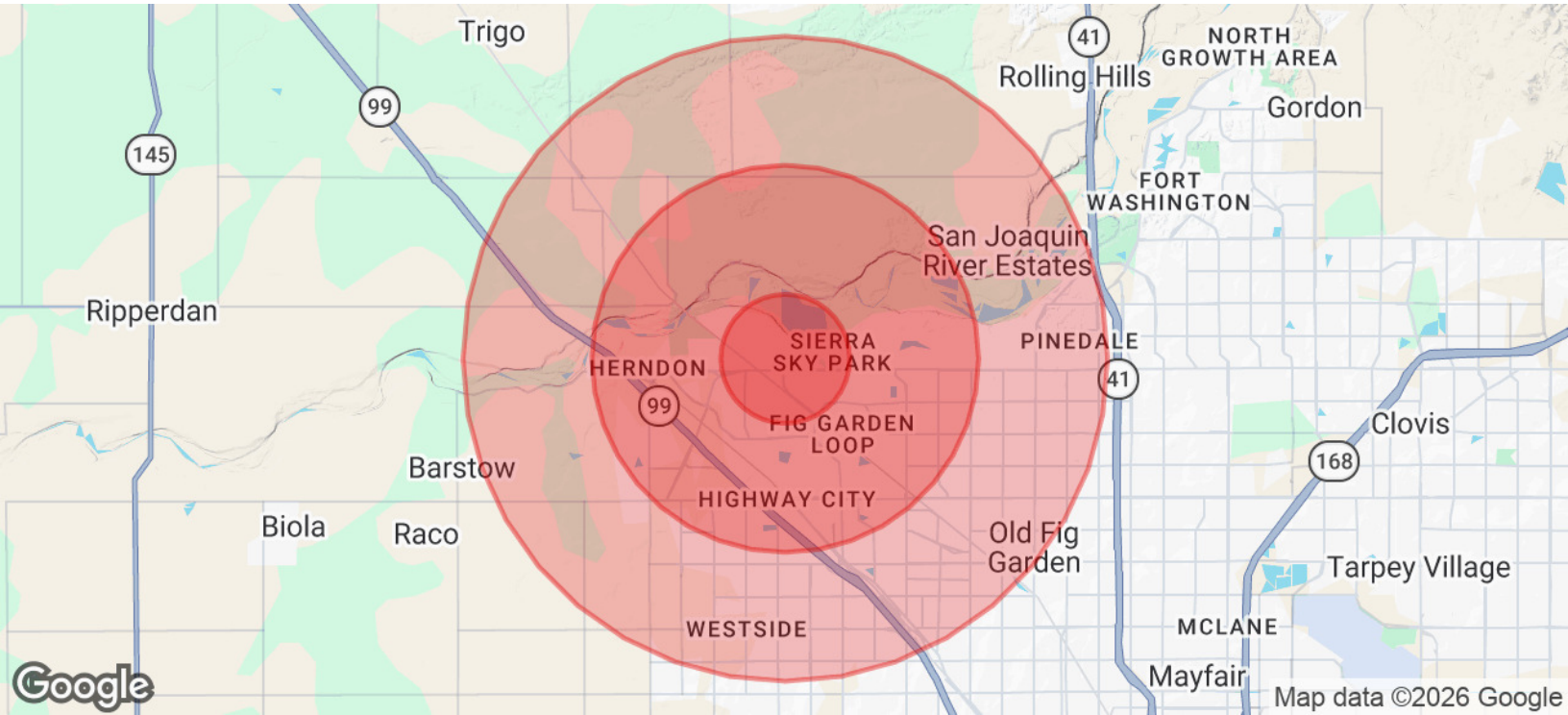
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	14,242	76,179	160,035
Average Age	38	39	38
Average Age (Male)	37	38	37
Average Age (Female)	39	40	39

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	4,908	26,429	54,564
# of Persons per HH	2.9	2.9	2.9
Average HH Income	\$120,923	\$116,065	\$102,682
Average House Value	\$476,690	\$483,831	\$441,784

<b>ETHNICITY (%)</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Hispanic	40.3%	40.8%	47.0%

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