

AVAILABLE FOR LEASE
OFFICE COMPLEX

6051 N. FRESNO STREET
FRESNO, CA



NEWMARK
PEARSON COMMERCIAL

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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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PROPERTY INFORMATION

Availability:	4 Suites
<u>Floor 1</u>	
<i>Suite 101*:</i>	<i>4,067± RSF (Available 11/1/25)</i>
<i>Suite 103 & 105*:</i>	<i>4,229± RSF (Available Immediately)</i>
	<i>*Suites can be combined to 8,269± RSF</i>
<u>Floor 2</u>	
<i>Suite 200:</i>	<i>3,672± RSF</i>
<i>Suite 201:</i>	<i>21,316± RSF</i>
Lease Rate:	\$2.35 PSF / Month, Full Service Gross
Tenant Improvements:	Negotiable
Tenancy:	Multiple
Year Built:	1988
Parking Type:	Underground & Surface
Parking Ratio:	4/1000± SF <i>(48 Spaces)</i>
Zoning:	CC <i>(Commercial Community)</i>

PROPERTY DESCRIPTION

Fresno-Bullard Park consists of 16 buildings and more than 215,000 rentable square feet that is primarily leased by medical/office tenants, including the 29-bed Fresno Surgical Hospital. The Fresno Bullard Park is extremely popular due to its proximity to the Fresno Surgical Hospital, as well as Saint Agnes Medical Center, Kaiser Medical Center, and Valley Children's Hospital.

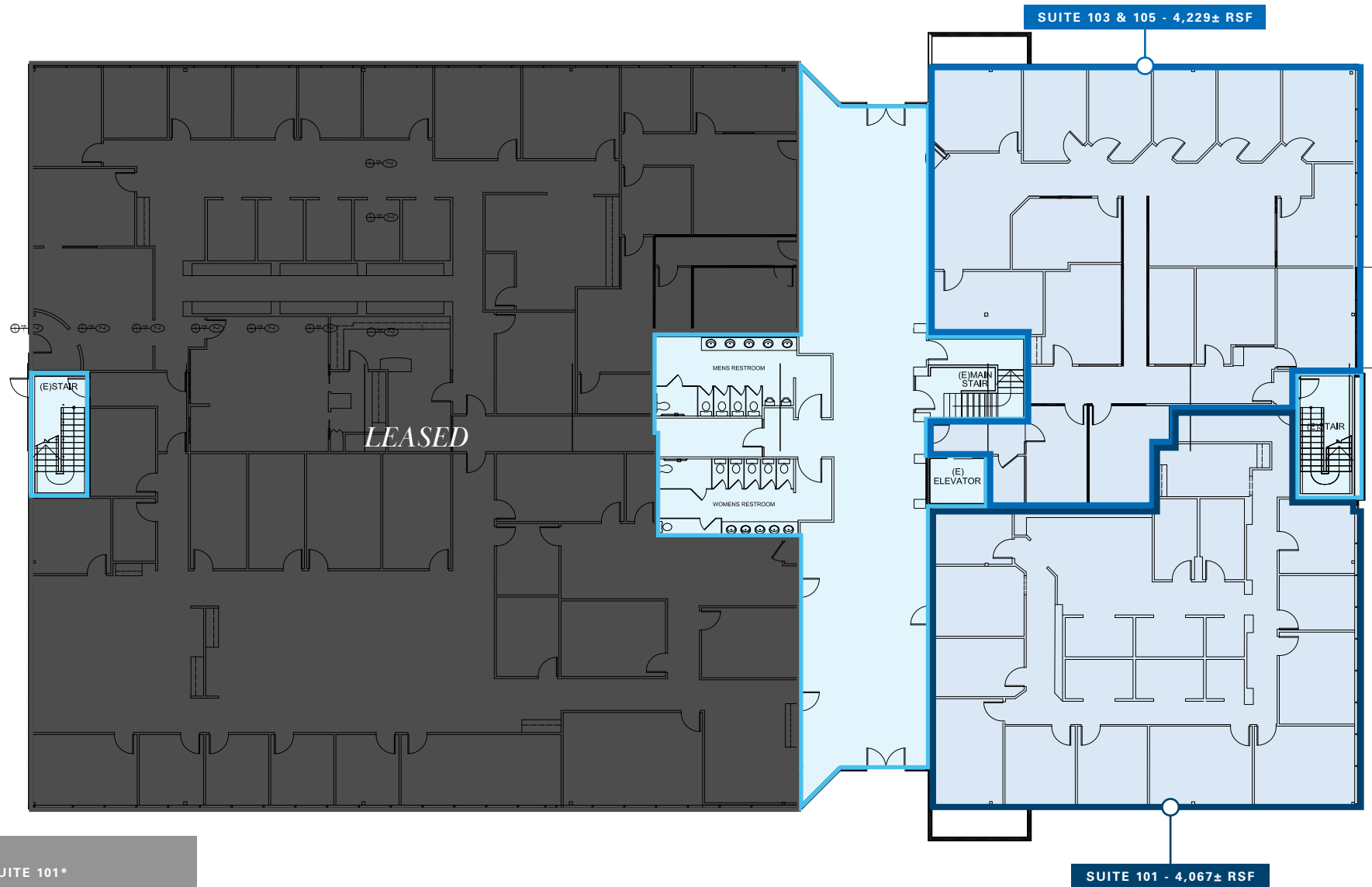
HIGHLIGHTS

- Building Signing Available
- Tenant Improvements Available
- Secure Underground Parking



\$2.35 (PSF/Monthly)
LEASE RATE

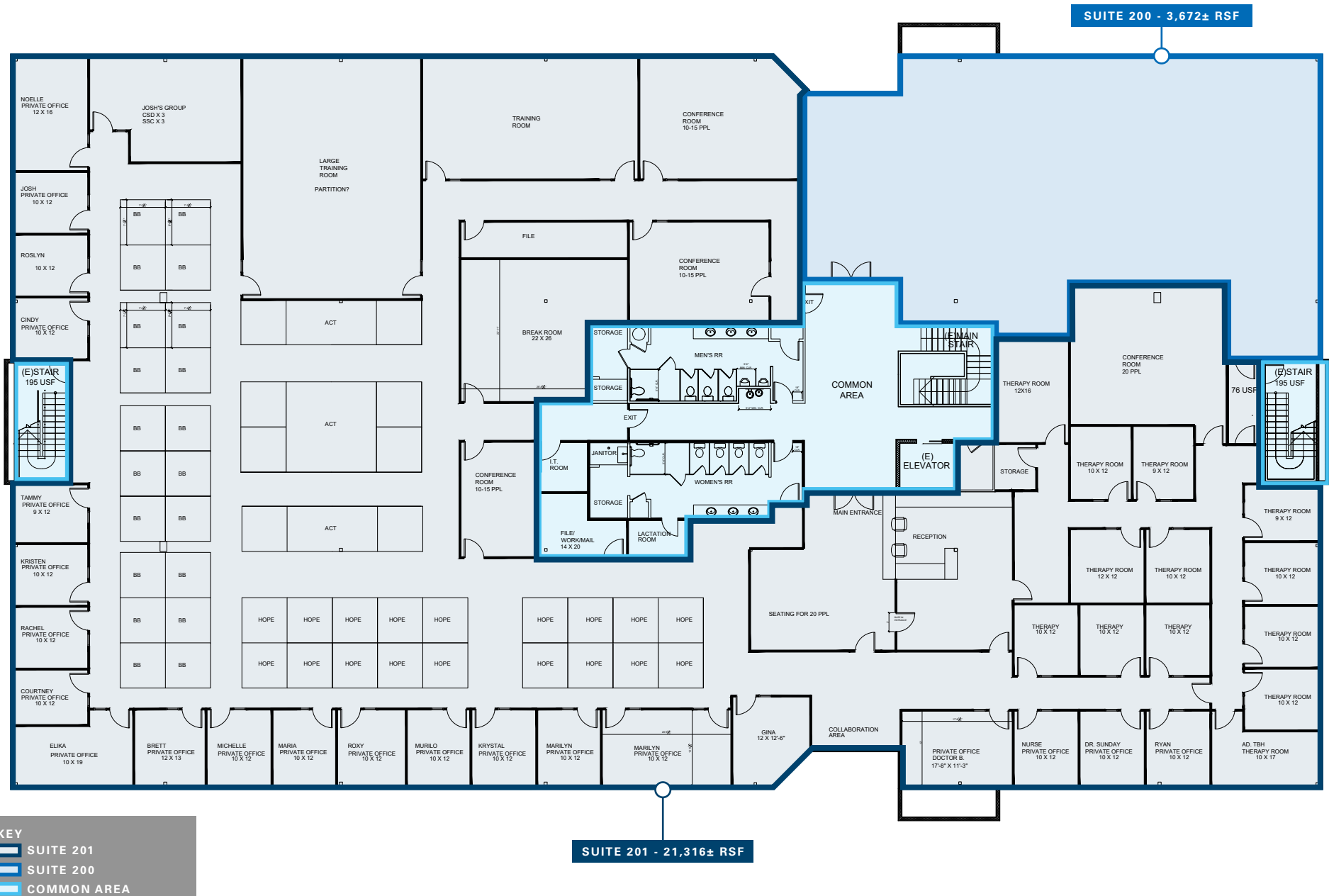
Full Service
LEASE TYPE



KEY

- SUITE 101*
- SUITE 103 & 105*
- LEASED
- COMMON AREA

*Suites can be combined to 8,296± RSF



6051 N. FRESNO STREET
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INTERIOR
PHOTOS



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AERIAL
MAP



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