

AVAILABLE FOR SUBLEASE
4,778± SF OFFICE SPACE | SUITE 108

7060 N. MARKS AVENUE

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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Availability:	Suite 108 4,778± SF
Lease Rate:	\$1.56 (PSF/Monthly) NNN
Parking Ratio:	4:1,000± SF
Tenant Improvements:	Negotiable
Sublease Expiration:	January 31, 2028

PROPERTY DESCRIPTION

The subject space was formerly occupied by a large law firm. The floor plan is a combination of perimeter private offices and open bullpen area to accommodate cubicles. The existing furniture in the premises is available for a new tenant's use. Excellent signing is available on the building.

LOCATION DESCRIPTION

The subject building is located off the corner of Herndon and Marks Avenues, two major arterials. All ancillary services including shopping, banking, food service, and transportation are located in close proximity. Access to Freeways 41 and 99 are within minutes of the site.

HIGHLIGHTS

- Space is in excellent condition
- Existing furnishings available for tenant's use
- All ancillary services are in close proximity
- Great access to freeways and major arterials

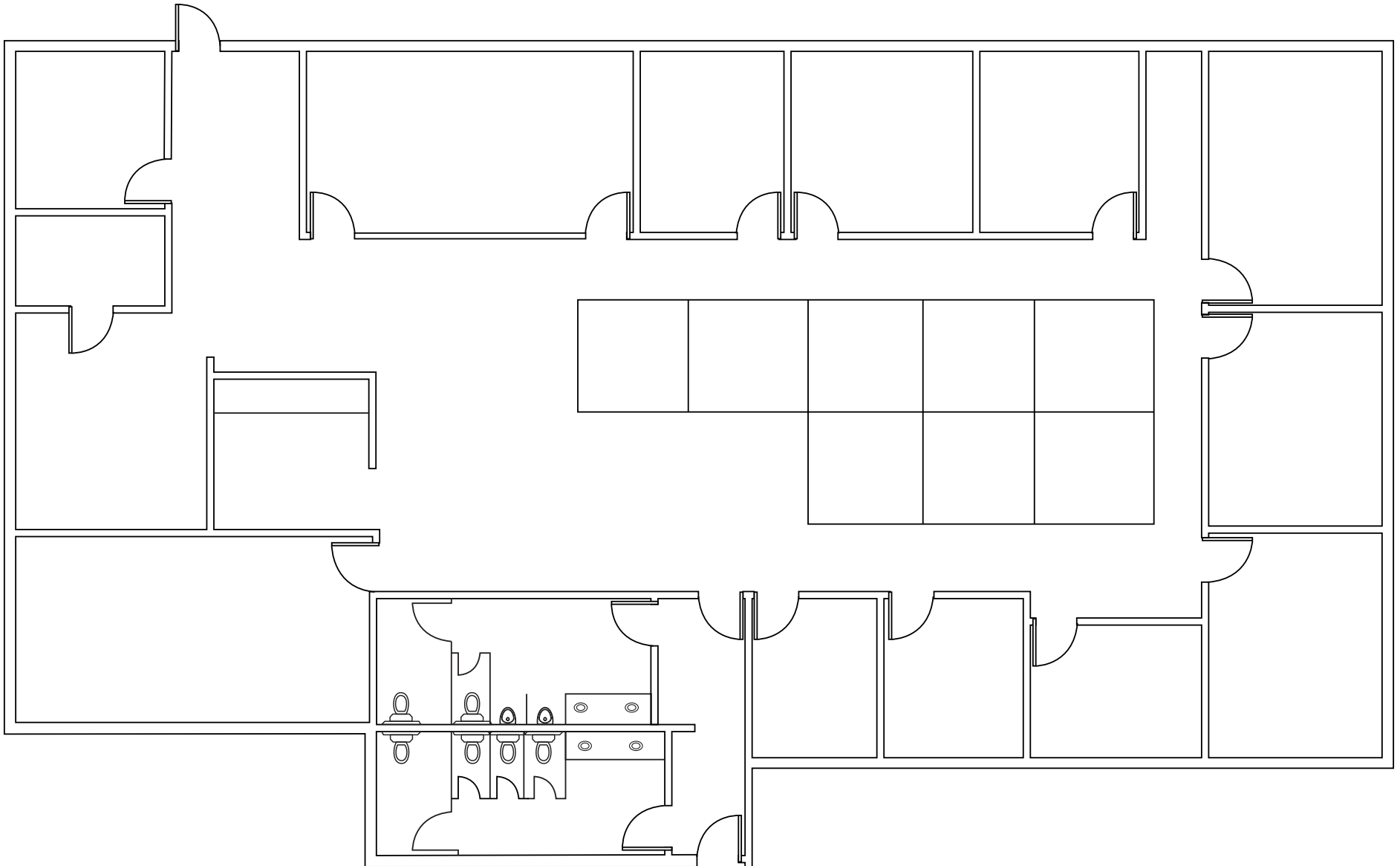


\$1.56 (PSF/Monthly)
SUBLEASE RATE

NNN
SUBLEASE TYPE

7060 N. MARKS AVENUE
FRESNO, CA

FLOOR
PLAN





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