

FOR SALE OR LEASE > FRESNO STATE AREA OFFICE BUILDING



1241 E. Shaw Avenue

FRESNO, CALIFORNIA

PRICE REDUCED!

**Free Rent
Concession**



- > 5,132 SF Sale or Lease Opportunity
- > Easy Access to Freeways 41 & 168
- > Excellent Shaw Avenue Visibility and Sign Exposure
- > Secured, Enclosed Fenced Parking Area
- > Well Maintained Professional Freestanding Office Building
- > Existing Furnishings are Available for a New Tenant
- > Restaurants, Banking and Retail Services surround the location in all directions



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Property Summary > 1241 E. Shaw Avenue

Location: Located between North First Street and Millbrook Avenue (Near Fashion Fair Mall & Fresno State University)

Building Area: Approximately 5,132 RSF (Building was constructed in 1975 and has been expanded and fully remodeled).

Land Area: Approximately 13,545 SF (0.31 acres)

Zoning: CMX (Corridor Center Mixed-Use/Professional Office), City of Fresno

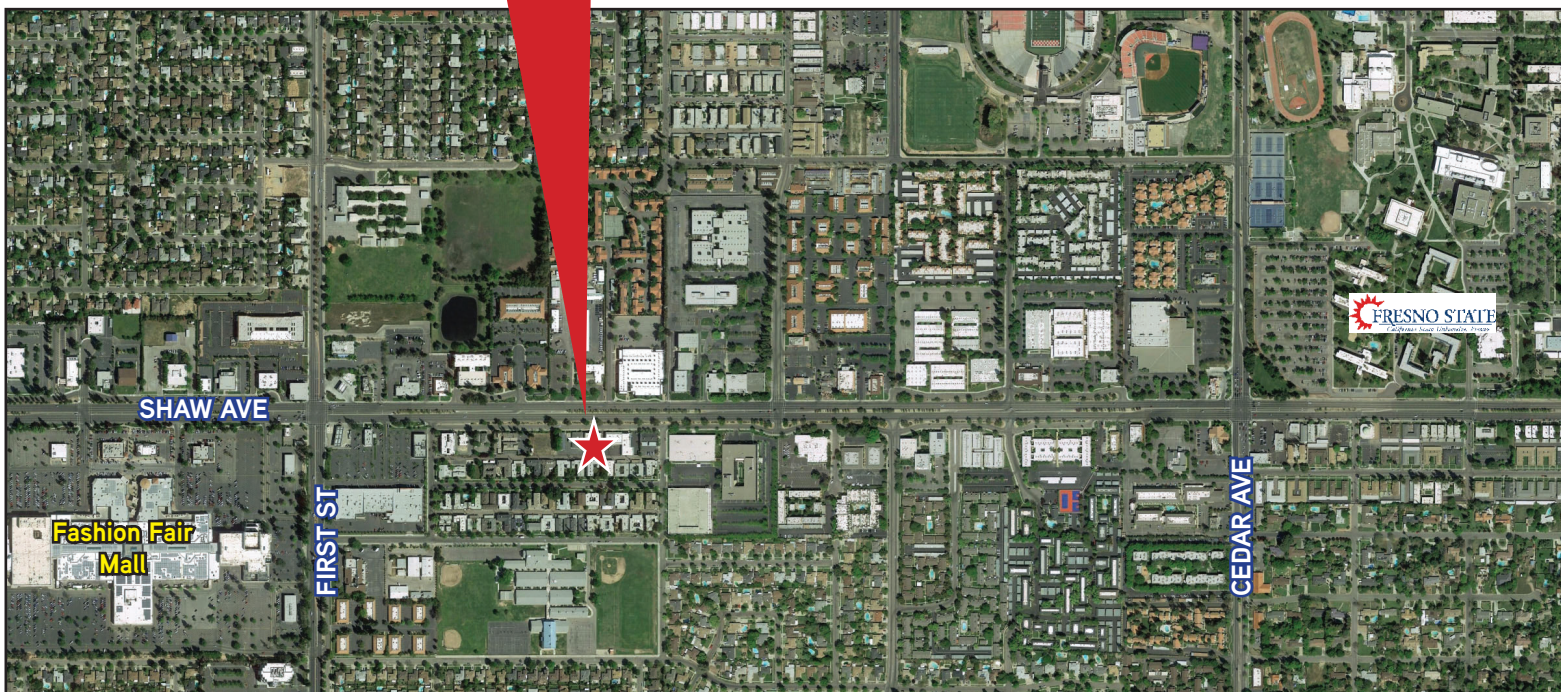
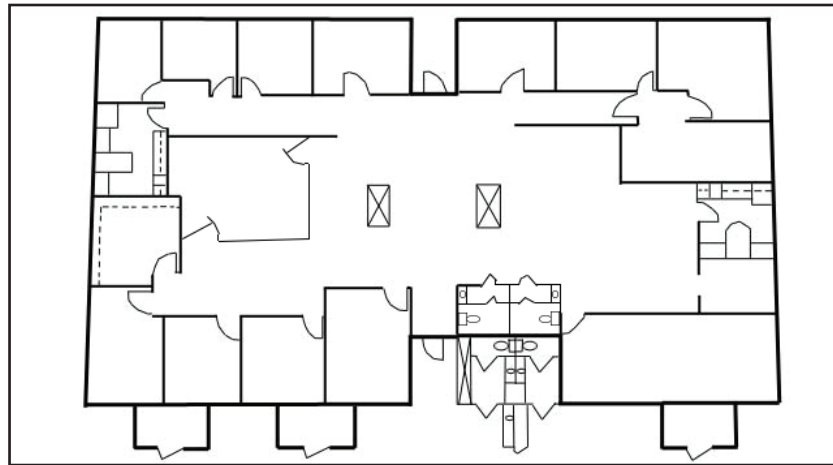
Lease Rate: \$1.25 PSF, triple-net

Sales Price: ~~\$1,125,000~~ **REDUCED: \$1,075,000**

Availability: Spring 2018

Comments: Good functional floor plan layout (existing furnishings are available) in a well maintained and operated building. Fully enclosed, secured and fenced parking area is on-site along with additional frontage road parking along Shaw Avenue.

Free Rent: Landlord will provide one (1) month of free rent for each year of the Lease Term. Tenant shall be responsible for the NNN costs during the free rent period.



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