

7111
N. FRESNO ST.



**OFFICE SPACE
FOR LEASE**

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// PROPERTY DESCRIPTION

This Class "A" building is located at Fresno Street and Fir Avenue, just north of Herndon Avenue. The property has easy access to the Herndon Avenue, Freeway 41 On/Off ramps and has many ancillary services within a one-mile radius, including public transportation, restaurants, Kaiser Hospital and the prestigious River Park shopping center.



±2,268 RSF – SUITE 140

±2,961 RSF – SUITE 160

±2,408 RSF – SUITE 180

**Suite 160 & 180 can be combined for a total of ±5,369 RSF*



MOVE IN READY SUITES



\$2.55/SF/MO, FSG (NNN equivalent \$1.56 per SF monthly)



PARKING RATIO 3.8:1,000



EXCELLENT STREET & HWY 41 VISIBILITY



GREAT ACCESSIBILITY

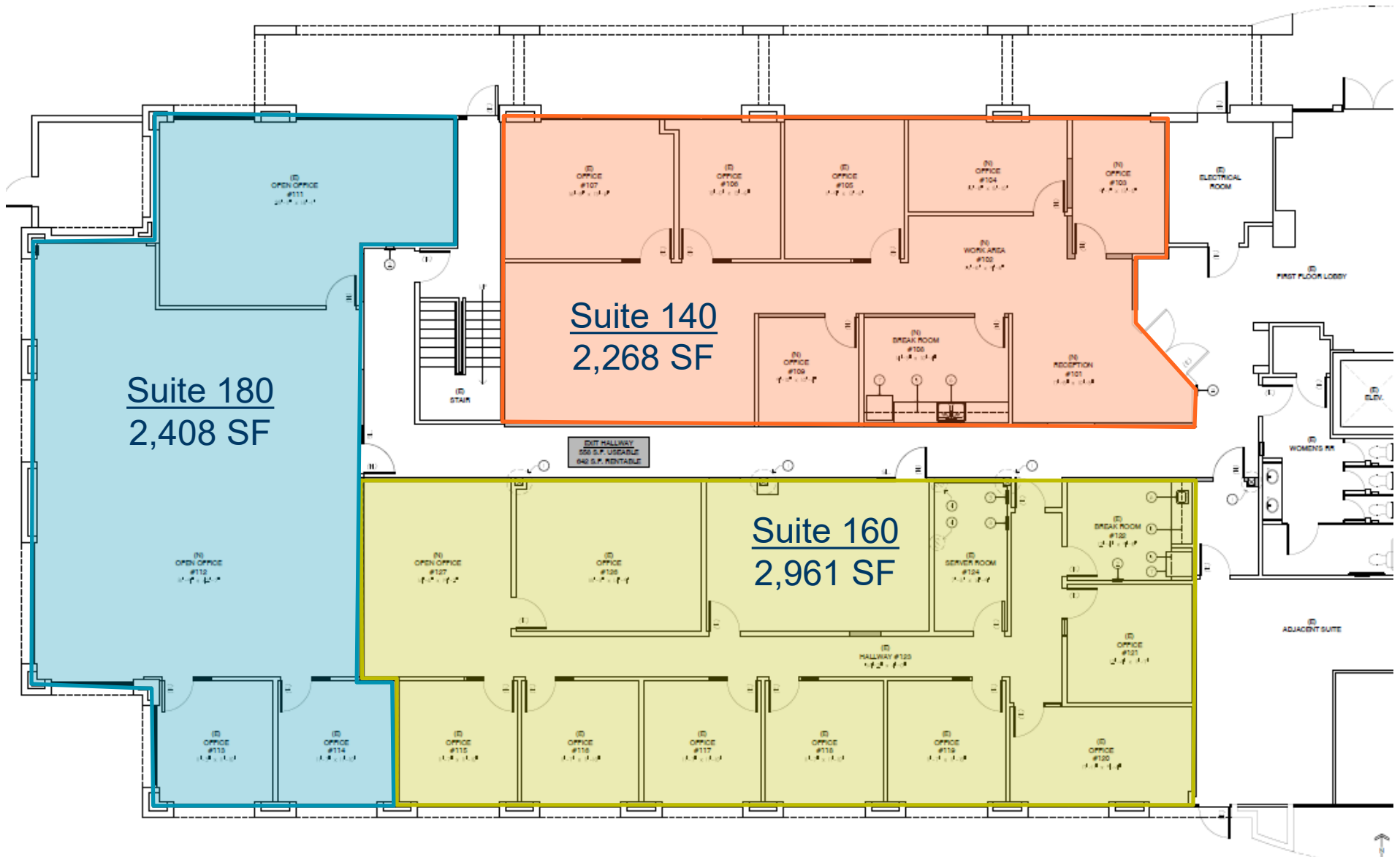


MONUMENT SIGNAGE



// **7111 N. FRESNO STREET**
Fresno, CA

// 1st FLOOR FLOOR PLAN



// 7111 N. FRESNO STREET
Fresno, CA

// GALLERY



7111 N. FRESNO STREET



MONUMENT SIGN



BLDG ENTRY



MONUMENT SIGN & BLDG

// 7111 N. FRESNO STREET
Fresno, CA

// SUITE 140 GALLERY



CONFERENCE ROOM



RECEPTION



WORKSPACE



OFFICE

// 7111 N. FRESNO STREET
Fresno, CA

// AERIAL MAP



// 711 N. FRESNO STREET
Fresno, CA

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