

45 RIVER PARK PLACE WEST



±13,669 RSF

OF PLUG AND PLAY SPACE FOR SUBLEASE
TERM THROUGH JUNE 30TH, 2030



**CUSHMAN &
WAKEFIELD**



THE OPPORTUNITY

This exciting sublease opportunity offers ±13,669 SF of Class-A office space in Fresno's tallest building. The space is fully plug and play and offers stunning mountain views, nice finishes, and a combination of private and open workspace.

BUILDING TENANTS



SENSIBA SAN FILIPPO



Arthur J. Gallagher & Co.
BUSINESS WITHOUT BARRIERS™



University of Phoenix®



COMMUNITY NEUROSCIENCES INSTITUTE



STRONG VALLEY WEALTH & PENSION



AMERICAN ARBITRATION ASSOCIATION®



137,094 SF
6-STORY BUILDING,
THE TALLEST
IN NORTH FRESNO



ON-SITE PROPERTY
MANAGEMENT



EXCELLENT
VISIBILITY
& ACCESS TO
FREEWAY 41



ENERGY
EFFICIENT
OPERATIONS



SIERRA NEVADA
VIEWS



ABUNDANT
PARKING

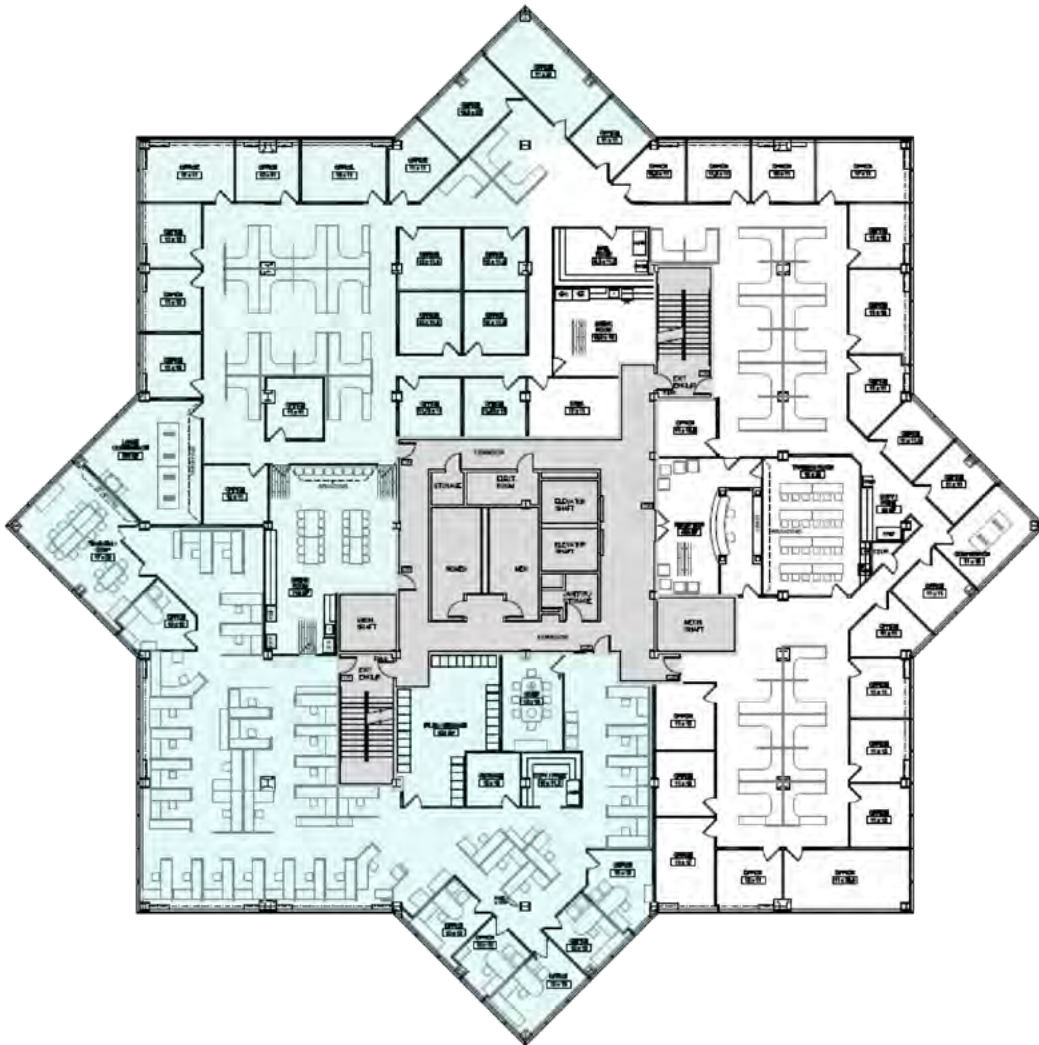
SPACE HIGHLIGHTS

SUITE
401

±13,669
RSF

FULLY FURNISHED
PLUG & PLAY

FLEXIBLE
LEASE TERMS



AMENITIES

45+
RESTAURANT
OPTIONS

&

45+
RETAIL
OPTIONS
NEARBY

RESTAURANTS

- 1 99 Craft Pizza
- 2 Annesso Pizzeria
- 3 Applebee's Grill + Bar
- 4 Bombay Pizza
- 5 Brooks Burgers
- 6 Brothers Ramen
- 7 Butterfish California Poke
- 8 Cafe Rio Mexican Grill
- 9 Cajun Crack'n
- 10 Chick-fil-A
- 11 Com Pho Bamboo
- 12 Corner Bakery Cafe
- 13 Dave & Buster's - Fresno
- 14 Eureka!
- 15 Famous Dave's Bar-B-Que
- 16 Figaro's Mexican Southwestern Grill
- 17 Heirloom
- 18 In-N-Out Burger
- 19 Kikku Kitchen
- 20 Lazy Dog
- 21 Little Fat Dumpling
- 22 Mimi's Cafe
- 23 Mr. Pickle's Sandwich Shop
- 24 Nami Japanese Cuisine
- 25 Nick The Greek
- 26 Ono Hawaiian BBQ
- 27 P.F. Chang's
- 28 Pieology Pizzeria
- 29 Pismo's Coastal Grill
- 30 Popolo's Pizza
- 31 Raising Cane's
- 32 Robertito's A La Mexicana
- 33 Ruth's Chris Steak House
- 34 Sabor Cocina Latina & Bar
- 35 Sal's Mexican Restaurant
- 36 Subway
- 37 Sushi Day
- 38 Texas de Brazil - Fresno
- 39 The Habit Burger Grill
- 40 The Palms
- 41 The Pickled Deli
- 42 Wendys
- 43 West Coast Sourdough
- 44 Westwoods BBQ & Spice
- 45 Yard House
- 46 Yava Bakery And Cafe

SHOPPING

- 47 Ashley
- 48 Barnes & Noble Booksellers
- 49 Bath & Body Works
- 50 Bed Bath & Beyond
- 51 Best Buy
- 52 Bevmo
- 53 Big Lots
- 54 Bob's Discount Furniture
- 55 Califitness
- 56 Costco
- 57 DSW Designer Warehouse
- 58 Fashion Furniture
- 59 Home Depot
- 60 HomeGoods
- 61 Kohl's
- 62 La-Z-Boy Furniture
- 63 Lowes
- 64 Macy's
- 65 Marshalls
- 66 Mattress Firm
- 67 Michaels
- 68 Nordstrom Rack
- 69 Nutrishop
- 70 Office Depot OfficeMax
- 71 Old Navy
- 72 Petco
- 73 Professor Toy
- 74 Pum Bum Society
- 75 REI
- 76 Ross
- 77 RSVP
- 78 Rubber Soul Bicycles
- 79 Sam's Club
- 80 She She Womens Clothing
- 81 Sierra Nut House
- 82 Soccer & Lifestyle
- 83 Soccer Express
- 84 Sportman's Warehouse
- 85 Sprouts
- 86 Target
- 87 The Vitamin Shoppe
- 88 Tilly's
- 89 Total Wine & More
- 90 Trader Joes
- 91 Victoria's Secret
- 92 Vonda's
- 93 World Market



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CORPORATE NEIGHBORS



TONY CORTOPASSI

Senior Director
+1 559 433 3549
Lic. #01413706
tony.cortopassi@cushwake.com



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