

1105 E. SPRUCE AVENUE

SUITE 204
FRESNO, CALIFORNIA

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DRE# 01413706

FOR LEASE 2,875 SF



PROPERTY FEATURES

Situated in the heart of the prestigious St. Agnes Medical District, this office space offers unparalleled access to renowned medical facilities and a vibrant healthcare community.

This is an exceptional opportunity for medical professionals seeking a turn-key, built out, ADA accessible medical office space in a prime location.

With 2,875 square feet of space, this unique medical office can accommodate a variety of medical specialties.



BUILDING SIZE

26,662 SF



YEAR BUILT

2005



SITE AREA

1.65 AC



SPACE AVAILABLE

IMMEDIATE



FLOOR

2,875 SF



PARKING

4:1,000



BUILD OUT

FULL



SPRINKLER

YES



OFFICE TYPE

MEDICAL



LEASE RATE

\$2.75 FSG

**1105 E.
SPRUCE
AVENUE**

**2,875 SF OFFICE SPACE AVAILABLE
IN ST. AGNES MEDICAL DISTRICT**

SUITE 204: 2,875 SF
LEASE TYPE: Direct
LEASE RATE: Negotiable
PARKING: 4:1,000

NEIGHBORS: St. Agnes Outpatient Surgery,
Valley Children's, Imaging Center, St Agnes Medical Center

COMMENTS

- Absolute Turn-Key Condition • ADA accessible
 - Unique Existing Medical Office Space
- Ability to accommodate a variety of medical office uses
 - Close proximity to Herndon with many amenities

**VIRTUAL
TOUR**

FLOOR PLAN



SUITE 204
2,875 SF



NEIGHBORHOOD



Enjoy the convenience of being close to Herndon, a bustling area with a wide range of amenities, excellent highway access and in the center of Fresno's medical community.

- 1 Kaiser Permanente Fresno Medical Center
- 2 Saint Agnes Medical Center
- 3 RiverPark Shopping Center
- 4 Highway 41 on/off ramp
- 5 Spring Hill Suites
- 6 Fresno Medical Corridor



The Medical Plaza

1105

DIRECTORY

FLOOR 1

101 Saint Agnes Outpatient Surgery

FLOOR 2

201 Saint Agnes Care – Intern
Ashley Nelson, MD
Swarnpal Sekhon, MD
Rajani Vanam, MD

203 Saint Agnes Care
Robert L. Bennett

204 Robin L. Reisz
Ann Marie Gr



CONTACT

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