

SANTA MARIA BUILDING

575 East Locust Avenue
Fresno, CA 93720
*1st & 2nd Floor
Office Space*



Suite 104: 1,917 RSF

Suite 120: 3,988 RSF

Suite 203: 3,341 RSF



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1st Floor Office Space

Property Highlights

- Lease Rate: \$1.90/SF Modified Gross (Tenant pays utilities)
- 1,917 RSF – Suite 104
- 3,988 RSF – Suite 120
- 3,341 RSF – Suite 203
- Tenant Improvement Allowance negotiable, contact agent.
- Building size 57,964 Square Feet
- Lot size 4.57 acres
- Parking +/-200 stalls with additional street parking available for clients and staff.
- Year built 1989 – Well Maintained
- 3 story building

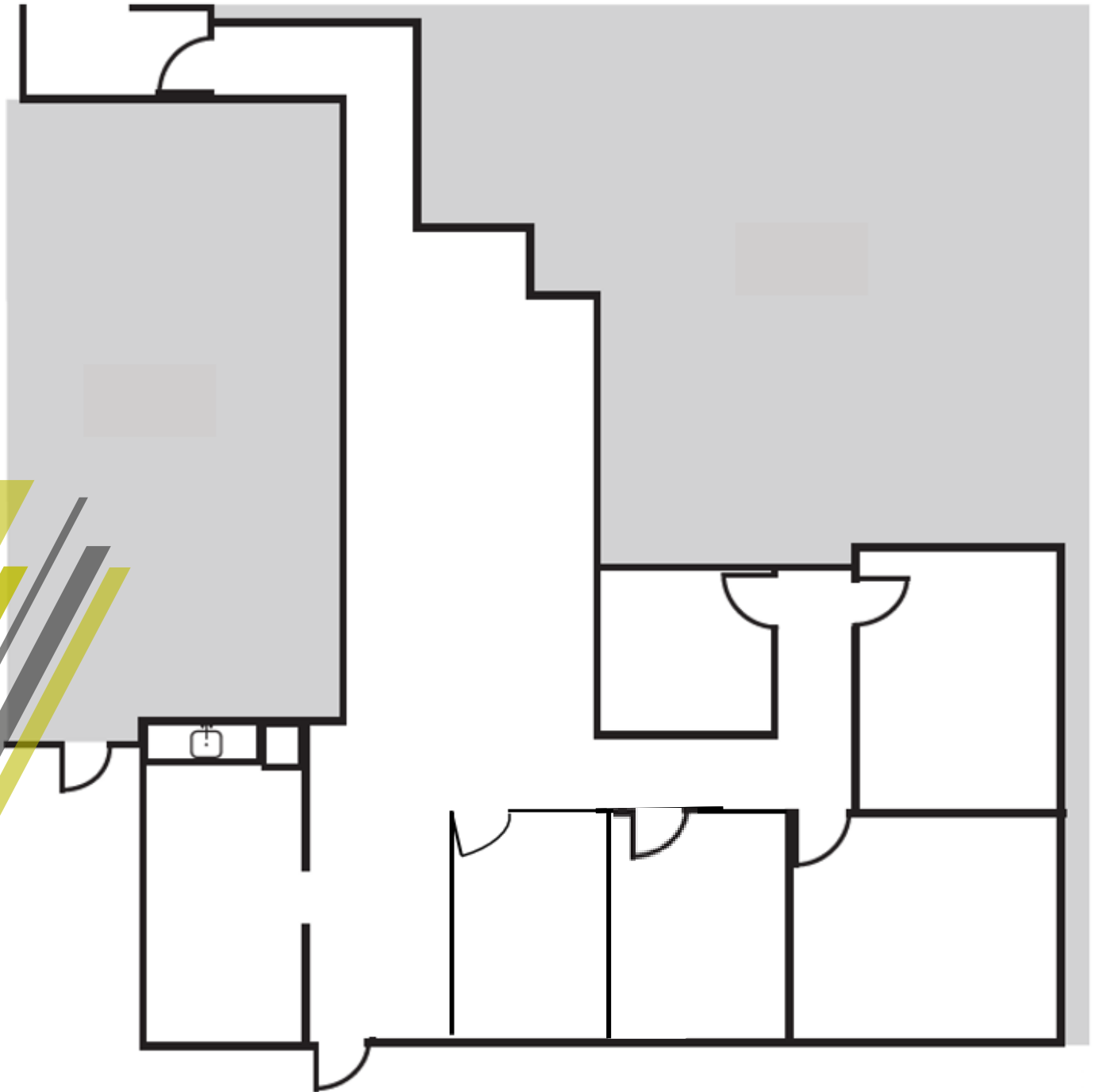
Listing Features.

- Suite 104 is 1,917 sf with entry, open area, 3 offices, conference room and break room.
- Suite 120 is 3,988 with entry, 7 private offices, conference room, break room, server room, storage and work room.
- Suite 203 is 3,341 square feet with entry, reception, 8 private offices, open work area, conference room, storage and break room.
- Building includes ample on-site parking, common area entries, rest rooms & beautifully well-maintained landscaping.
- Property is located on Herndon Ave. With proximity to Highway 41.
- Surrounded by various retailers, restaurants, financial institutions and other professional services.
- Located in the Class A Woodward submarket which includes River Park Shopping Center, Kaiser Hospital and St. Agnes Medical Center.

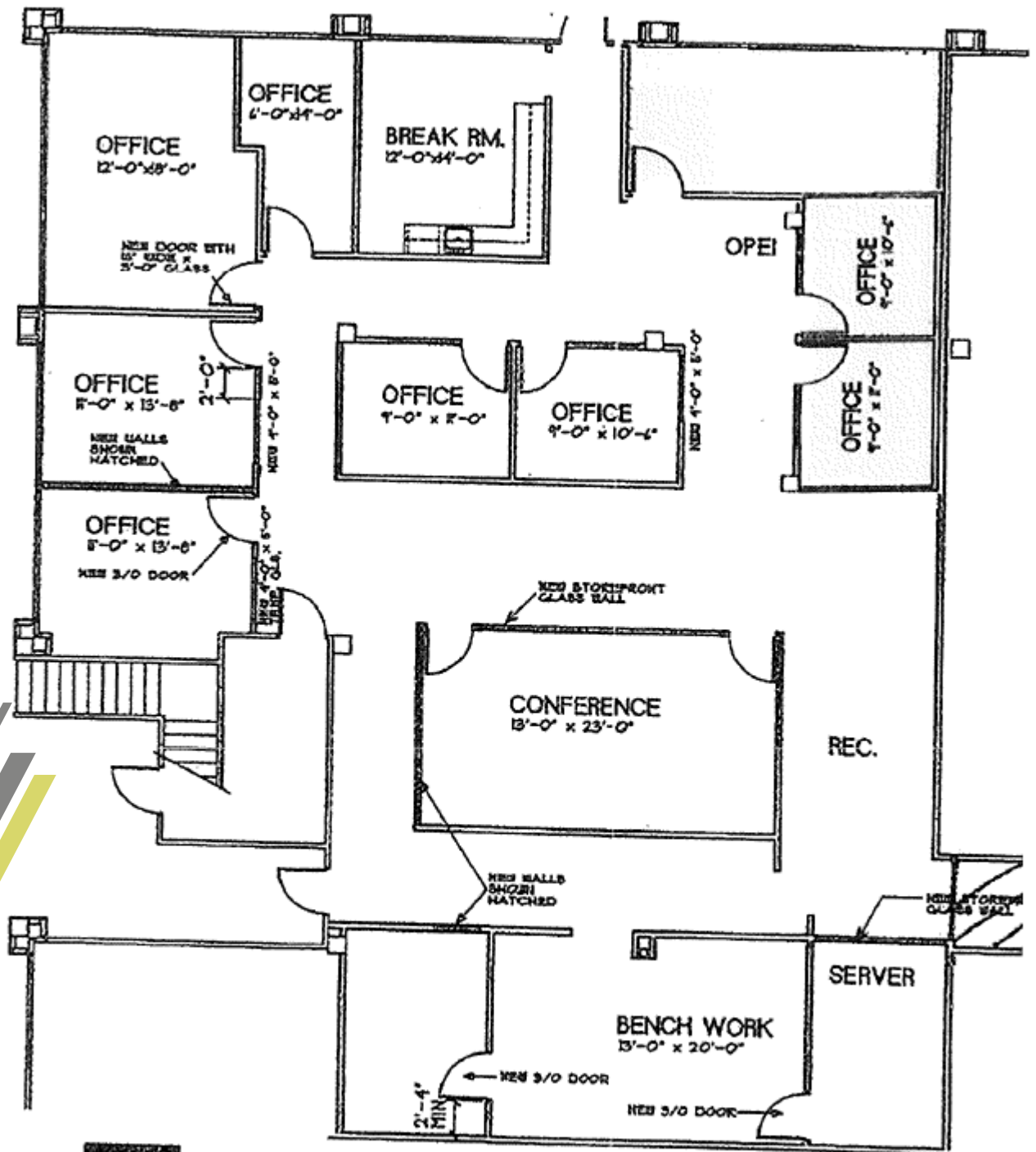


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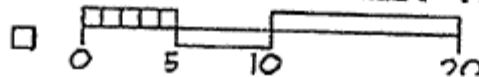
Suite 104 – ±1,917 SF
\$1.90/SF Modified Gross (Tenant pays utilities)



Suite 120 – ±3,988 SF
\$1.90/SF Modified Gross (Tenant pays utilities)

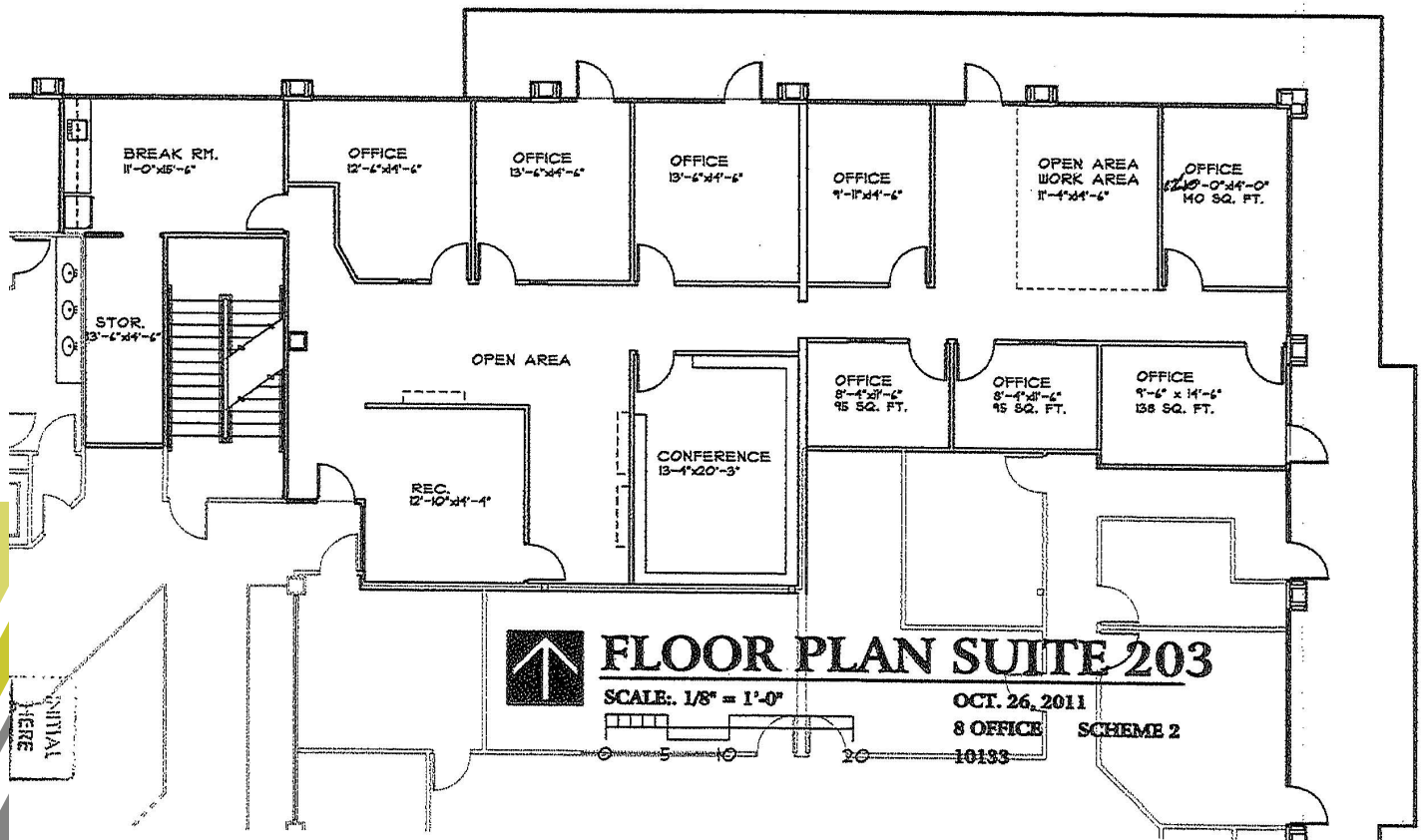


FLOOR PLAN SUITE 120



SCALE: 1/8" = 1'-0"

Suite 203 – ±3,341 SF
\$1.90/SF Modified Gross (Tenant pays utilities)





VILLAGGIO SHOPPING CENTER

RIVERPARK SHOPPING CENTER

SANTA MARIA BUILDING

SAINT AGNES HOSPITAL

KAISER MEDICAL CENTER

For more information, please contact:

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