

2409 Merced Street • Fresno, California

Move-In INCENTIVES FULL COMMISSION!



Office Space
AVAILABLE FOR LEASE

Approximately ± 2,000 Square Feet

Below Market Rent \$.99/sf NNN

Free Underground Secured Parking



ROBERT ELLIS
LEASING AND INVESTMENT, INC.

ROBERT ELLIS

PHONE: 559/228-8900

DRE LICENSE #00870649

MITCH WEIBERT

PHONE: 559/355-0841

DRE LICENSE #02198339

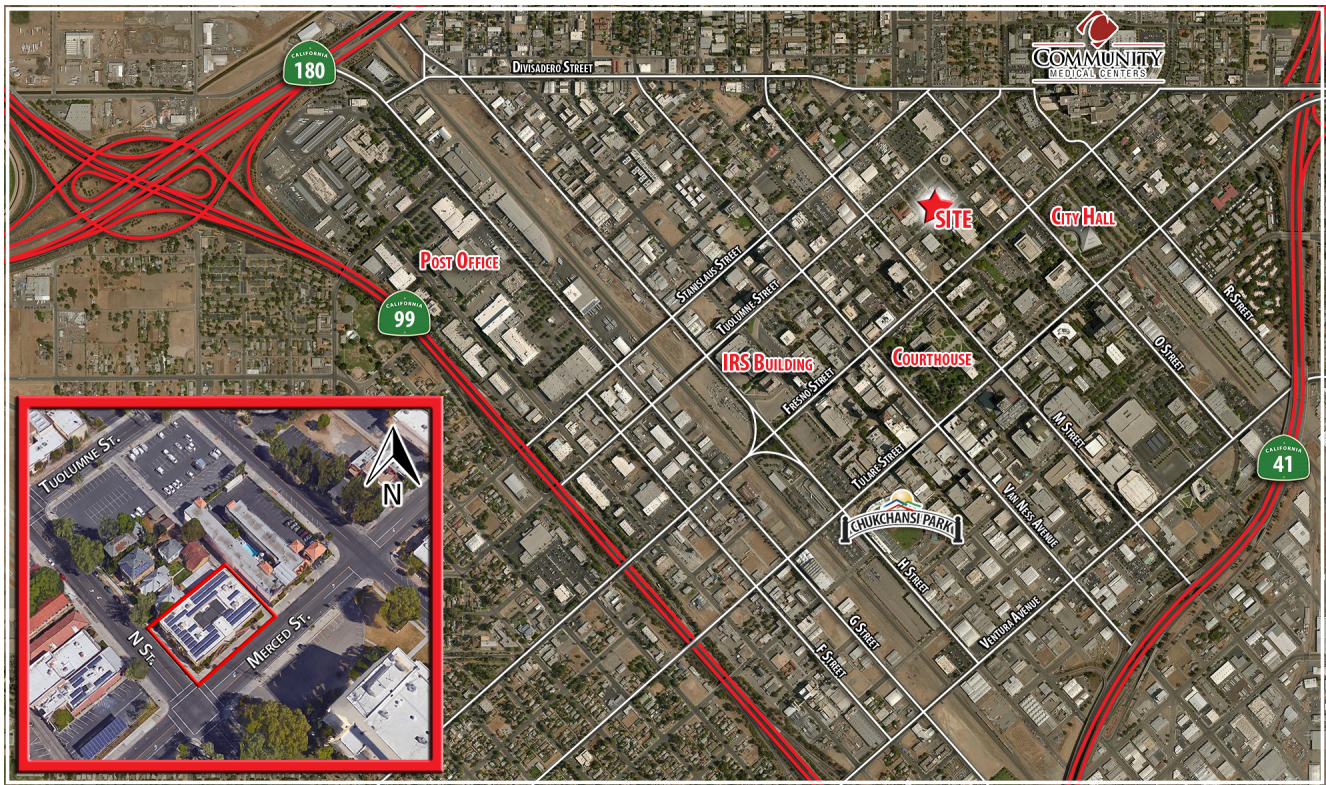
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This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. This above information, while not guaranteed, has been secured from sources we believe to be reliable.

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LOCATION AERIAL



Easy stroll to Restaurants, Hotels, Chuckchansi Park, Banks, the Court House, Housing Authority, Immigration Offices and ALL Government Offices



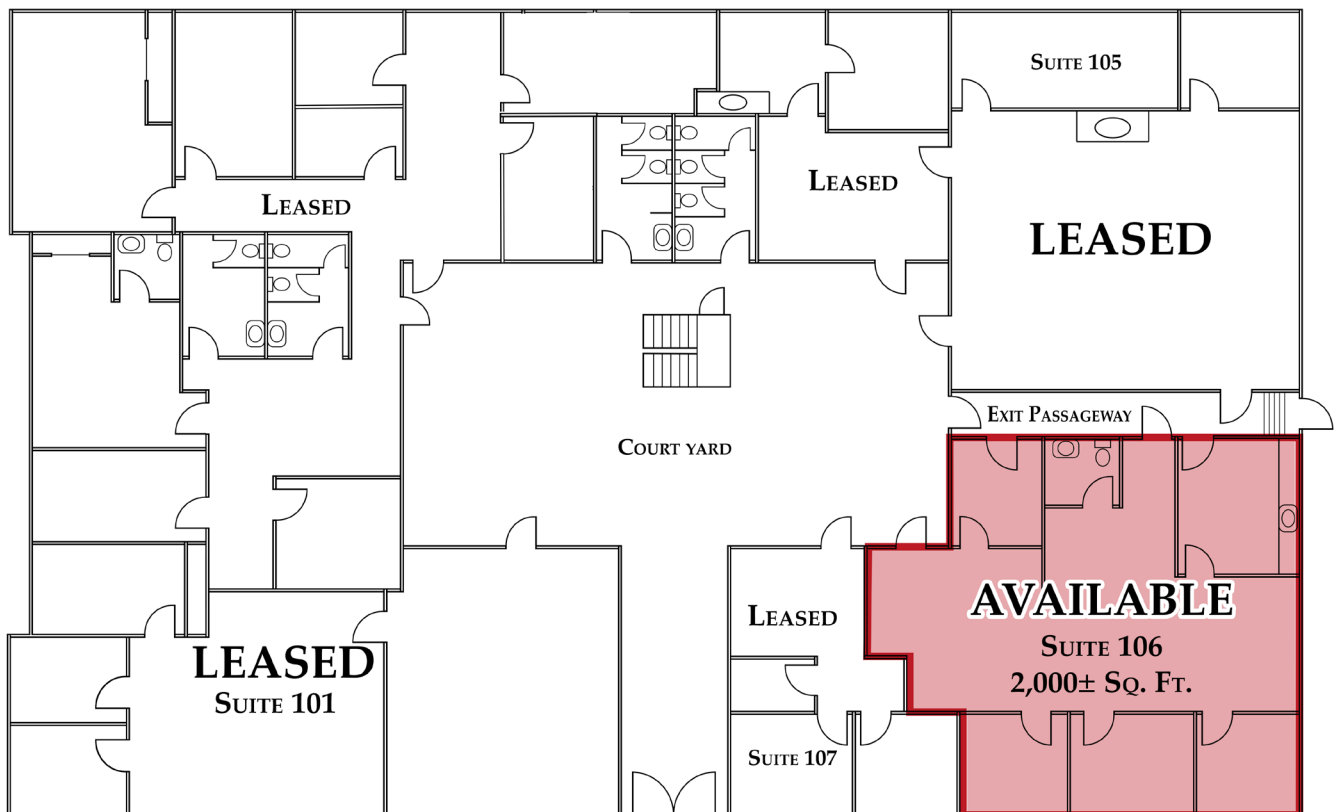
**OVER 32 RESERVED UNDERGROUND
SECURED PARKING STALLS
INCLUDED!**

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FLOOR PLAN



- **MOVE-IN INCENTIVES
(FREE RENT)**
- \$.99/S.F. NNN
- Great Signage
- Large Courtyard
- Free Underground Parking
- Tenant Improvements Available
- Located Adjacent to Veteran's Memorial Auditorium
- New LED Lighting Throughout