



55 SHAW OFFICES – AVAILABLE FOR LEASE

55 SHAW AVENUE

CLOVIS, CA

PROPERTY INFORMATION

Availability:	6 Spaces
<i>Suite 102:</i>	<i>460± SF</i>
<i>Suite 106:</i>	<i>692± SF</i>
<i>Suite 109:</i>	<i>450± SF</i>
<i>Suite 116:</i>	<i>675± SF</i>
<i>Suite 212:</i>	<i>515± SF</i>
<i>Suite 220:</i>	<i>2,512± SF (Available with Notice)</i>
Lease Rate:	\$1.50 PSF per month
Utilities:	\$0.25 PSF per month
Parking:	4 spaces per 1,000± RSF (<i>Common Area</i>)
Zoning:	Commercial/General Office (<i>City of Clovis</i>)

PROPERTY DESCRIPTION

Locally owned, professionally managed and maintained 2 story garden style office complex. All amenities for tenants to enjoy including shopping, restaurants, banking and daily services are all within walking distance. Easy access to Highway 168 and Clovis Transit bus service on Shaw Avenue. Abundant on-site common parking, including covered parking.

For information, please contact:

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Newmark Pearson Commercial

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CA RE Lic. #01415793

Kelsey McKenney

Retail California

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Independently Owned and Operated

Corporate License #00020875

7480 N. Palm Ave. #101, Fresno, CA 93711

t 559-432-6200

newmarkpearson.com

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mckenneyinvestmentproperties.com

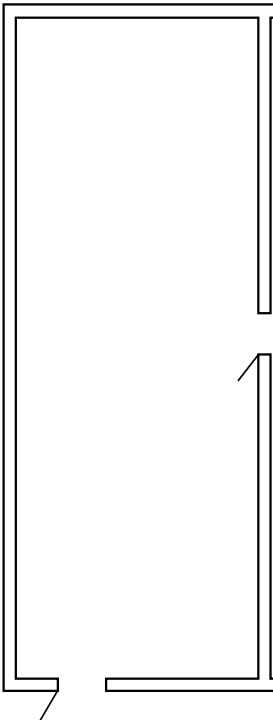
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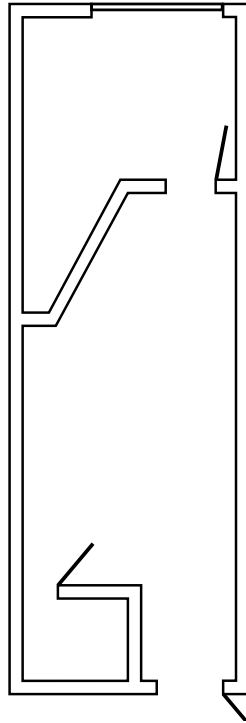
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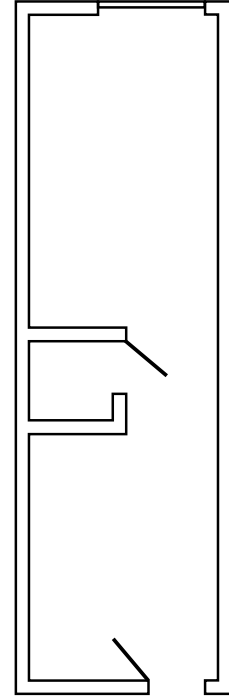
FLOOR PLANS *(Not to Scale)*



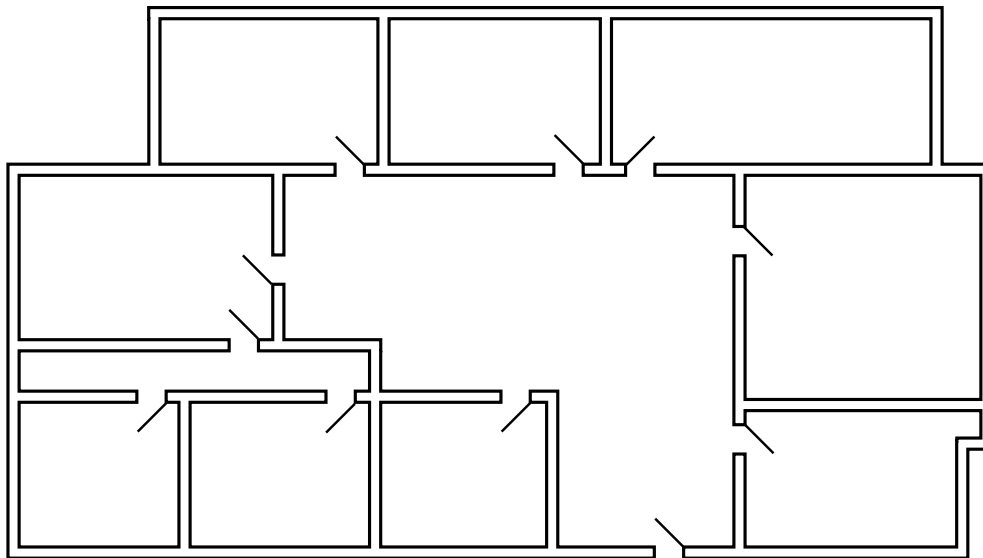
Suite 109 – 450± SF



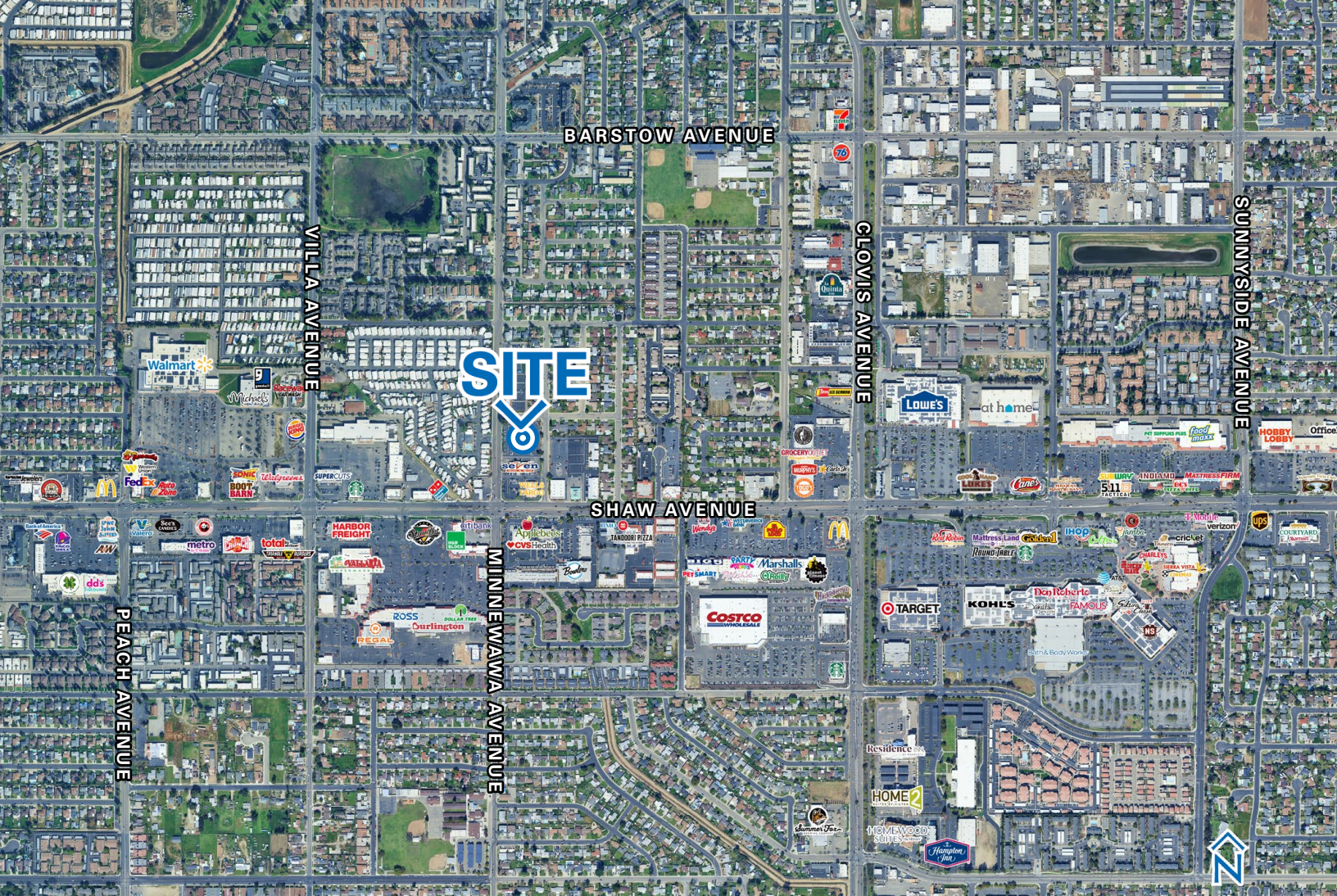
Suite 116 – 675± SF



Suite 212 – 515± SF



Suite 220 – 2,512± SF



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