

PROFESSIONAL OFFICE SPACE | AVAILABLE FOR LEASE

**9477-9499 FORT WASHINGTON ROAD,
FRESNO, CA 93730**

RIVERVIEW PROFESSIONAL CENTER



RIVERVIEW PROFESSIONAL CENTER PROPERTY DESCRIPTION

PROPERTY DESCRIPTION

Located at Fort Washington and Friant Road, Riverview Professional Offices are a single-story Tuscan styled office complex. The offices are in a great northeast Fresno location, offering the user flexibility and a quiet professional work environment. A mixed-use commercial project that features updated paint and landscaping for its users.

PROPERTY HIGHLIGHTS

- Situated in high-growth area
- Upscale architecture & lush landscaping
- Densely populated high-income area with low crime rate
- 40,000 cars per day on Friant Road
- Offices connected to retail center with restaurants, grocery store, fitness center and variety of national and local tenants
- Across from Woodward Park

PROPERTY INFORMATION

TYPE	Office/Medical
MARKET SECTOR	Woodward Park
AVAILABLE AREA	1,352-2,567 ± RSF
MOVE-IN-DATE	Immediately
LEASE RATE	Call Agent for Pricing
EXISTING TENANTS	Sakanaya Restaurant, Sport Clips Haircuts, Starbucks, Starving Artist Restaurant, Fort Washington Fitness

RIVERVIEW PROFESSIONAL CENTER PROPERTY AVAILABILITY

BUILDING	SUITE	RSF	AVAILABLE
9477	102	2,318± SF	Immediately
9499	102	1,352 ± SF	Immediately
9499	107-108	2,567± SF	Immediately

9477 9479 9483

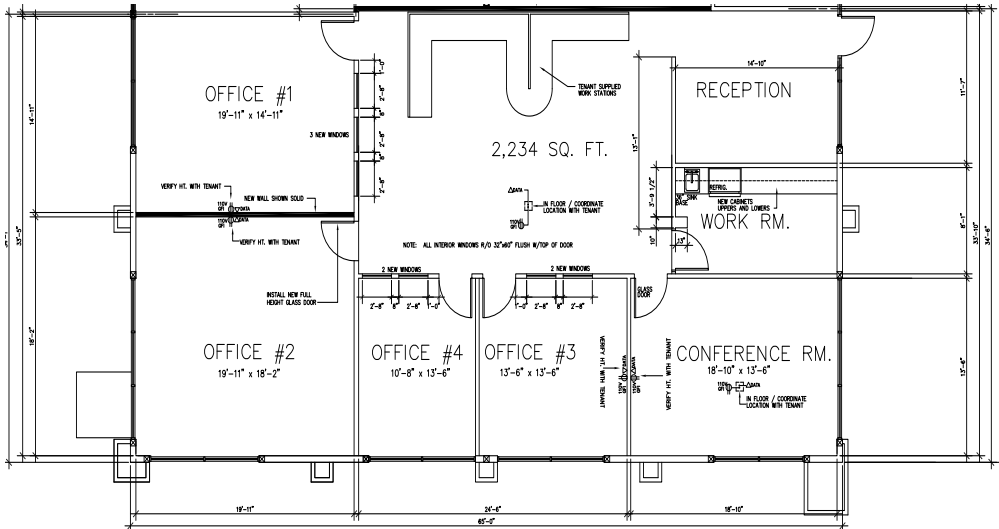
9495 9497 9493

9491 9499

RIVERVIEW PROFESSIONAL CENTER
AVAILABLE SPACES

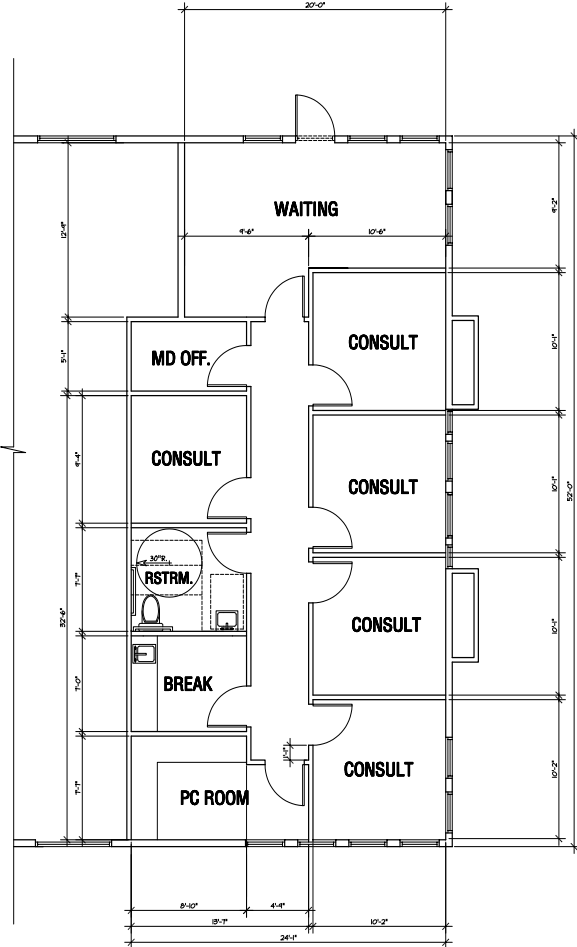
9477 | SUITE 102

2,318± RSF



9499 | SUITE 102

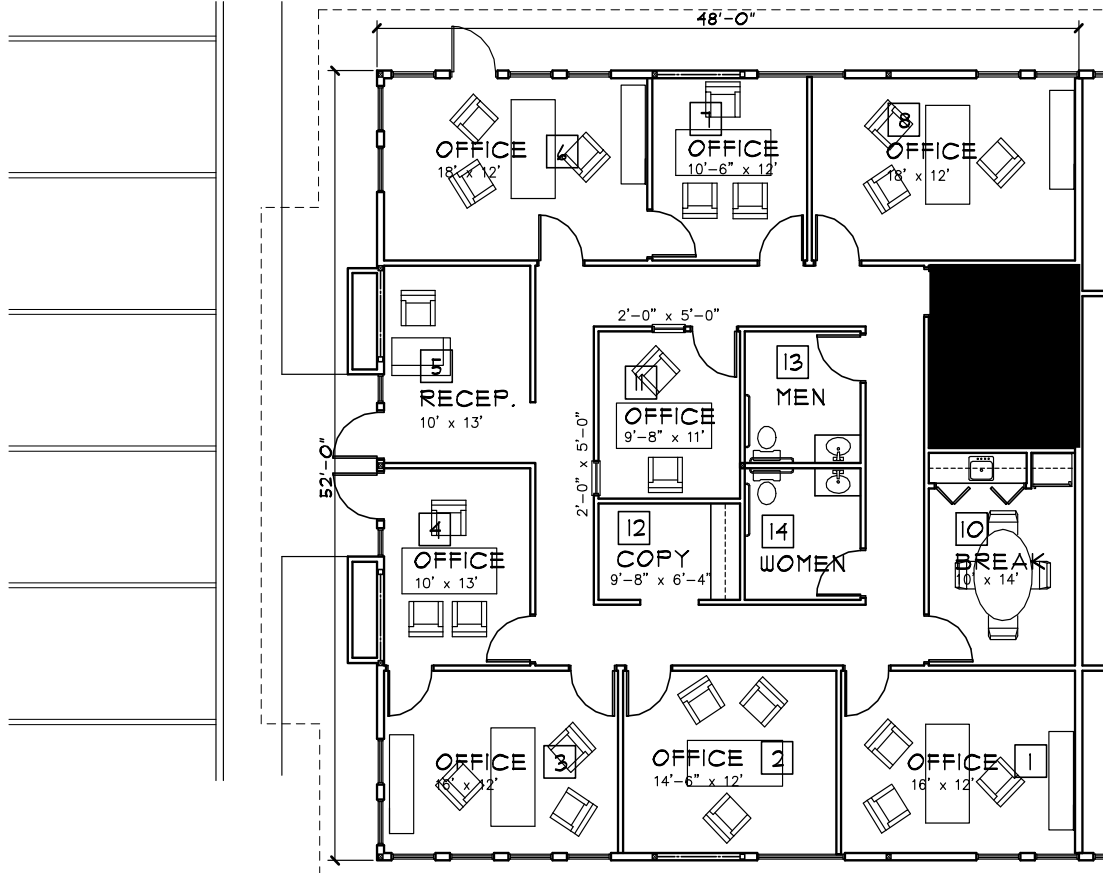
1,352± RSF



RIVERVIEW PROFESSIONAL CENTER
AVAILABLE SPACES

9499 | SUITE 107-108

2,567± RSF





RIVERVIEW PROFESSIONAL CENTER
PROPERTY LOCATION

RIVERVIEW PROFESSIONAL
CENTER

FORT WASHINGTON ROAD

CHAMPLAIN DRIVE

FRIANT ROAD

BRANDON LAMONICA
Senior Vice President - Office Division
t 559-930-1221
blamonica@fortuneassociates.com
CA RE Lic. #01317858

JAMES BITTER
Senior Vice President - Industrial Division
t 559-916-2603
jbitter@fortuneassociates.com
CA RE Lic. #02044628

www.fortuneassociates.com | 470 E Herndon Ave, Suite 200 | 559.490.2500

All information, representations and projections indicated in this brochure are based on information supplied by the owner or sources deemed reliable and are not warranted by FORTUNE ASSOCIATES. DRE 02210729

RIVERVIEW PROFESSIONAL CENTER
CONTACT

Exclusively Offered By

BRANDON LAMONICA
blamonica@fortuneassociates.com
559-930-1221
DRE#01317857

JAMES BITTER
jbitter@fortuneassociates.com
559-916-2603
DRE#02044628



BRANDON LAMONICA
Senior Vice President - Office Division
t 559-930-1221
blamonica@fortuneassociates.com
CA RE Lic. #01317858

JAMES BITTER
Senior Vice President - Industrial Division
t 559-916-2603
jbitter@fortuneassociates.com
CA RE Lic. #02044628

www.fortuneassociates.com | 470 E Herndon Ave, Suite 200 | 559.490.2500

All information, representations and projections indicated in this brochure are based on information supplied by the owner or sources deemed reliable and are not warranted by FORTUNE ASSOCIATES. DRE 02210729