

Space for Lease
OFFICE BUILDING

1111 E. Warner Avenue, Fresno, California 93710



FOR LEASE

Class A, Medical/Office Space
SE Corner of First & Herndon



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PROPERTY *highlights*

Ideal for medical, dental, specialty care, outpatient services, behavioral health, physical therapy, aesthetics, imaging, surgery consultation, or professional office users



- + ±3,000 SF Class A medical office available
- + Warm shell condition with HVAC and electrical infrastructure installed
- + Divisible floor plan to accommodate multiple suite configurations
- + Build-to-suit opportunity
- + Negotiable tenant improvement allowance for qualified tenants
- + Building and monument signage available
- + Adjacent to a brand-new, established Urgent Care practice & walking distance to Saint Agnes Medical Center
- + Minutes from Highway 41 with convenient access to Highway 168
- + Surrounded by North Fresno's premier medical, retail, dining, and professional amenities
- + Located within an affluent, high-income demographic
- + Ample on-site parking

property SITE PLAN

WARNER
AVENUE

THIRD
STREET



current TENANTS



SPACE AVAILABLE
±3,000 sqft Class A Medical Office
 Lease Rates Available Upon Request

Examples of finished clinic spaces that are currently being leased within the building.
 Floor-plan and layout for Space Available will be Built to Suit your business



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space AVAILABLE

±3,000 sq.ft

Available for Lease
with Tenant Improvement Allowance
Built to Suit

FLOOR PLAN OPTION 1 *
MEDICAL OFFICE / SURGERY CENTER LAYOUT
±3,000 SQ FT



**Floor-plan shown is for illustrative purposes only.
Space is Build to Suit.*



Class A Medical Office

±3,000 SF Warm Shell | Build-to-Suit Opportunity | Adjacent to New Urgent Care

Position your practice in one of North Fresno's premier medical corridors at 1111 E. Warner Avenue, Fresno, CA 93710 (APN: 408-140-25). This approximately 3,000-square-foot Class A medical office suite offers an exceptional opportunity for healthcare providers seeking a customized space in an established, high-demand medical location.



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