

- FOR LEASE -

Highly Visible Office/Retail on Shaw Avenue



1177 E. Shaw Ave., Fresno, CA 93710

- LOCATION:** On Shaw Avenue just east of First Street. Near CSU Fresno and Fashion Fair Regional Mall.
- LEASE PRICE:** \$1.35/sq. ft. modified gross lease. Tenant pays P.G.&E and janitorial.
- OFFICE SUITES:** Suite 101 – Approximately 2,015 sq. ft. (\$2,700/month)
- ZONING:** CMX – Corridor/Center Mixed Use
- DESCRIPTION:** Competitive lease rate on Shaw Avenue! Well-maintained, highly visible security gated single-story office building. Professional tenant mix with long-term tenants. Excellent sign exposure and easy access to Freeways 41 and 168. The space consists of five offices, a breakroom with sink, a large work area, and reception area.

CONTACT EXCLUSIVE LISTING AGENTS:

STUMPF AND COMPANY

Real Estate

(559) 222-3058

CA BRE Lic. #00533442

The information has been given to Stumpf and Company by the property owner or other sources deemed reliable. We have no reason to doubt its accuracy but we do not guarantee it. All information should be verified prior to lease.

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