



For Lease

Two-Story Professional Office Building with Elevator Lift

Bobby Fena, SIOR

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DRE #00590204

Beau Plumlee

559 256 2443
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DRE #01269167

Colliers

7485 N. Palm Avenue, #110
Fresno, CA 93711
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2211 N. Fine Avenue Fresno, CA 93727

Office Space Available for Lease

Property Highlights

- Secured Parking
- Monument Signage Available
- Close proximity to Fresno Yosemite International Airport
- Restaurants, Banks & Hotel Services Nearby
- Close to Fwy 180/Peach & Fwy 168/McKinley Interchanges
- Downtown Fresno & City of Clovis Easily Accessible

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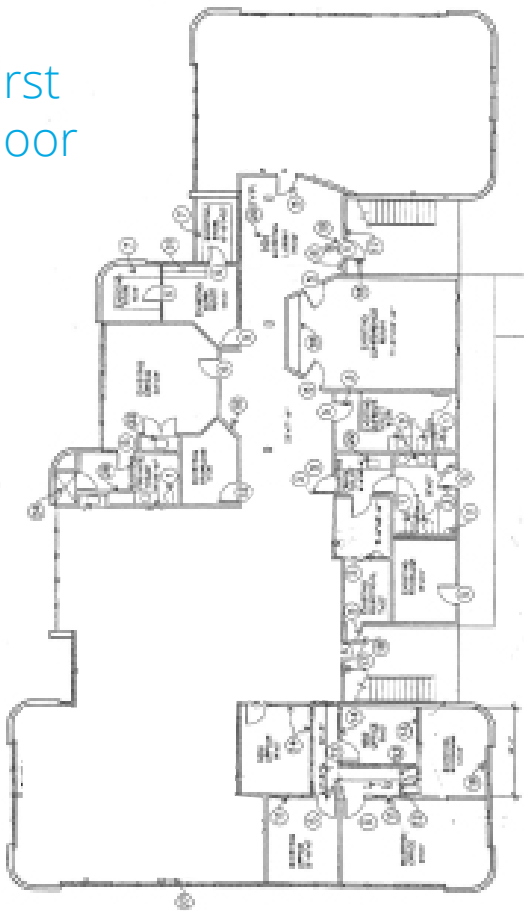


For Lease | 2211 N. Fine Avenue

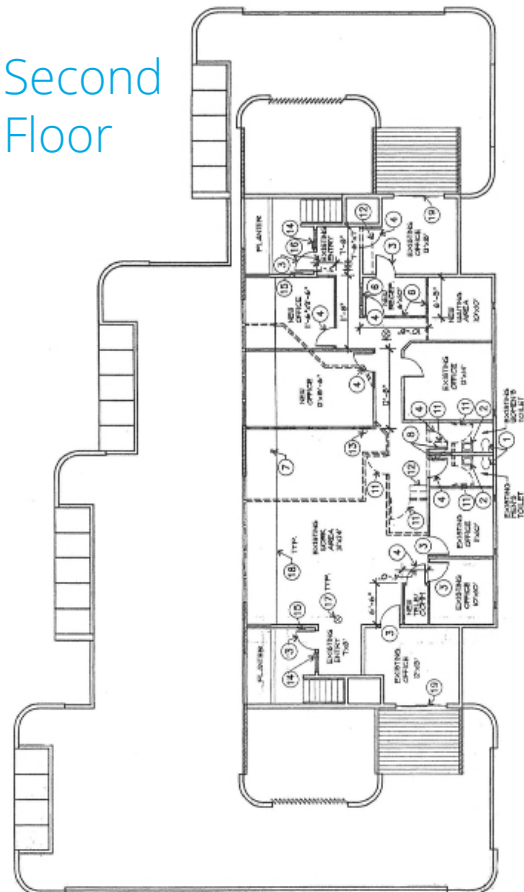
Property Summary

Location	Located at 2211 N. Fine Avenue, near Fresno Yosemite International Airport
Land Area	28,314 SF (.65 acres)
Building Area	±10,116 SF First Floor: ±7,584 SF Second Floor: ±2,532 SF
APN	494-231-07
Zoning	M-1-P
Availability	Existing lease runs thru April 30, 2027 and is available for sublease or a potential direct lease with Landlord.
Lease Rate	\$1.25 PSF, plus utilities (gas/electricity/water/trash removal) & janitorial service
TI Allowance	Negotiable
Parking	Secured, gated parking lot

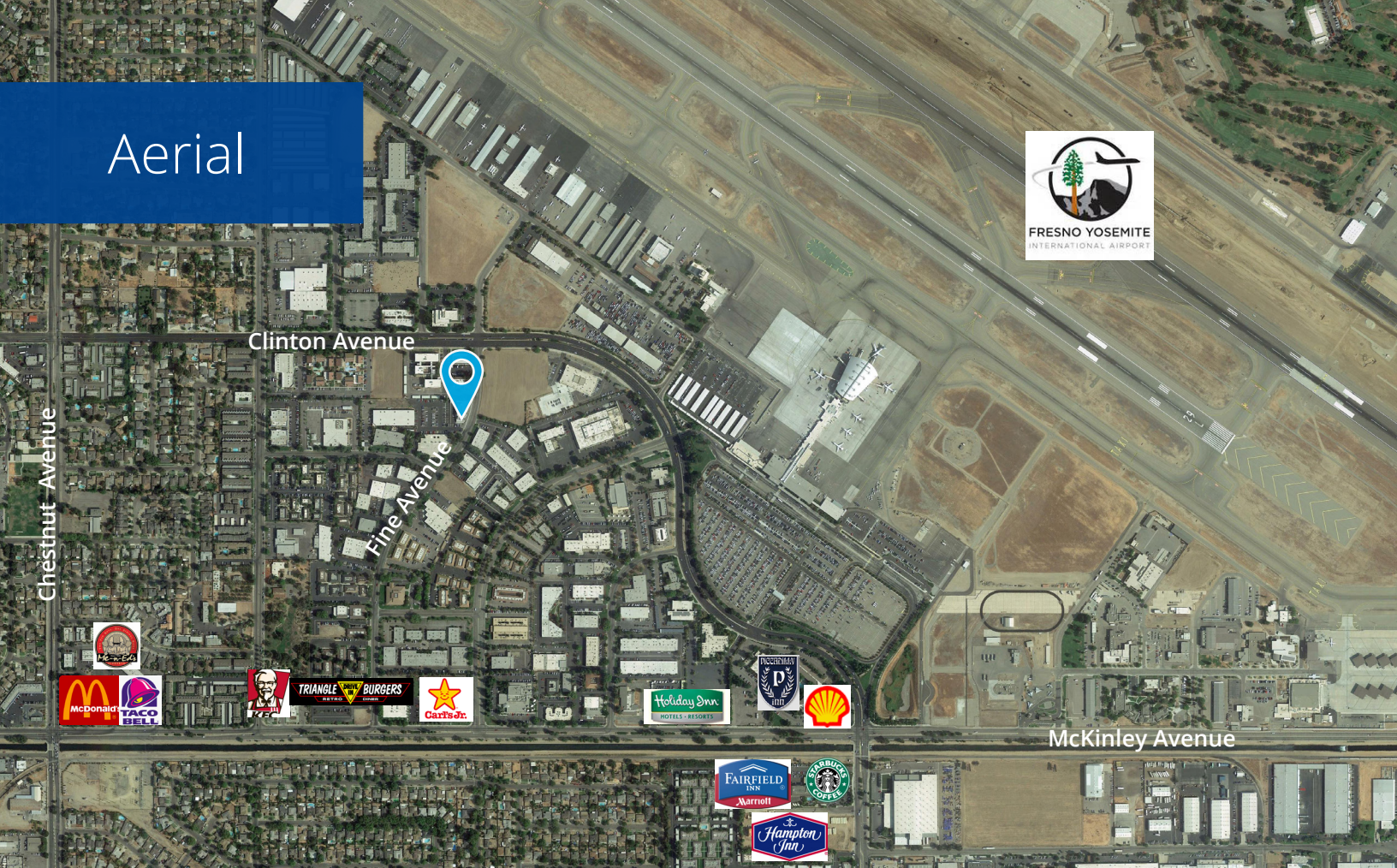
First Floor



Second Floor



Aerial

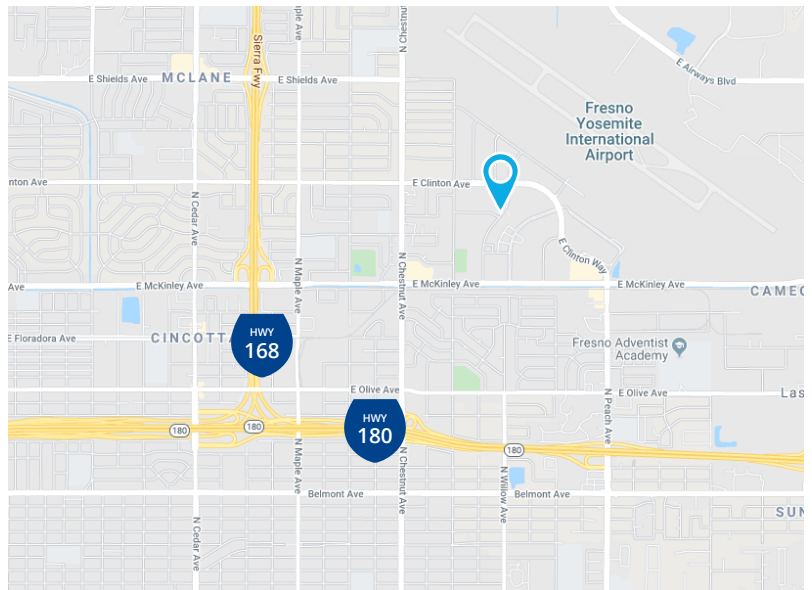


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