

AVAILABLE FOR LEASE
MERIDIAN PROFESSIONAL CENTER AT MAPLE | SUITE 101-B

7005 N. MAPLE AVENUE
FRESNO, CA

MOVE IN SPECIAL!



For information, please contact:

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7005 N. MAPLE AVENUE

FRESNO, CA

PROPERTY INFORMATION



Availability:	Suite 101-B 1,700± SF (Available September 1, 2026)
Lease Rate:	\$1.00 PSF (For first 6 months) Contact Agents for More Information
Lease Type:	NNN
Building Size:	12,034± SF
Year Built:	2007
Zoning:	O (Office)
APN:	404-300-22

PROPERTY DESCRIPTION

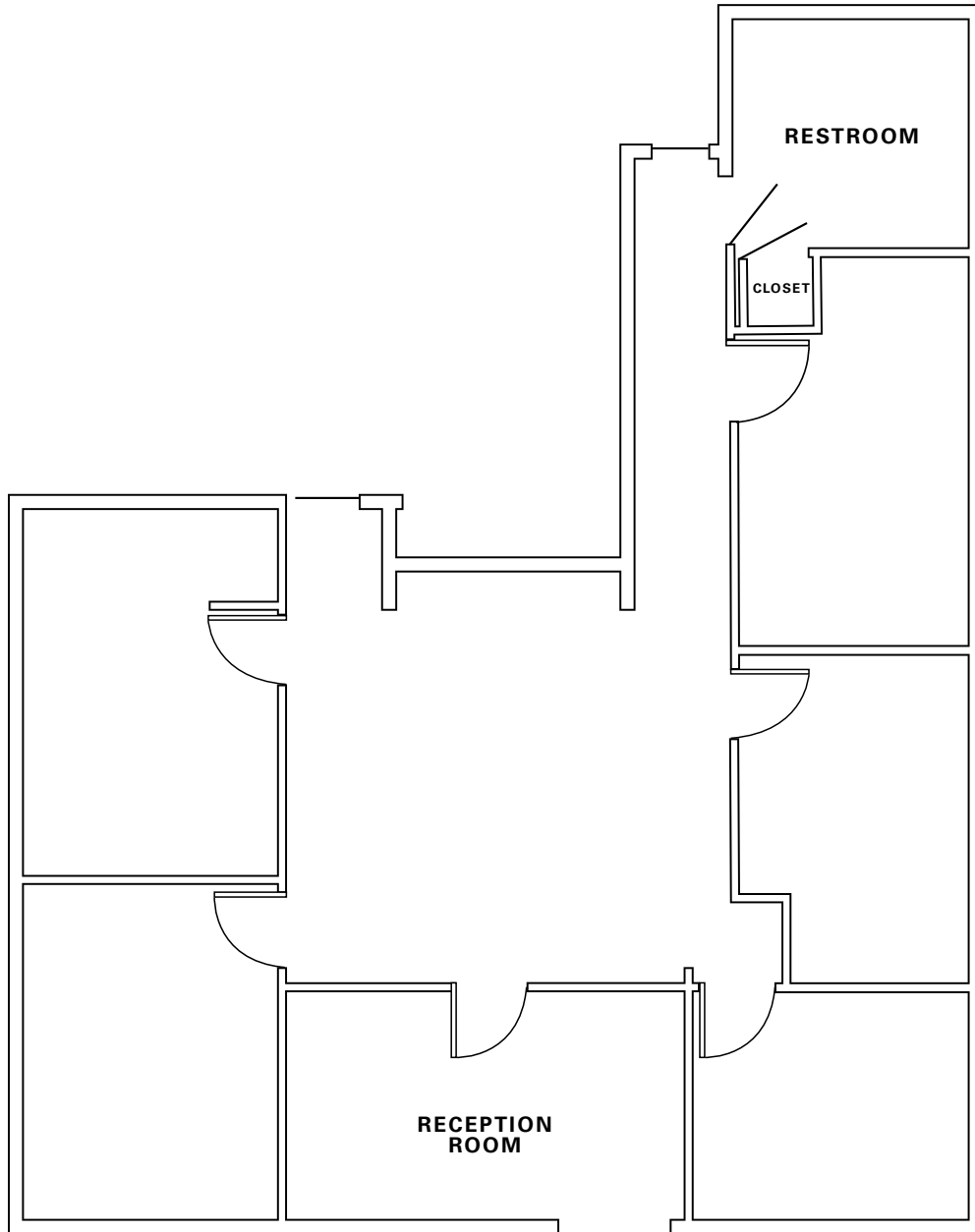
7005 N. Maple Avenue is part of a large meticulously maintained office complex and is zoned O (Office) for optimal usage flexibility. The complex features shared parking and access.

LOCATION DESCRIPTION

Resting at the heavily trafficked corner of Herndon and Maple Avenues, the property is surrounded by a thriving commercial hub. Situated within close proximity to major medical facilities, including Fresno Surgical Hospital and Kaiser Permanente Fresno Medical Center, the area offers a compelling opportunity for the investment community. With convenient access to Herndon Avenue's professional and medical corridor, dining destinations, and retail centers such as River Park Shopping Center, the location is well suited for stabilized occupancy and potential rent growth.

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SUITE 101-B
FLOOR PLAN





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