

2430-2434 Calaveras • Fresno, California



AVAILABLE FOR LEASE

First Year Reduced Rent: \$1.25/sf + Free Rent

Medical/Professional Office Building + 30 Secured Parking Stalls

Approximately 4,200± Square Feet

- Versatile Medical Facility
- Exam Rooms with Sinks
- Ample Secured Parking
- Fully Secured Building with Fencing
- Easy Access to 41, 99 and 180 Freeways
- Recently Remodeled



ROBERT ELLIS LEASING AND INVESTMENT, INC.

ROBERT ELLIS
PHONE: 559/228-8900
DRE LICENSE #00870649

MITCH WEIBERT
PHONE: 559/355-0841
DRE LICENSE #02198339

7502 NORTH COLONIAL AVENUE, SUITE 101 • FRESNO, CALIFORNIA 93711
rellis@reli1.com • mweibert@reli1.com • www.reli1.com

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PROPERTY INFORMATION

- Location:** 2430-2434 Calaveras Street, Fresno, CA 93721 (Calaveras, on the corner of Calaveras & Divisadero). Proximity to Downtown Fresno, Community Regional Medical Hospital and Fresno County Superior Court. Easy access to Freeways 41, 99, and 180. Abundant secured parking on site.
- Size:** Office Building ±4,200 square feet * / / Lot ±17,250 square feet
*Can be demised - ±2,100 square foot spaces
- APNS:** APNs: 466-074-13 & 466-074-20
- Pricing:** **First Year Reduced Rent: \$1.25/sf + Free Rent**
\$1.45 per square foot, NNN (\$6,090.00 per month, NNN)
- Parking:** 30 stalls (2 ADA) plus street parking
- Year Built:** 1951; Fully remodeled & ADA upgrade in March, 2016
- Zoning:** "DTN" (Downtown Neighborhood) - To encourage a mixed-use Downtown



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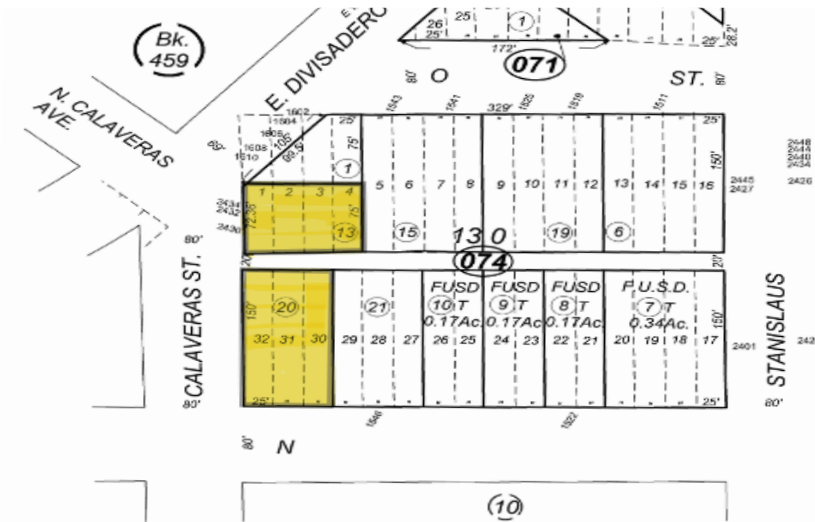
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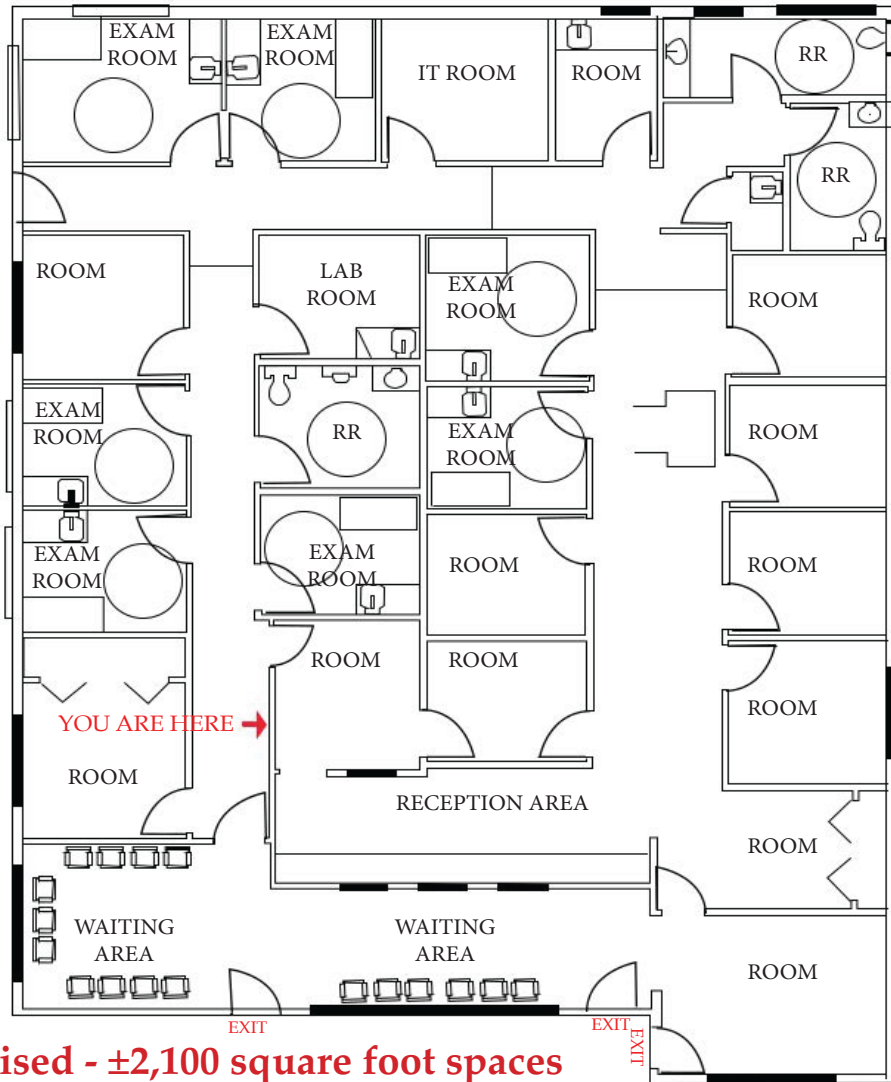
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FLOOR PLAN



***Can be demised - ±2,100 square foot spaces**



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PICTURES



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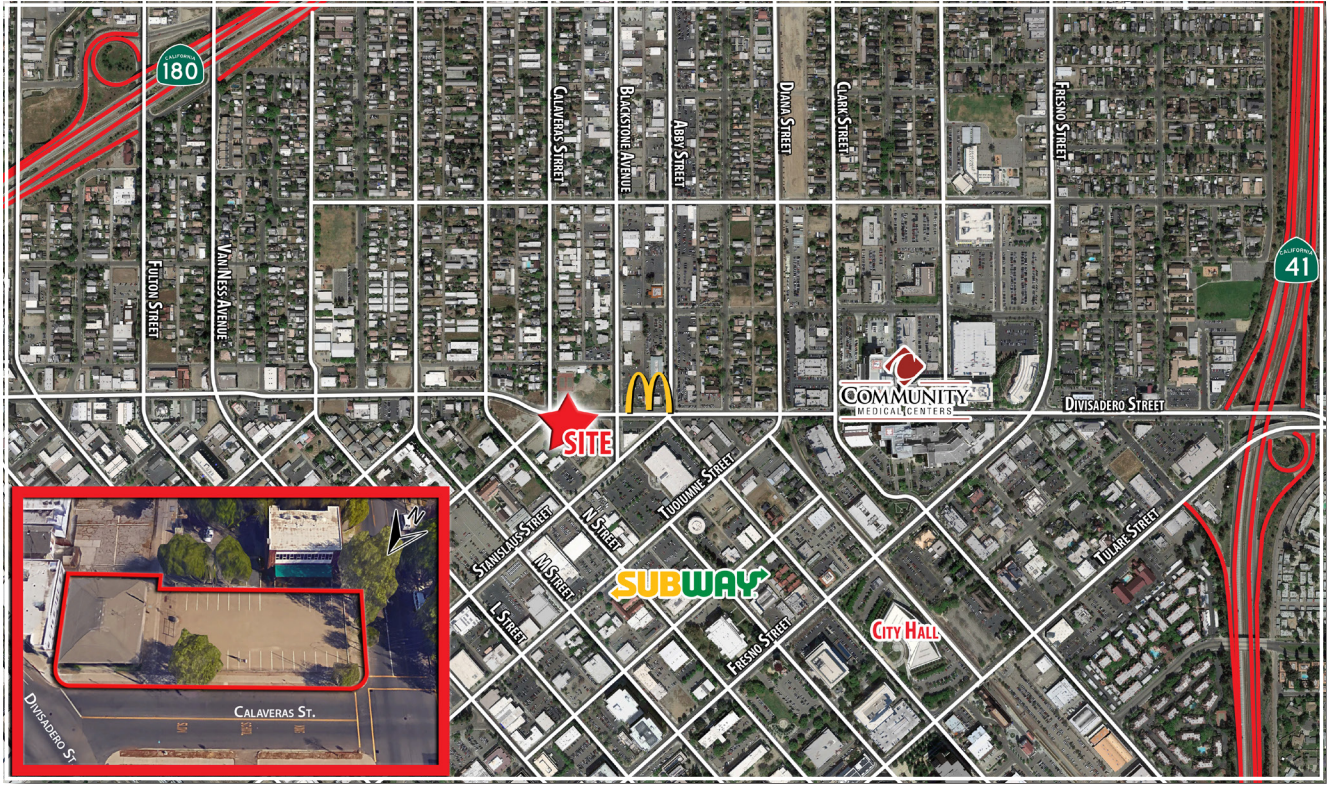
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LOCATION AERIAL



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