

1275

SPRUCE AVE.

SPRUCE MEDICAL COMPLEX

For Lease

**Suite 102
±1,874 SF**

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// BUILDING INFORMATION

Suite 102 at Spruce Medical Complex offers 1,874 square feet of well-designed medical office space in one of Northeast Fresno's most established and sought-after healthcare corridor. Located just off Herndon Avenue, the property provides excellent patient accessibility and quick connection to major arterial routes.

The suite features multiple exam rooms with sinks, private offices, a reception and waiting area, and a functional medical layout ideal for a variety of healthcare specialties. Surrounded by strong complementary medical uses, the location provides a professional environment with abundant parking and steady patient traffic.

BUILDING SIZE
12,912 SF

LOT SIZE
1.14 ACRES

PROPERTY TENANCY
MULTI-TENANT

PARKING
SURFACE & UNDERGROUND

AVAILABLE SPACE
1,874 SF

LEASE RATE
\$2.00 psf, NNN

YEAR BUILT
2005

ZONING
O (OFFICE)

// **SPRUCE MEDICAL COMPLEX**
1275 E. Spruce, Fresno, California

// PROPERTY FEATURES

Nearby Major Hospitals & Medical Centers

- Saint Agnes Medical Center
- Community Hospital
- Kaiser Permanente Center
- Numerous Outpatient Surgery Centers

HIGHLIGHTS

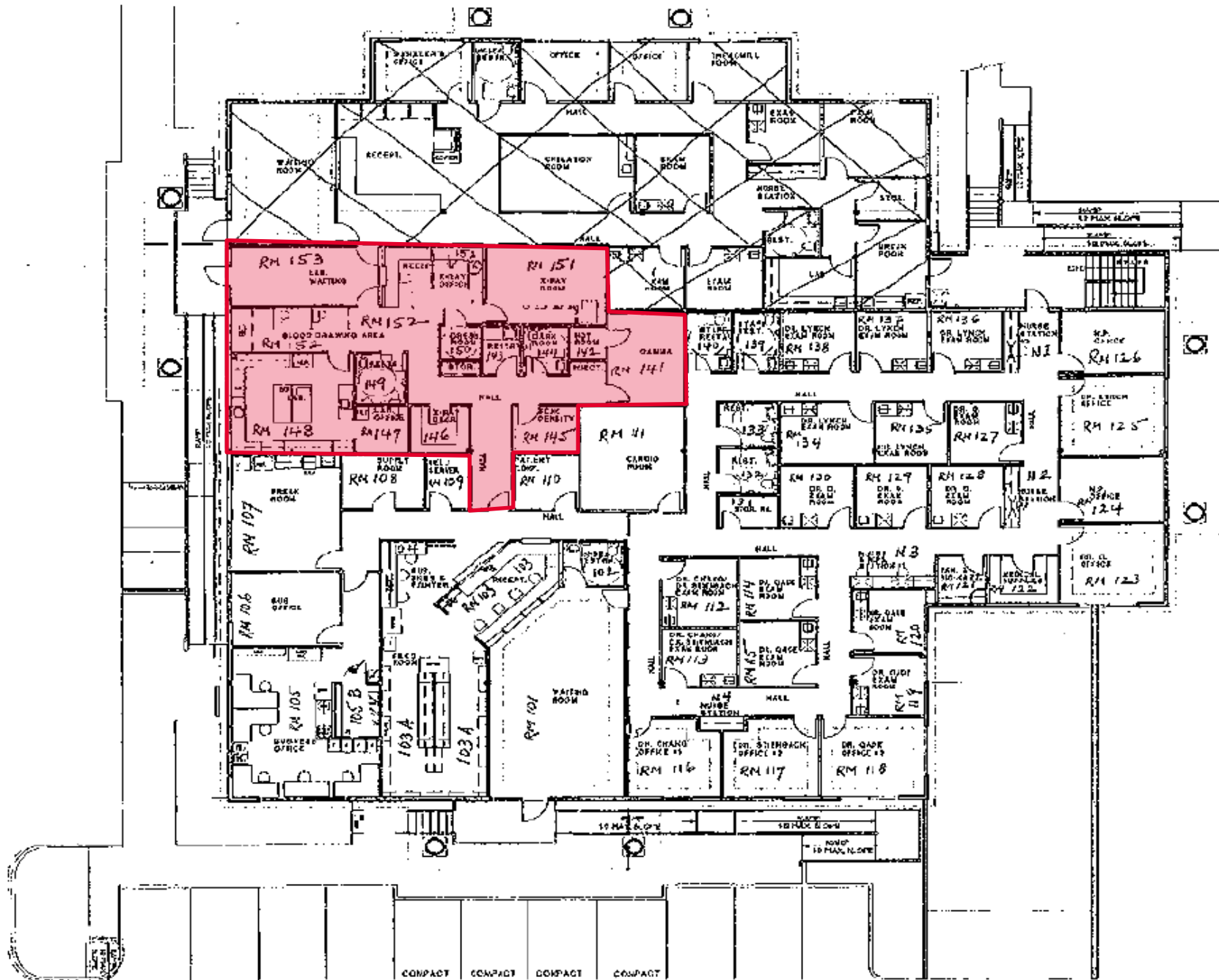
- Built out medical space
- Monument signage available
- Located within an established medical complex
- Adjacent to numerous medical & surgical facilities
- Prominent monument & building signage available
- Easy patient access & surface parking
- Mature landscaping



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1275 SPRUCE – SUITE 102

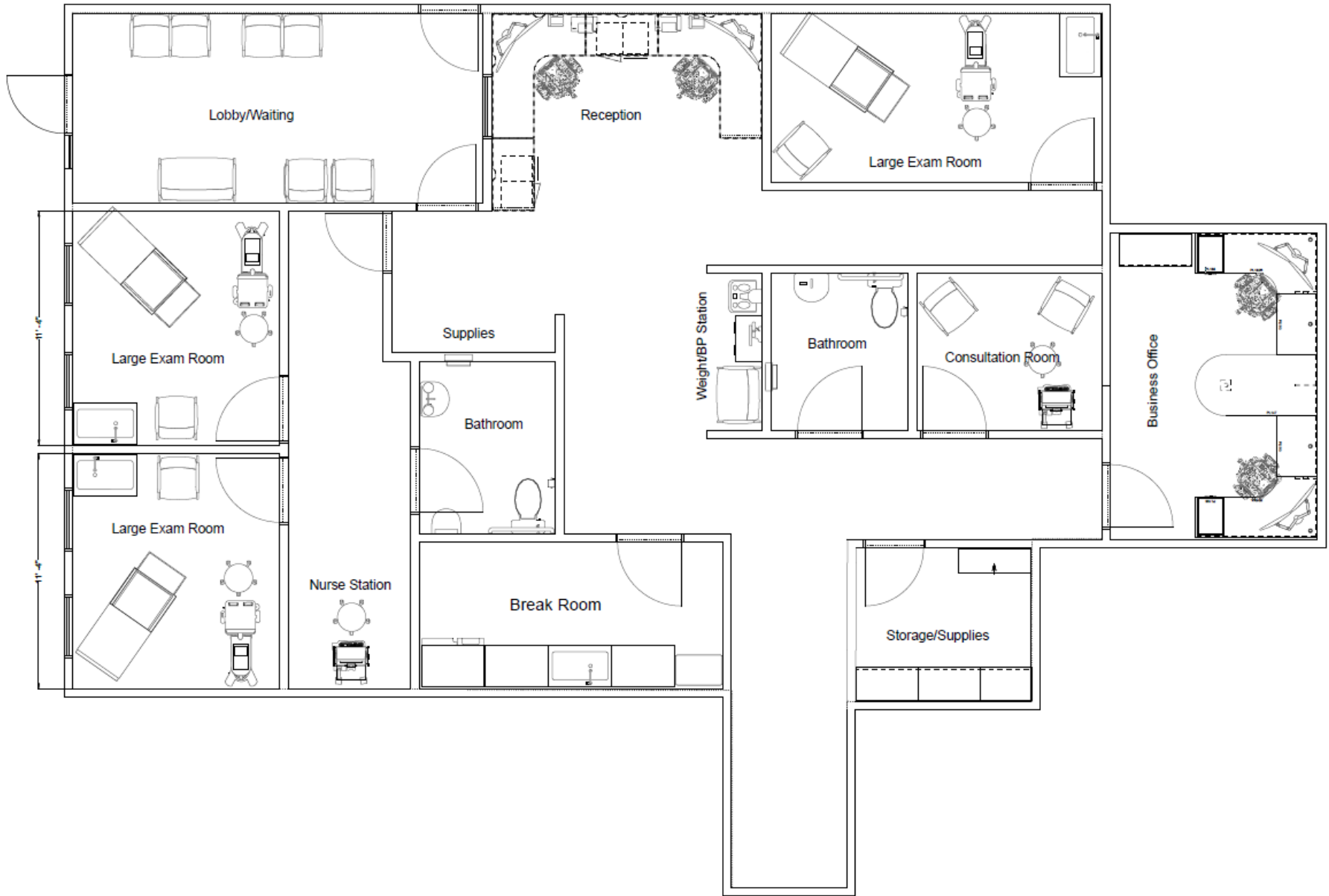
±1,874 SQUARE FEET – MEDICAL OFFICE SPACE



1275 SPRUCE – SUITE 102

±1,874 SQUARE FEET – MEDICAL OFFICE SPACE

POTENTIAL BUILD OUT



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// 1275 SPRUCE – SUITE 102

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// GALLERY



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