

FOR LEASE

1111 E. HERNDON AVENUE

THE ATRIUM OFFICE PLAZA FRESNO, CA

For information, please contact:

Phil Souza

Senior Vice President - Office Division

t 559-447-6283

psouza@pearsonrealty.com

CA RE Lic. #00853867

Luke Tessman

Vice President - Office Division

t 559-447-6243

ltessman@pearsonrealty.com

CA RE Lic. #02008140

Nick Sorensen

Vice President - Office Division

t 559-447-6240

nsorensen@pearsonrealty.com

CA RE Lic. #02081137

5% COMMISSION TO PROCURING BROKER

NEWMARK
PEARSON COMMERCIAL

Phil Souza

Senior Vice President - Office Division

t 559-447-6283

psouza@pearsonrealty.com

CA RE Lic. #00853867

Luke Tessman

Vice President - Office Division

t 559-447-6243

ltessman@pearsonrealty.com

CA RE Lic. #02008140

Nick Sorensen

Vice President - Office Division

t 559-447-6240

nsorensen@pearsonrealty.com

CA RE Lic. #02081137

Independently Owned and Operated | Corporate License #00020875 | newmarkpearson.com

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.



The Atrium

This multi-story, Class "A" office building is located near the Southeast corner of Herndon Avenue & First Street in Northeast Fresno.

It offers frontage along the Herndon Avenue thoroughfare and is minutes from Highway 41 on/off ramps. Common areas are getting remodeled soon and the existing vacancies offer flexible plans or build to suit for new tenants. Numerous ancillary services are in close proximity, including a cafe on site.

LOCATION DESCRIPTION

- Easy Access to Freeway 41
- Abundant Food & Retail Services Within Walking Distance

PARKING INFORMATION

- Ample Surface Parking
- Secured Subterranean Parking

1111 E. HERNDON AVENUE - THE ATRIUM OFFICE PLAZA

PROPERTY INFORMATION

Available Space:	Various
<i>Suite 119:</i>	4,587± RSF
<i>Suite 204:</i>	1,281± RSF
<i>Suite 211:</i>	3,931± RSF
<i>Suite 212:</i>	2,470± RSF
Lease Rate:	\$1.65 per RSF, NNN
Tenant Improvements:	Negotiable
Surface Parking Ratio:	4:1,000± SF
Subterranean Parking Ratio:	1:1,000± SF

PLANNED RENOVATIONS

- Lobby
- Common Area
- Restrooms
- Landscaping
- Addition of Electric Vehicle Charging Stations

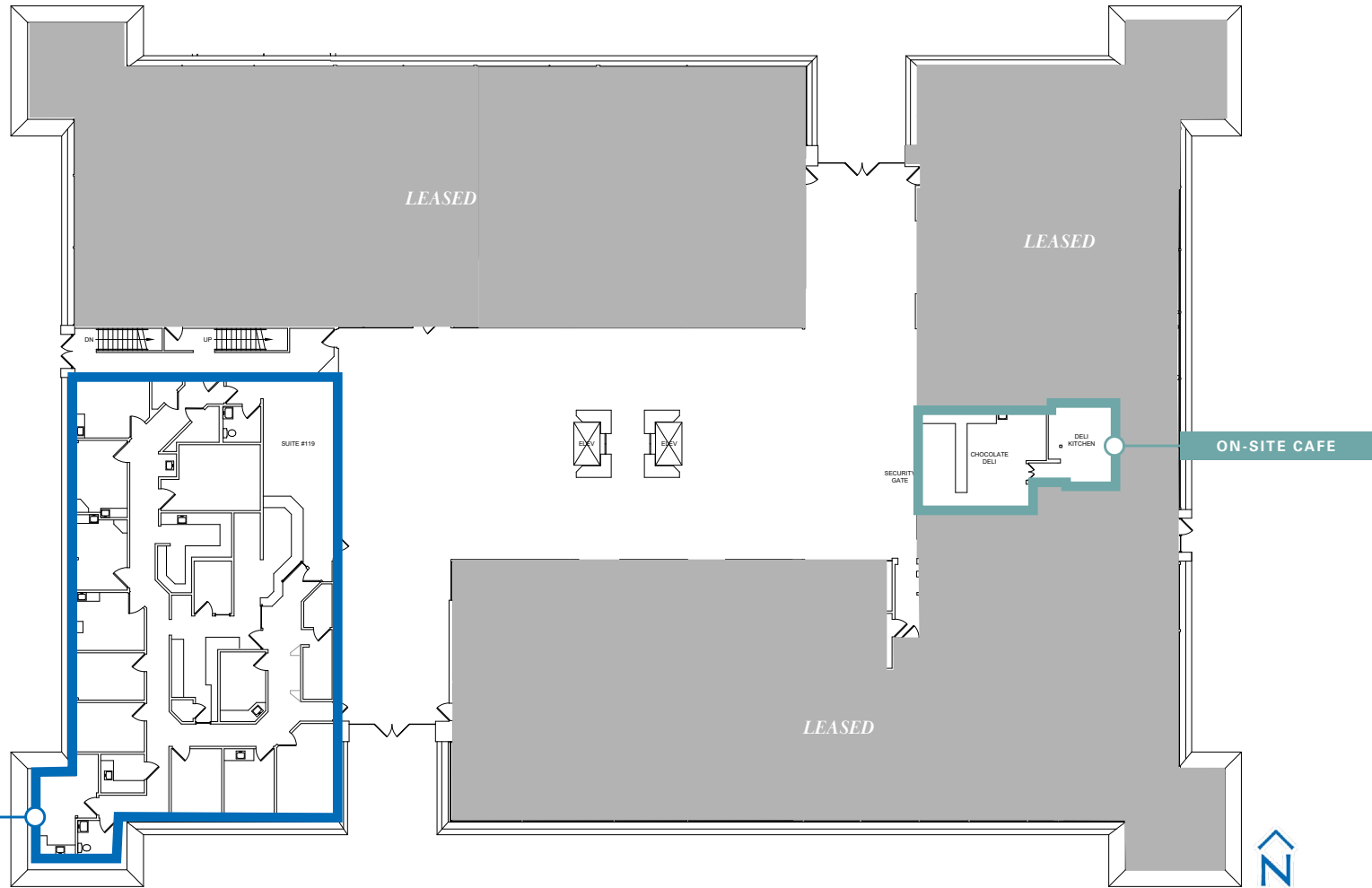
5% COMMISSION TO PROCURING BROKER



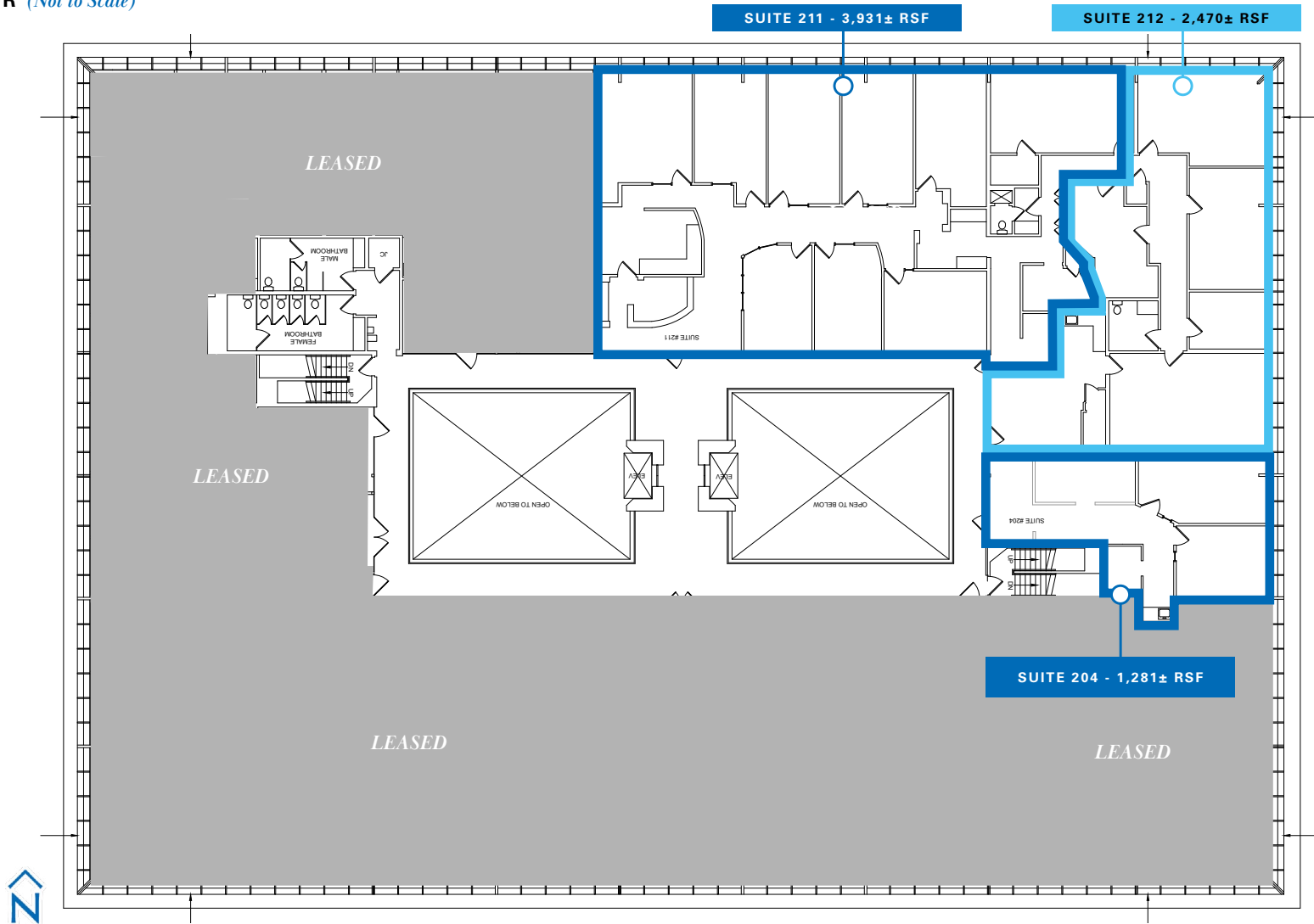
FLOOR PLAN | 1ST FLOOR (Not to Scale)

AVAILABILITY

Suite 119 - 4,587± RSF



FLOOR PLAN | 2ND FLOOR (Not to Scale)



AVAILABILITY

Suite 204 - 1,281± RSF

Suite 211 - 3,931± RSF

Suite 212 - 2,470± RSF



The Atrium Office Plaza

For information, please contact:

Phil Souza

Senior Vice President - Office Division

t 559-447-6283

psouza@pearsonrealty.com

CA RE Lic. #00853867

Luke Tessman

Vice President - Office Division

t 559-447-6243

ltessman@pearsonrealty.com

CA RE Lic. #02008140

Nick Sorensen

Vice President - Office Division

t 559-447-6240

nsorensen@pearsonrealty.com

CA RE Lic. #02081137

NEWMARK
PEARSON COMMERCIAL

Independently Owned and Operated
Corporate License #00020875
newmarkpearson.com

FRESNO OFFICE
7480 N. Palm Ave. #101
Fresno, CA 93711
t 559-432-6200

VISALIA OFFICE
3447 S. Demaree St.
Visalia, CA 93277
t 559-732-7300

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.