

The Colliers logo, featuring the word "Colliers" in white serif font on a blue background with a yellow and red horizontal stripe below it.

Colliers

Accelerating success.

For Lease

Professional Office Space

155 E. Shaw Avenue
Fresno, California

Scott Buchanan
559 256 2430
scott.buchanan@colliers.com
License No. 01389446

Colliers
7485 N. Palm Avenue, #110
Fresno, California 93711
+1 559 221 1271

An inset photograph showing the interior of the office space. It features a modern hallway with light-colored wood-look flooring, white walls, and circular recessed lighting. A blue banner in the top right corner of the inset reads "NEWLY REMODELED".

NEWLY REMODELED

Planned Remodel Includes:
Landscaping, Common Area Upgrades, Signage,
Etc.



155

The Property

This is a three story Class "A" building located at Freeway 41 and Shaw Avenue in Fresno, California. It offers great visibility and easy access. There are many ancillary services in the vicinity, including the newly expanded Fashion Fair Regional Mall, public transportation, banking and restaurants; an ideal location for any medical or professional user.

155 E. Shaw Avenue Fresno, CA

Floor	Suite	Available Square Footage	Lease Rate
1st Floor	101	±2,111 SF	\$2.15 PSF, Full Service
1st Floor	102	±6,541 SF	\$2.15 PSF, Full Service
1st Floor	106	±1,012 SF	\$2.15 PSF, Full Service
2nd Floor	202 - 204	±4,044 SF	\$2.15 PSF, Full Service
3rd Floor	305	±626 SF	\$2.15 PSF, Full Service

*Based on Market Ready conditions, please see various suite configurations on page 4 & 5.

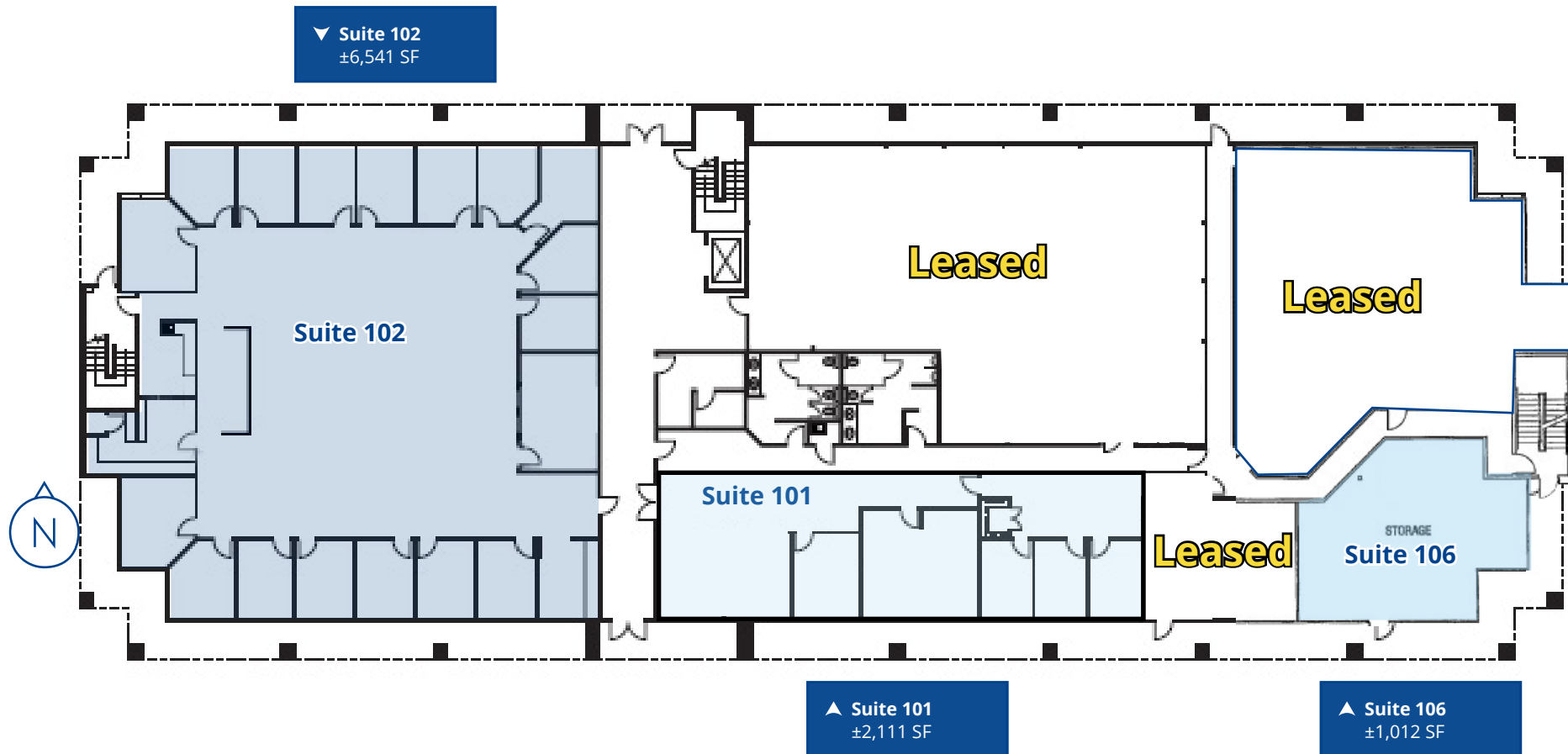
Features & Amenities

- Class "A" Office Space
- High Identity; Visible from Freeway
- Monument and Building Signage Available
- Above Standard Improvements
- LED Lighting throughout
- Excellent Exposure
- Abundant Parking
- Close proximity to numerous retailers
- Located near one of Fresno's local shopping Centers
- Key-fob and secured entry system with cameras
- Building Signage Available
- Solar on roof
- New Parking Lot
- Interior Lobby Renovation coming soon



Floor Plans | First Floor

155 E. Shaw Avenue | Fresno, CA



Scott Buchanan
559 256 2430
scott.buchanan@colliers.com
License No. 01389446

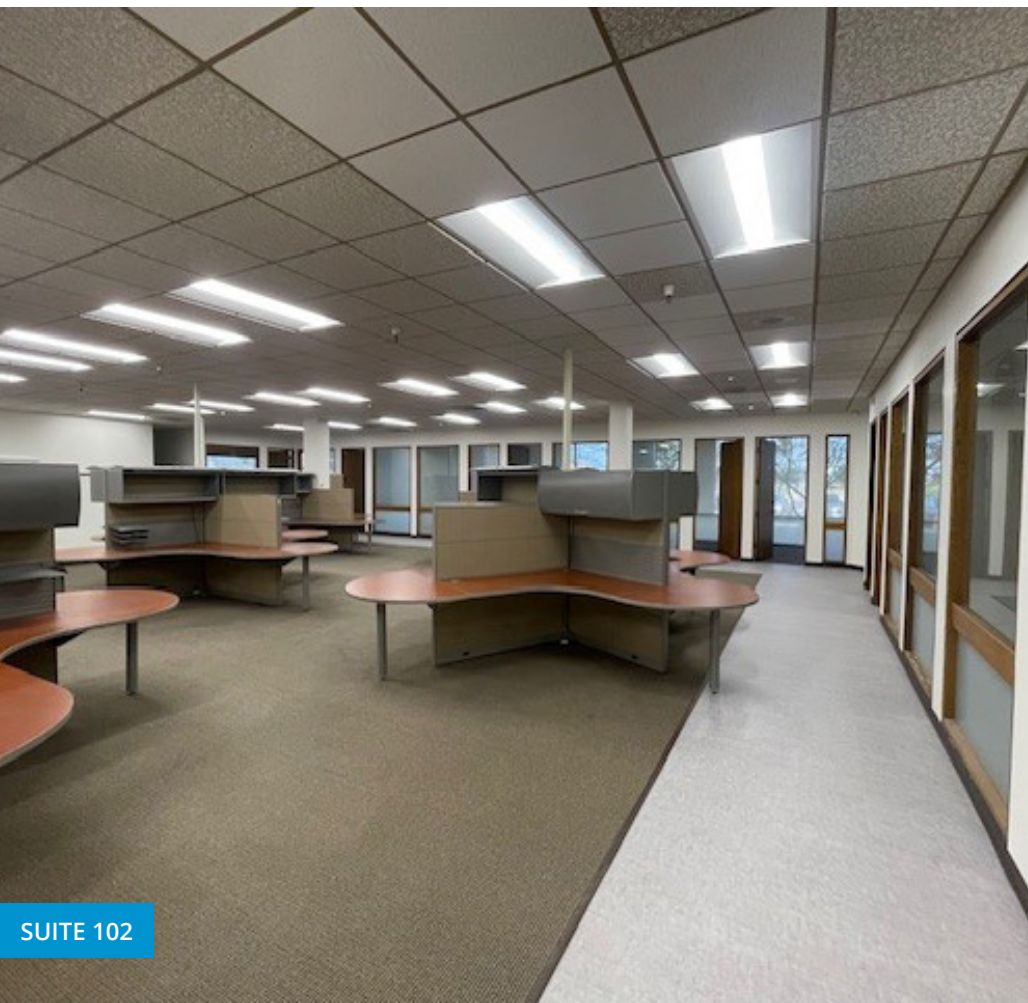
Colliers



SUITE 101



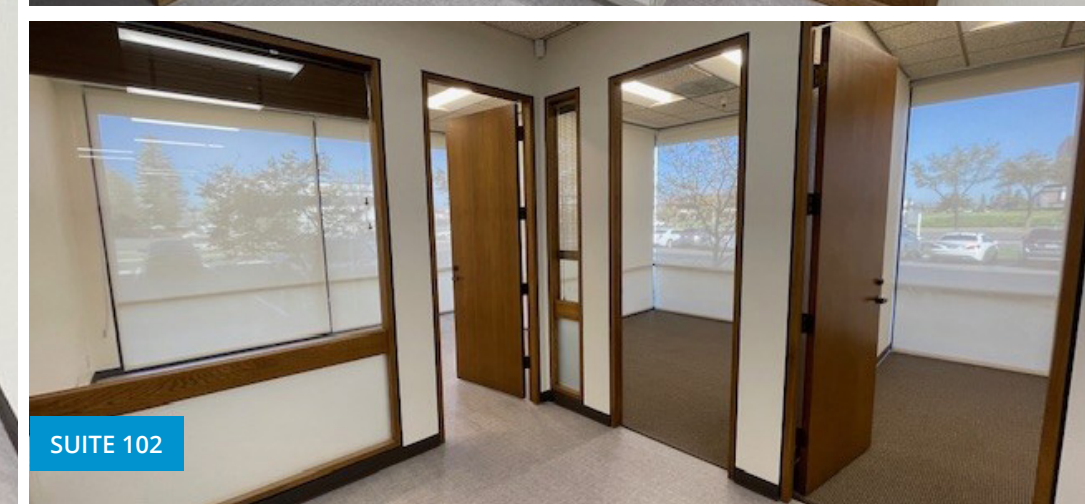
SUITE 101



SUITE 102



SUITE 102



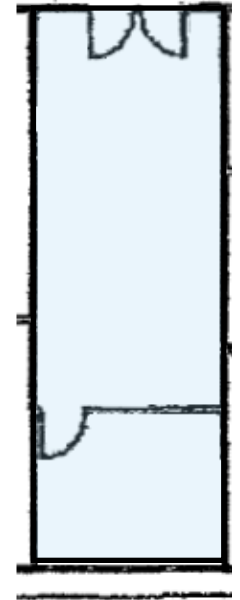
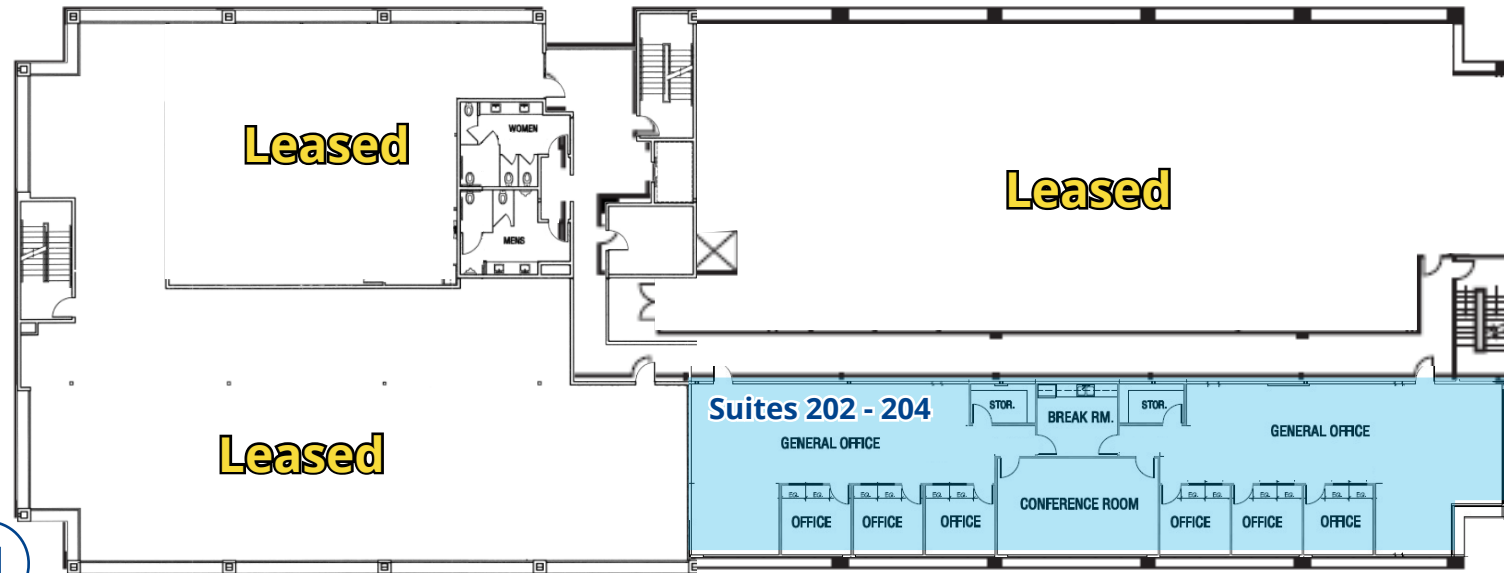
SUITE 102

Floor Plans | Second & Third Floors

155 E. Shaw Avenue | Fresno, CA

▼ Suite 202-204
±4,044 SF

▼ Suite 305
±626 SF



Property Photos
Suite 202-204

Surrounding Amenities



BLACKSTONE AVE

Mor

Future
Mixed Use



HWY
41

+264,000 ADT

FRESNO ST

GALLERY PLAZA



SHAW AVE



MISSION VILLAGE

155 E. SHAW

fashionfair



155 E. Shaw Avenue
Fresno, California

Available for Lease



Scott Buchanan
559 256 2430
scott.buchanan@colliers.com
License No. 01389446

7485 N. Palm Avenue, Suite 110 | Fresno, CA 93711 | 559 221 1271 | www.colliers.com/fresno

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2022. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Tingey International, Inc.

