

AVAILABLE FOR LEASE
PROFESSIONAL OFFICE SPACE

45 RIVER PARK PLACE WEST

FRESNO, CA



NEWMARK
PEARSON COMMERCIAL

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PROFESSIONAL OFFICE SPACE



Property Information

Lease Rate:	\$2.20 PSF
Lease Type:	NNN
Zoning:	O (Office)
Tenant Improvements:	Negotiable
Load Factor:	13.5%
Building Class:	A
Ceiling Height:	12'
Number of Floors:	6

FIRST FLOOR

<i>Suite 101:</i>	<i>2,673± SF</i>
<i>Suite 108:</i>	<i>3,000± SF</i>

SECOND FLOOR

Fully Leased

THIRD FLOOR

<i>Suite 300:</i>	<i>12,372± SF</i>
<i>Suite 308:</i>	<i>10,477± SF</i>
<i>*Can be combined for a total of</i>	<i>22,849± SF</i>

FOURTH FLOOR

Fully Leased

FIFTH FLOOR

Fully Leased

SIXTH FLOOR

5,111± SF

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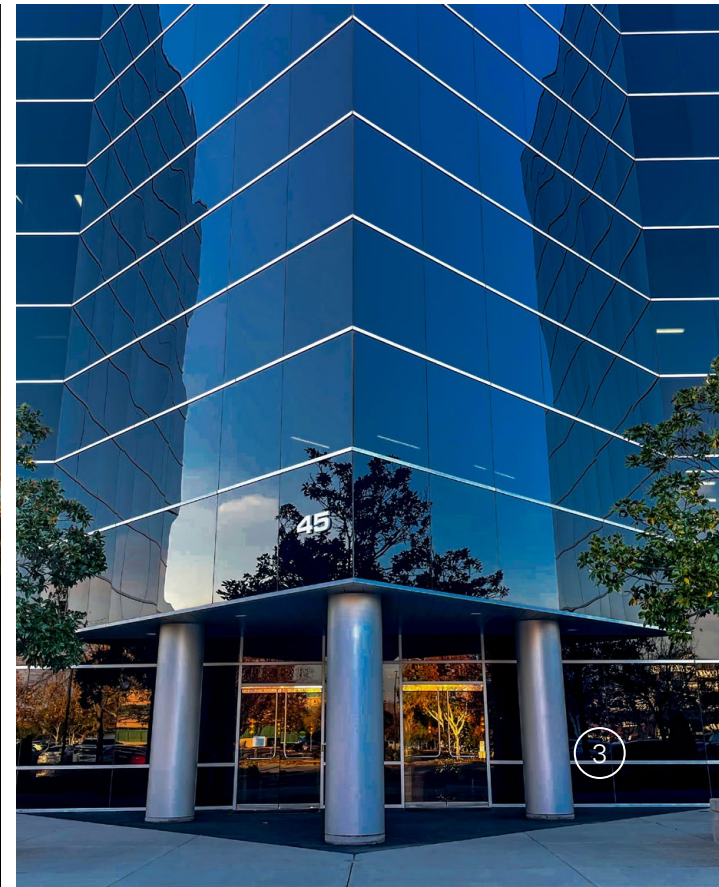
Property Description

45 Park Place West, Fresno's premiere Class A office building, is located just north of Friant Avenue between Freeway 41 and Fresno Street. The property is in close proximity to the Freeway 41 on and off-ramps, which allows convenient access to all areas of the city.

Containing six stories, the building offers unparalleled views of the Sierra Nevadas as well as Woodward Park. All ancillary services including transportation, shopping, food-service, and banking are nearby with two major power centers, Park Crossing and River Park, in close proximity. The building offers a stunning lobby and features 12-foot ceilings on the first floor vacancies. As the highest office structure in North Fresno, the building is a true landmark property.

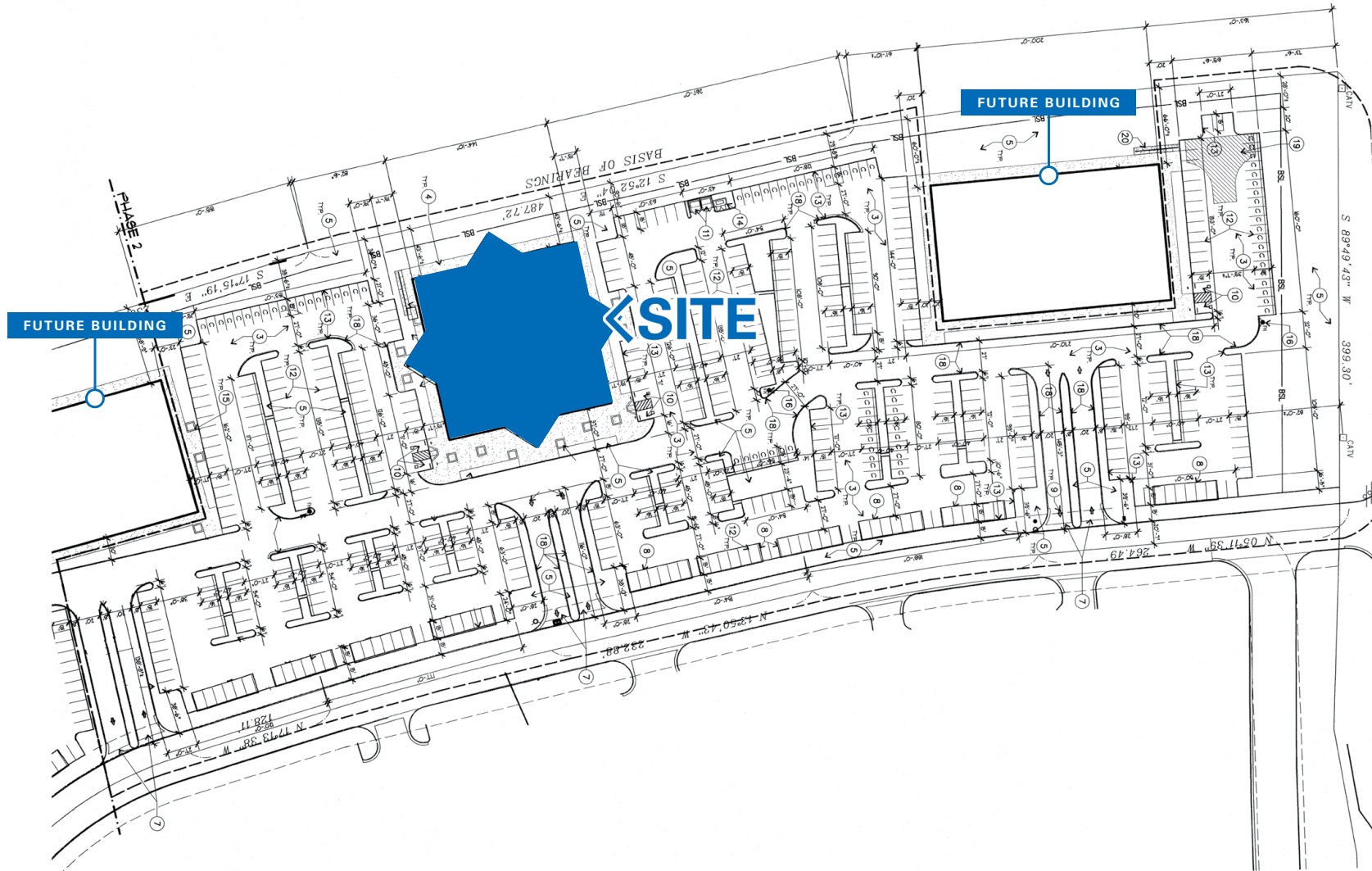


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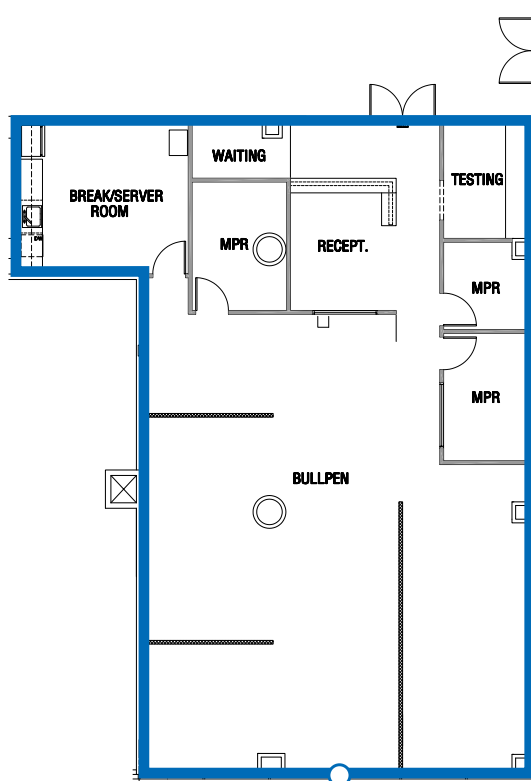


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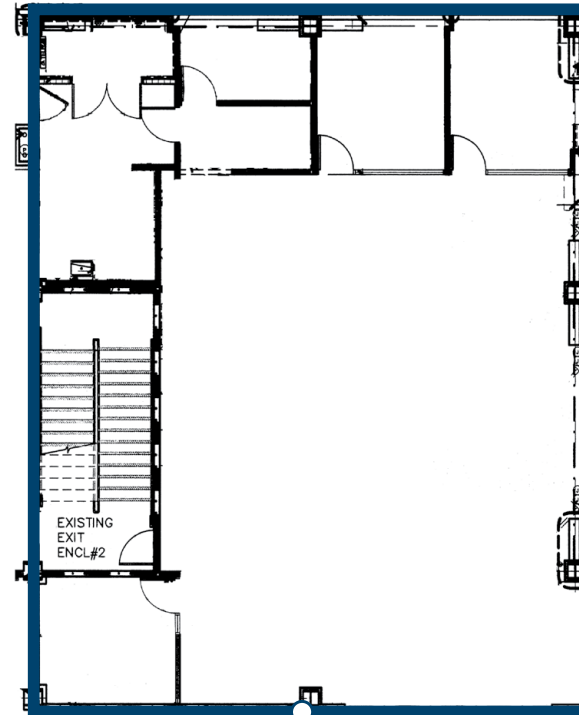
Site Plan (Not to Scale)



Floor Plans - 1st Floor *(Not to Scale)*

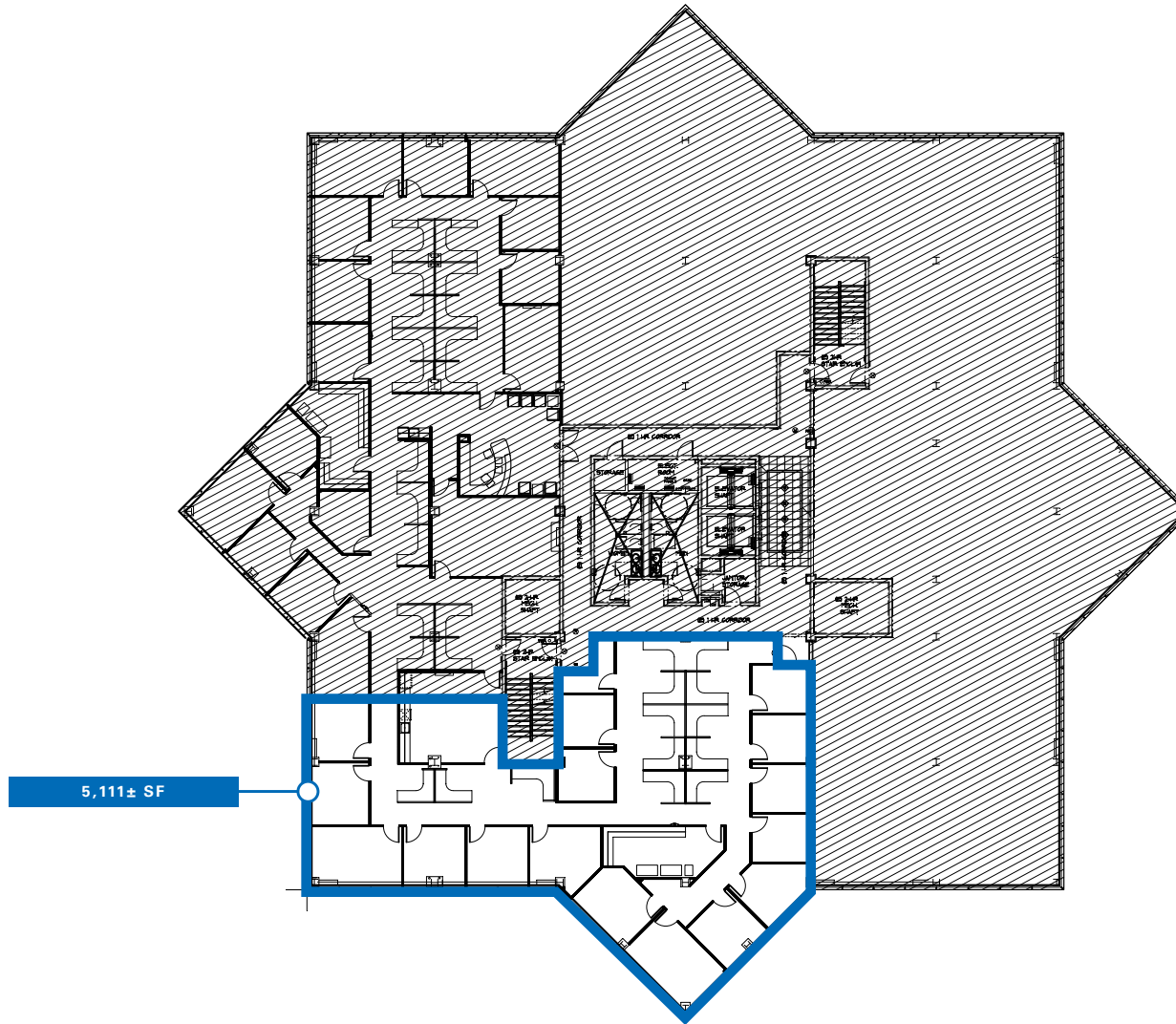


SUITE 101 - 2,673± SF



SUITE 108 - 3,000± SF

Floor Plan - 6th Floor *(Not to Scale)*



45 Park Place Highlights

- Class A Office Building
- Highest Office Building in North Fresno
 - *Views of the Sierra Nevadas*
 - *Views of Woodward Park*
- Convenient Access to Freeway 41
- Great Freeway Visibility
- Close Proximity to Multiple Shopping Centers
 - *Park Crossing*
 - *River Park*
 - *The Villagio*
 - *Universal Park*
- Near The Valley's Largest Regional Park: Woodward Park





SITE

WOODWARD
PARK

PARK CROSSING
SHOPPING CENTER

41

VILLAGIO
SHOPPING CENTER

STREET NAME

RIVER PARK
SHOPPING CENTER

STREET NAME

UNIVERSAL PARK
SHOPPING CENTER

PALM AVE

STREET NAME

41

KAISER
PERMANENTE



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