

AVAILABLE FOR LEASE  
MEDICAL/PROFESSIONAL OFFICE SPACES

# 3636 N. FIRST STREET

FRESNO, CA

**NEWMARK**  
PEARSON COMMERCIAL

**Luke Tessman**  
Vice President - Office Division  
t 559-447-6243  
ltessman@pearsonrealty.com  
CA RE Lic. #02008140

*Independently Owned and Operated* | Corporate License #00020875 | [newmarkpearson.com](http://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.

<b>Available Spaces:</b>	3 Suites
<i>Suite 123:</i>	<i>2,248± RSF</i>
<i>Suite 132:</i>	<i>1,891± RSF</i>
<i>Suite 134:</i>	<i>351± RSF</i>
<b>Lease Rate:</b>	\$1.35 PSF
<b>Lease Type:</b>	Modified Gross
<b>Tenant Improvements:</b>	Negotiable
<b>Lease Term:</b>	Negotiable
<b>Parking:</b>	Ample on-site parking
<b>Zoning:</b>	Commercial
<b>Security:</b>	Yes

### PROPERTY DESCRIPTION

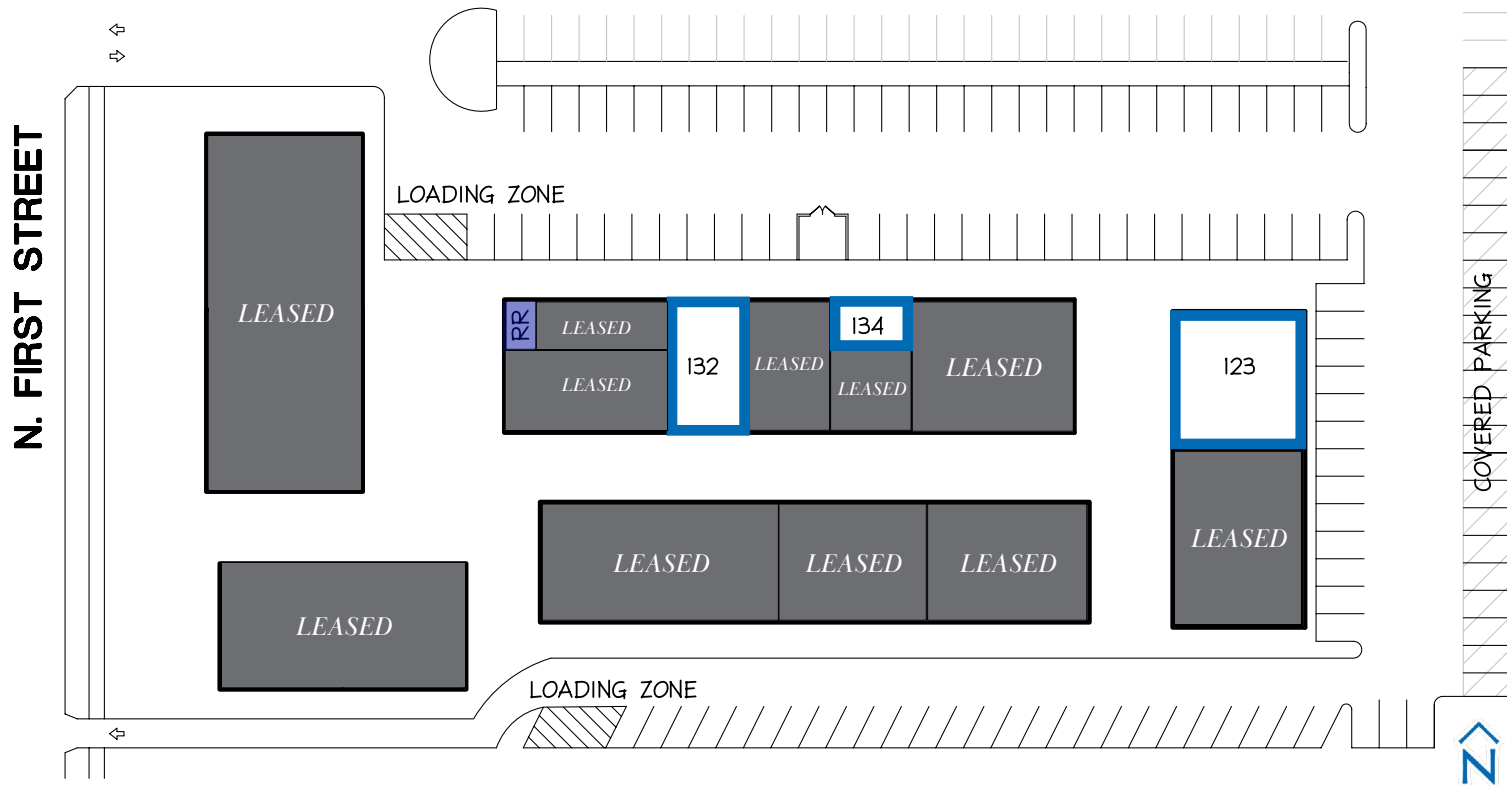
This single story garden style office complex is under new, experienced, and motivated ownership. Updated office suites, ample on-site parking, and lush landscaping provides an inviting atmosphere for all businesses.

Numerous eateries and ancillary services are minutes away. Employees can enjoy nearby amenities such as shopping, restaurants, banking, and daily services. Easy access to Freeways 41 and 168.



**\$1.35 (PSF/Monthly)**  
LEASE RATE

**Modified Gross**  
LEASE TYPE

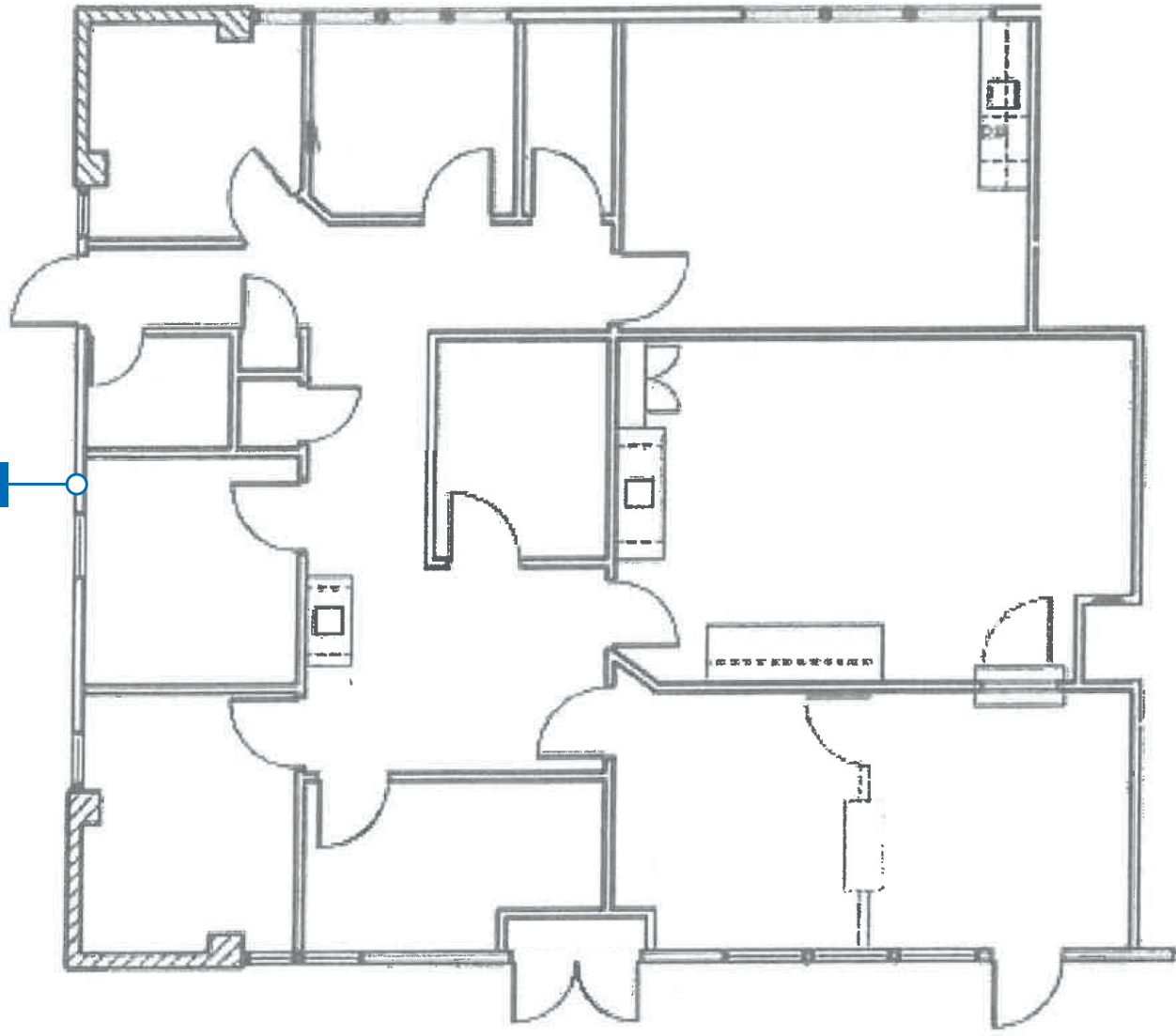


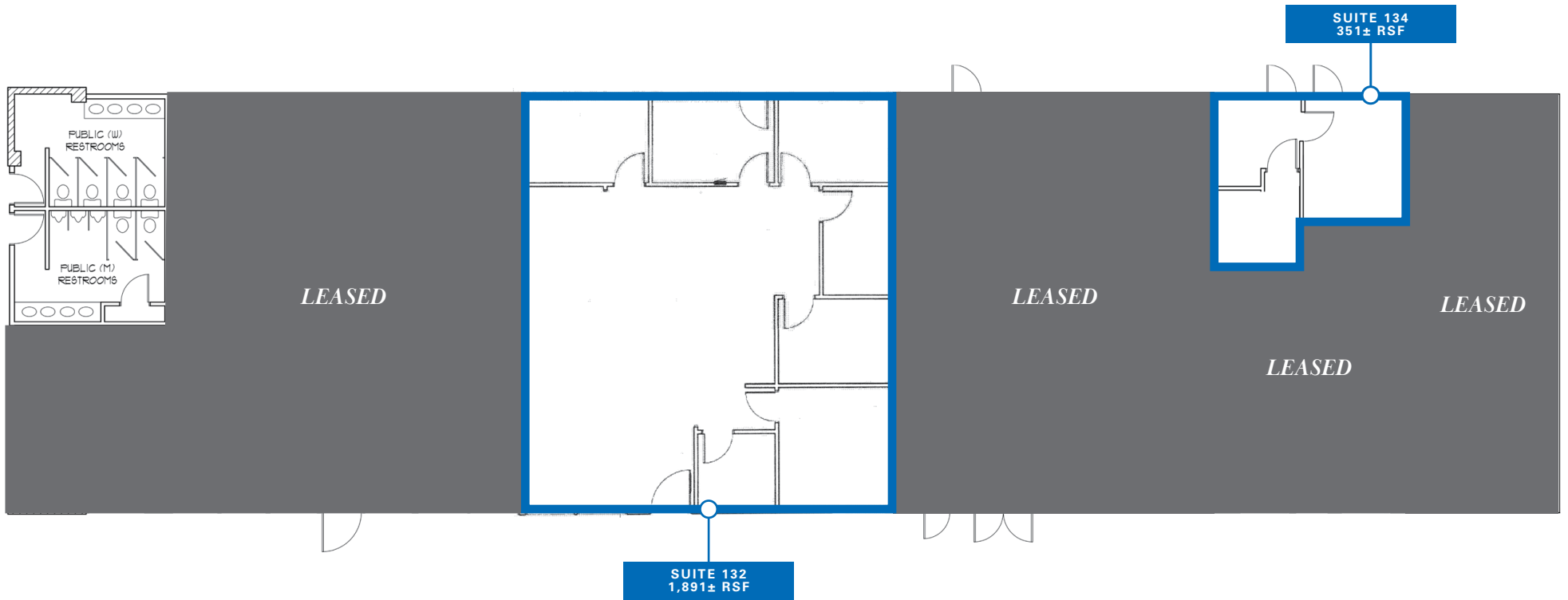
AVAILABLE SPACE	RENTABLE SQUARE FEET
Suite 123	2,248± RSF
Suite 132	1,891± RSF
Suite 134	351± RSF

**3636 N. FIRST STREET**  
FRESNO, CA

**SUITE 123**  
FLOOR PLAN

SUITE 123  
2,248± RSF





**3636 N. FIRST STREET**  
FRESNO, CA

**PROPERTY**  
IMAGES



# 3636 N. FIRST STREET

FRESNO, CA

# LOCATION

MAP

3636 N. First Street is conveniently located on the east side of First Street south of Dakota Avenue in the active Mid-Town Fresno office market. This location provides quick and easy access to both Freeways 41 and 168.



AVAILABLE FOR LEASE  
MEDICAL/PROFESSIONAL OFFICE SPACES

**3636 N. FIRST STREET**  
FRESNO, CA

*For information, please contact:*

**Luke Tessman**

*Vice President - Office Division*

t 559-447-6243

ltessman@pearsonrealty.com

CA RE Lic. #02008140

**NEWMARK**  
PEARSON COMMERCIAL

*Independently Owned and Operated*  
Corporate License #00020875  
[newmarkpearson.com](http://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.