



Colliers

- High quality, functional space with “lake-like” setting
- Covered and secured parking area
- Quick access to Freeways 41 and 168
- Many retail amenities closeby including retail services, restaurants, banking and more
- 1,318 RSF and 4,417 RSF Available
- **Rent Incentives Available**

# 1130 E. Shaw Avenue Fresno, California

## Office Space Available for Lease

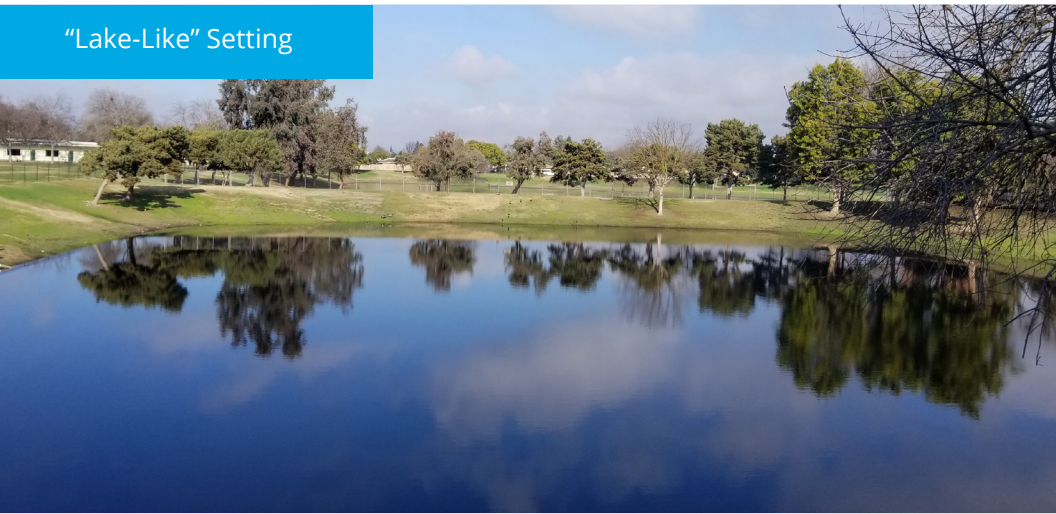
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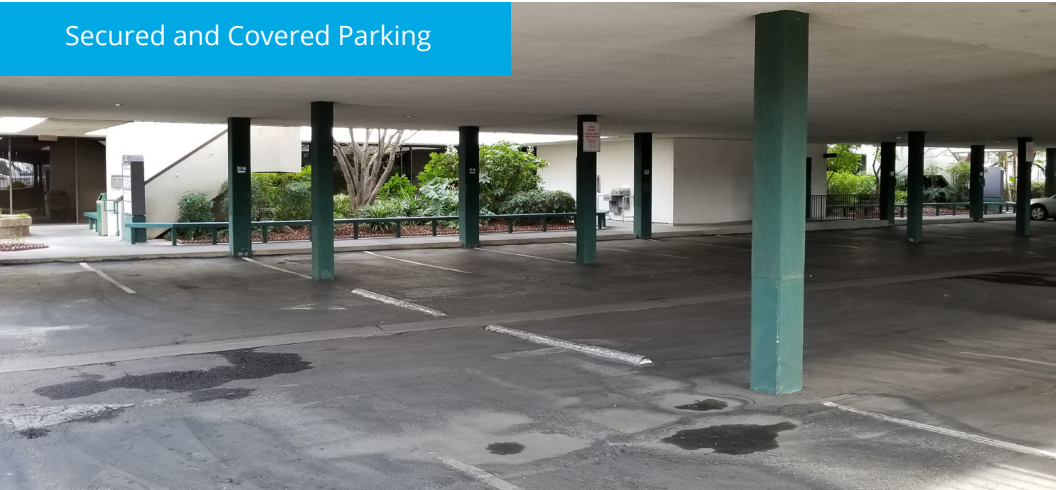
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"Lake-Like" Setting



Secured and Covered Parking



# Property Summary

1130 E. Shaw Avenue | Fresno, CA

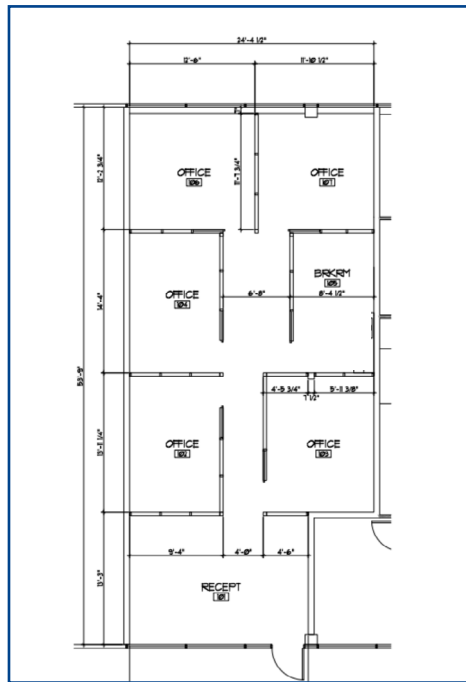
Located on the north side of Shaw Avenue, just east of First Street and within easy walking distance to restaurants, banking and shopping services. Current tenants include State of California, Department of Consumer Affairs and Department of Fish & Wildlife.

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<b>Rental Rate</b>	\$1.45 PSF, per month, plus utilities and janitorial service
<b>Space Available</b>	<a href="#">Suite 107</a> ±1,318 RSF <a href="#">Suite 200</a> ±4,417 RSF
<b>Parking</b>	4.3 space per 1,000 SF. Gated and secured, covered parking is available along with a separate fenced and key-coded parking area and customer parking adjacent to the building. One reserved and covered stall available for each 1,250 SF of leased space.
<b>Rent Incentives</b>	Contact Broker for details
<b>Tenant Improvements</b>	Suite 107 - Newly constructed Suite 200 - Negotiable

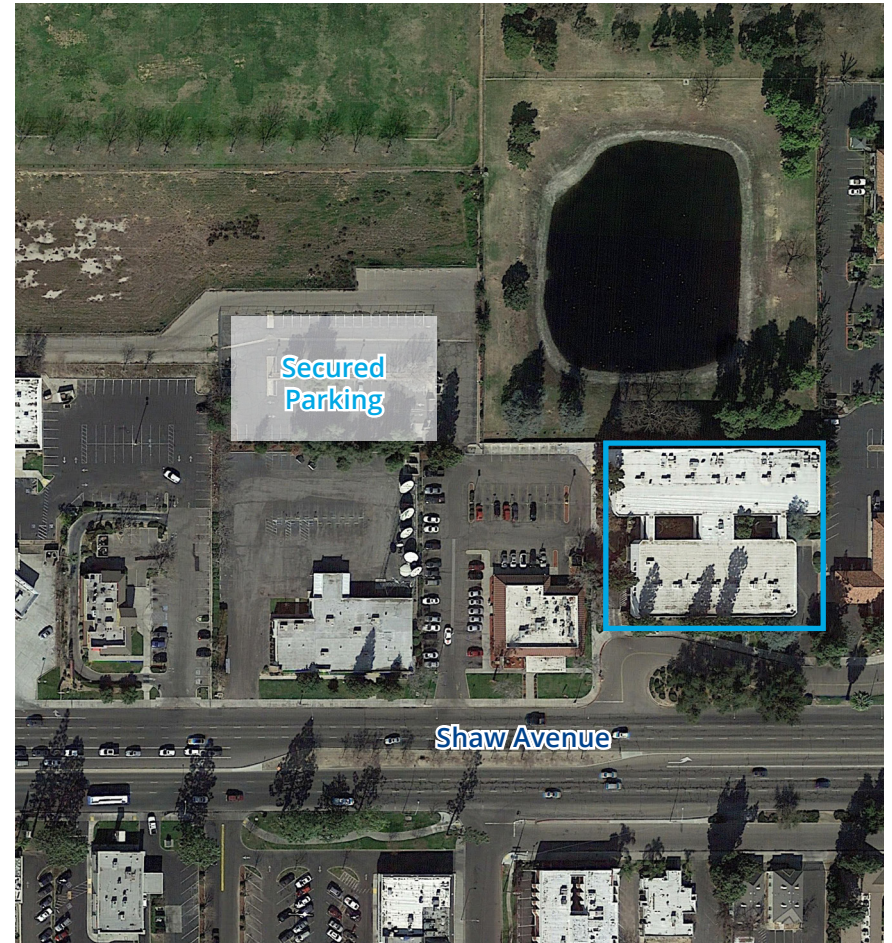
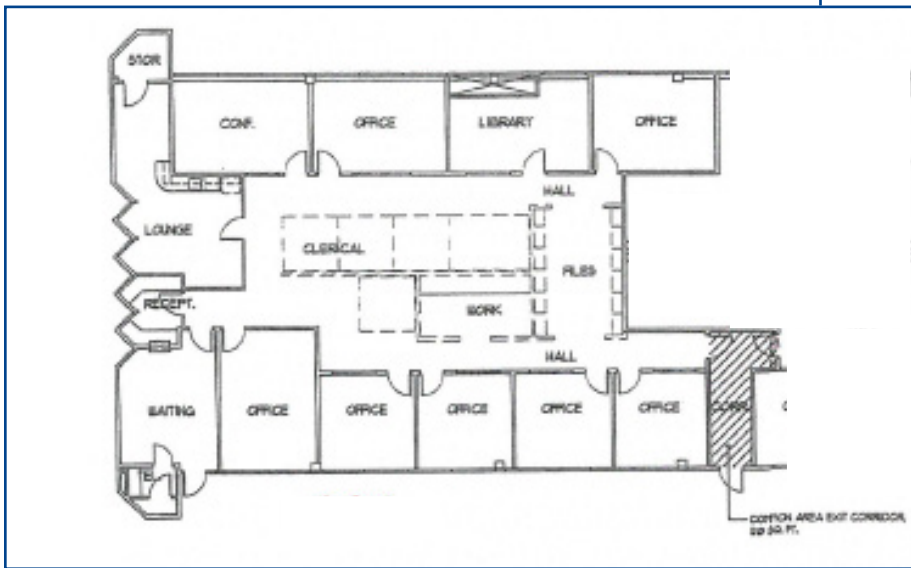
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# Floor Plans 1130 E. Shaw Avenue | Fresno, CA



Suite 107 - ±1,318 RSF

Suite 200 - ±4,417 RSF



Office Space  
Available For Lease



# For Lease



## 1130 E. Shaw Avenue | Fresno, CA Office Space Available

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