

Office Space

For Lease

7095 N. Recreation Avenue
Fresno, California

- Prime northeast Fresno location near the intersection of Herndon and Chestnut Avenues
- Class "A" medical building in northeast Fresno submarket
- Shell condition

Colliers

Accelerating success.



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For Lease



Opportunity

Brand new, Class "A" office building conveniently located in the middle of the Herndon Avenue medical corridor. Building design allows for higher than normal ceiling heights within Premises, along with having plentiful exterior windows on 3 sides of the available space. Abundant parking surrounding the building, including additional street parking. The building is located in the highly desirable northeast Fresno corridor, surrounded by numerous medical and general office tenants. Easy access to Freeways 41 and 168, as well as being in close proximity to endless retail amenities.

Property Summary

Available:	Approximately 4,835 SF
Rental Rate:	\$1.90 PSF, per month, triple net (NNN)
Improvements:	\$50/SF allowance
Lease Term:	Negotiable
Zoning:	Office (City of Fresno)
Parking:	Abundant surrounding building (4.2+ stalls/1,000 SF)
Available:	Now
Retail Services:	There are a host of restaurants, financial institutions and retail services surrounding this location

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Floor Plan



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Northeast Fresno Medical Building

Available $\pm 4,835$ SF

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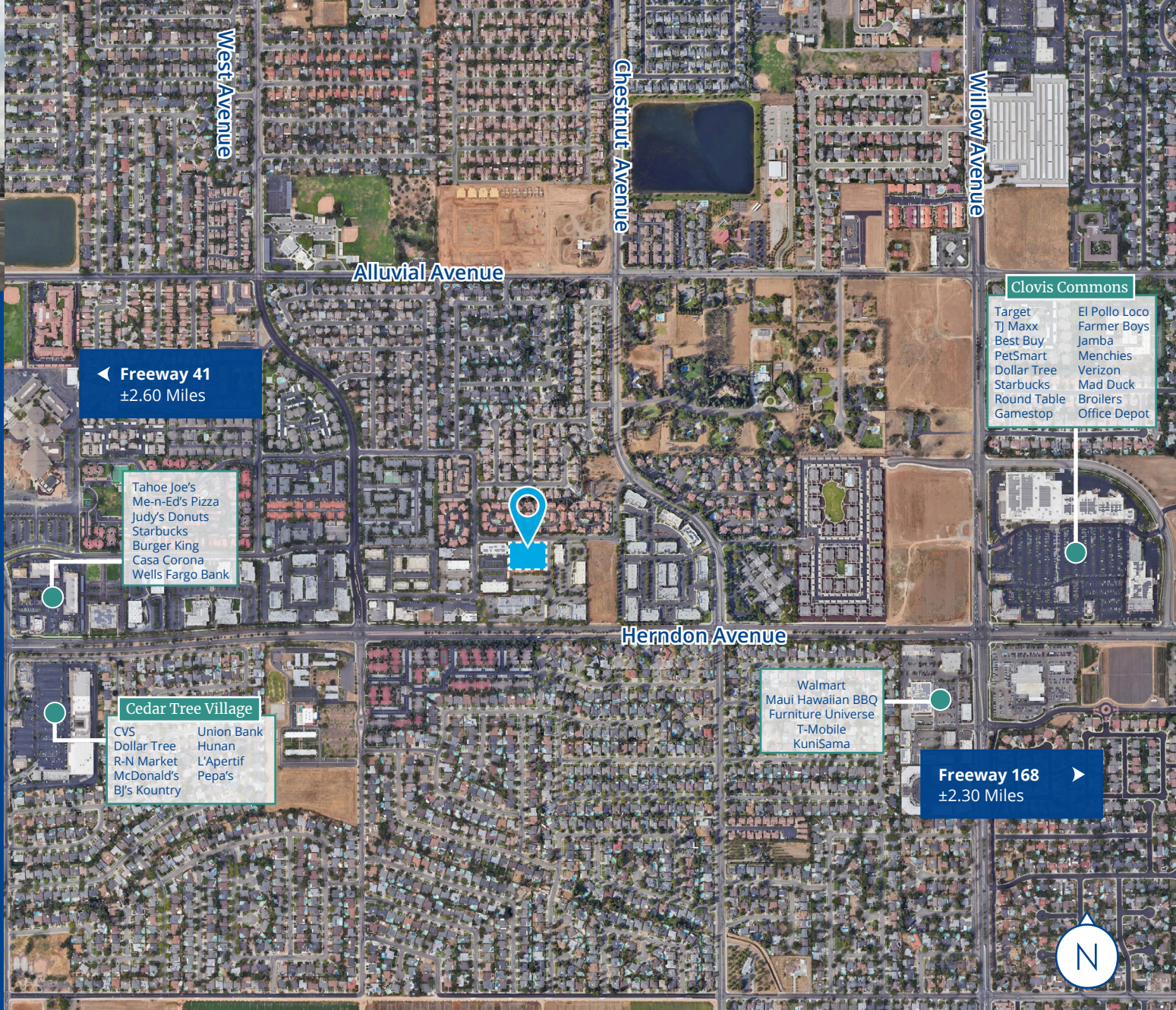
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