

Colliers

Accelerating success.

For Lease

# West Shaw Office Space

Contact us:

**Beau Plumlee**

559 256 2443

[beau.plumlee@colliers.com](mailto:beau.plumlee@colliers.com)

CA DRE #01269167

**Gil Lara**

559 256 2434

[gilbert.lara@colliers.com](mailto:gilbert.lara@colliers.com)

CA DRE #01356043

7485 N. Palm Avenue, #110

Fresno, CA 93711

P: 559 221 1271

F: 559 222 8744

[www.colliers.com/fresno](http://www.colliers.com/fresno)



## Now Available for Lease

1255 W. Shaw Avenue  
Fresno, California

Office space located on W. Shaw Avenue between Palm and N. Fruit Avenues. Building offers functional floor plans, ample parking, economical rent and Shaw Avenue signage. Located near Fig Garden Village.

### Building Amenities

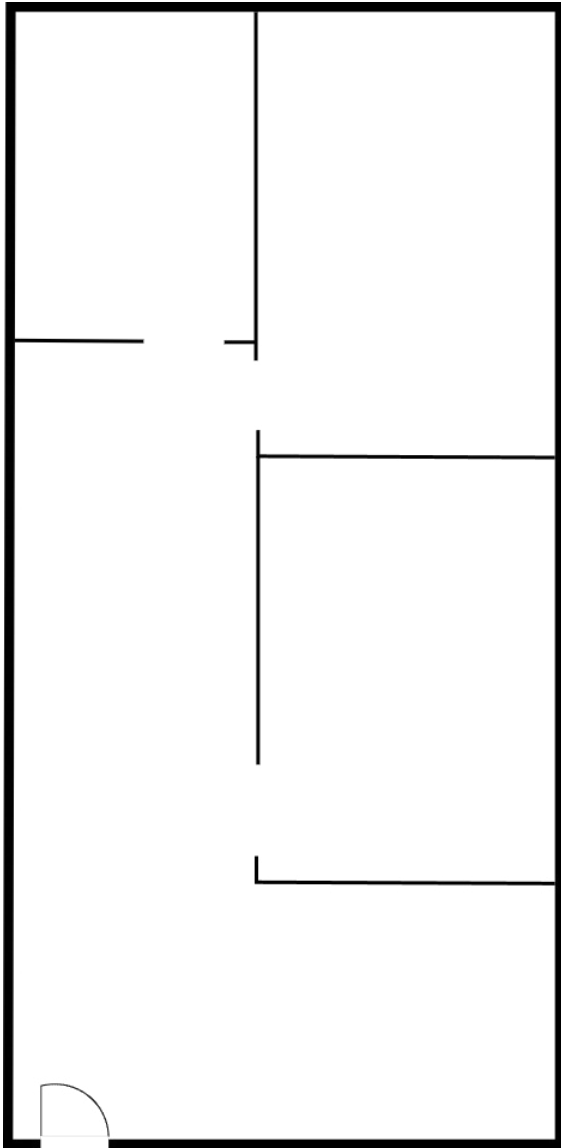
- Signage available along W. Shaw Avenue
- Available: Suite 104: ±425 SF | \$650.00 per month  
*Tenant to pay PG&E and interior janitorial*
- Tenant Improvements - Negotiable
- Available July 1, 2026

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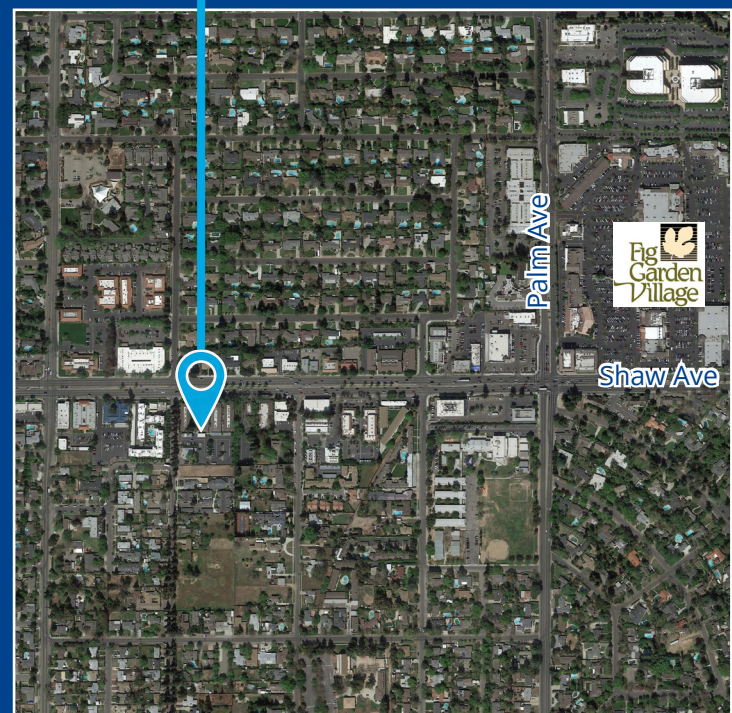
# For Lease | Floor Plan

1255 W. Shaw Avenue | Fresno, California

Suite 104



Aerial



*Floor Plan Not to Scale*



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