

PROFESSIONAL OFFICE SPACE AVAILABLE FOR LEASE

770

770 E. Shaw Avenue  
Fresno, California

*New Tenant Rent Incentive*

*Call Broker for Details*

*For information, please contact:*

**Scott Christensen** | Vice President - Office Division | t 559-447-6230 | schristensen@pearsonrealty.com | CA RE Lic. #01415793

**NEWMARK**  
PEARSON COMMERCIAL

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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

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## PROFESSIONAL OFFICE SPACE

### PROPERTY DESCRIPTION

Professionally managed & maintained three-story office complex with quiet & peaceful open air atrium/courtyard area. All amenities for employees to enjoy daily including shopping, restaurants, banking & daily services all within walking distance. Easy access to Highway 41 & FAX bus service on Shaw Avenue. Abundant on-site common (*some covered*) parking. On-site security team.

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### PROPERTY DETAILS

<b>Lease Rate:</b>	Full Service Lease. <i>Call broker for lease rates and further details.</i>
<b>Tenant Improvements:</b>	Negotiable
<b>Lease Term:</b>	3 year minimum preferred
<b>Parking Description:</b>	321 surface stalls, plus 8 surface handicap stalls
<b>Zoning:</b>	Commercial, General Office

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### HIGHLIGHTS

- Complete Renovation, Millions Spent on Award Winning Improvements
  - Finest East Shaw Property (*High Image Building*)
  - Strategically Located Directly Across from the High End Super Regional Center: Fashion Fair Mall, Near Freeway 41, Major Banks & Dining
  - High Visibility (*64,000 Average Daily Vehicle Traffic Count, Over 23.3 Million Annually*)
  - ADA Compliant
  - Suites can accommodate various size requirements
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### CONCIERGE SERVICES

- On-site, proprietary, exclusive, highly visible, full-time, extensively trained security team available 24/7 via 1-800 number, providing for a "zero crime" model to assist tenants
  - Concierge staff provide in-house construction, management, maintenance and security. All working exclusively for owner and dedicated to better serve tenants
  - Lounge, conference and catering facilities available
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## PROFESSIONAL OFFICE SPACE

### Availability

#### FIRST FLOOR

Suite 110-116:	8,016± RSF
Suite 130:	2,351± RSF
Suite 131:	3,171± RSF
Suite 132:	2,257± RSF

#### SECOND FLOOR

Suite 218:	2,199± RSF
Suite 240:	1,979± RSF

#### THIRD FLOOR

Suite 304:	3,439± RSF
Suite 310:	2,683± RSF
Suite 315:	5,411± RSF
Suite 320*:	7,872± RSF
Suite 324*:	1,009± RSF
Suite 325*:	1,607± RSF
Suite 326*:	2,381± RSF
Suite 330:	8,081± RSF

\*Could be combined up to 12,869± SF



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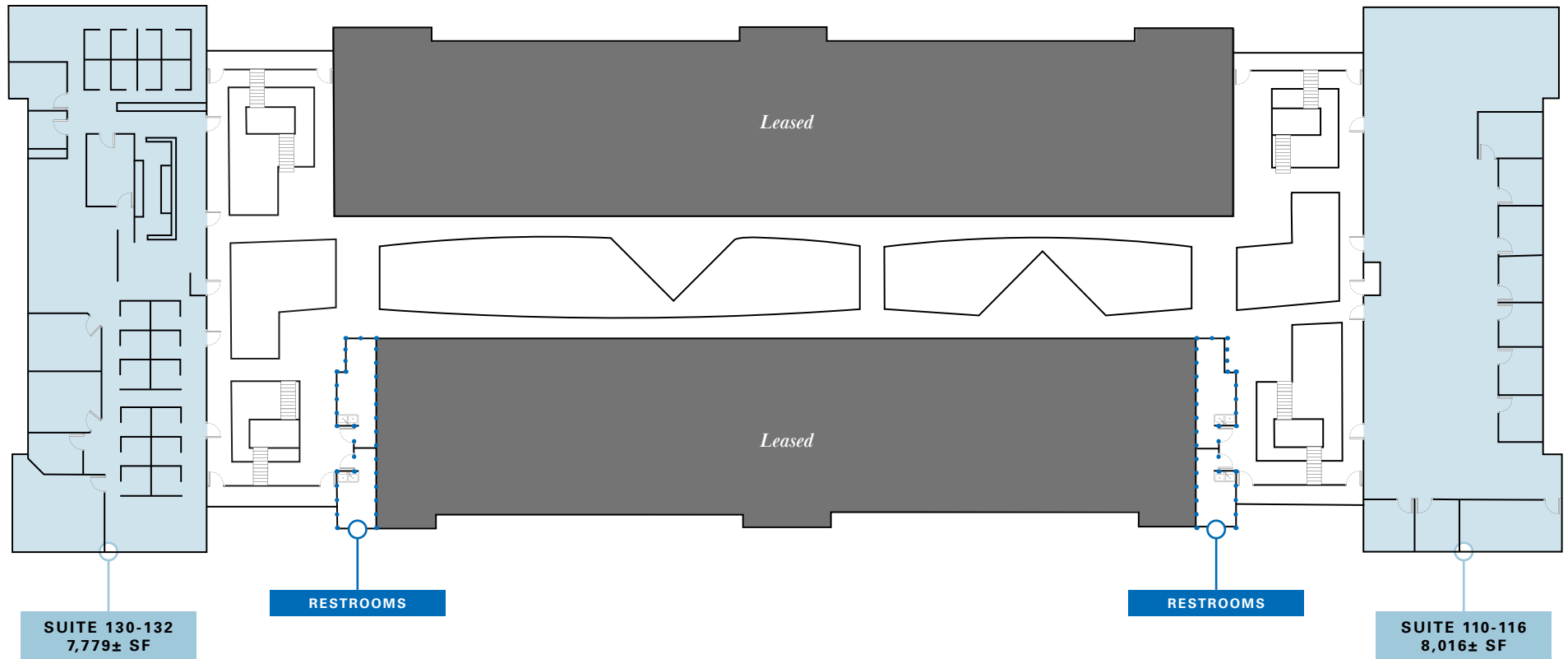
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# PROFESSIONAL OFFICE CENTER

Floor Plan | 1<sup>st</sup> Floor *(Not to Scale)*



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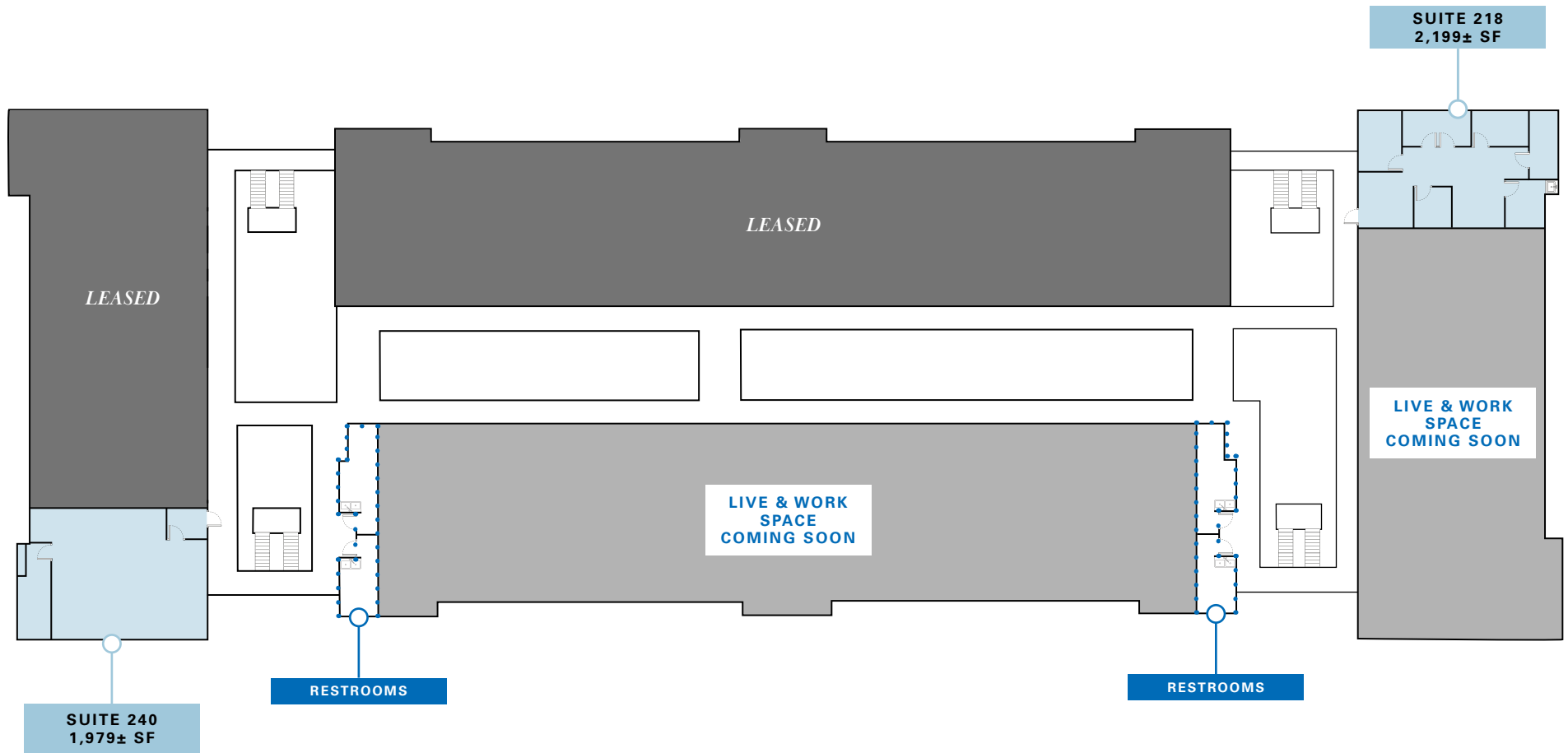
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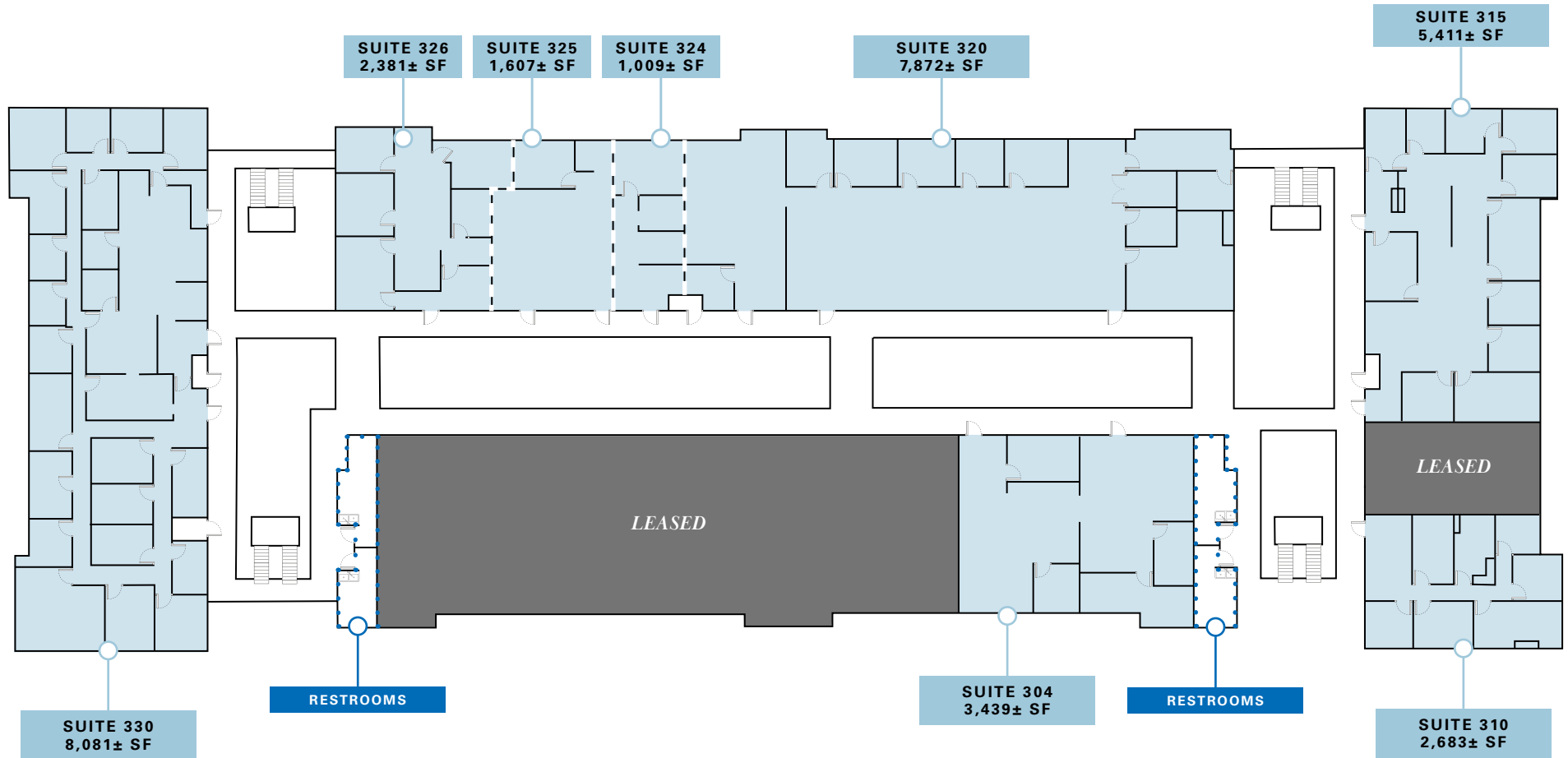
**PROFESSIONAL OFFICE CENTER**

Floor Plan | 2<sup>nd</sup> Floor *(Not to Scale)*



# PROFESSIONAL OFFICE CENTER

Floor Plan | 3<sup>rd</sup> Floor (Not to Scale)



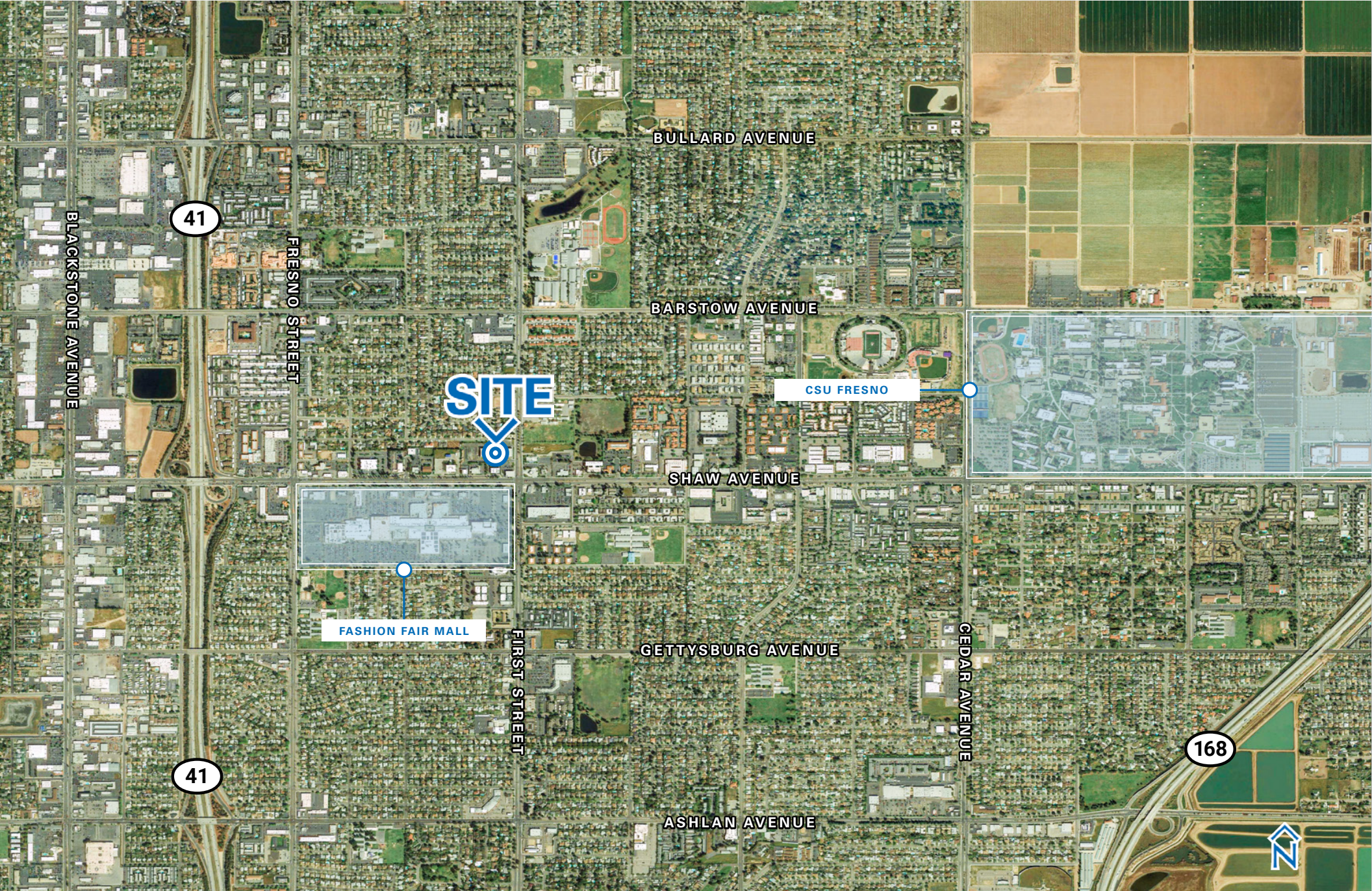
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