



LEASE

1565 Shaw Ave

CLOVIS, CA 93611

PRESENTED BY:

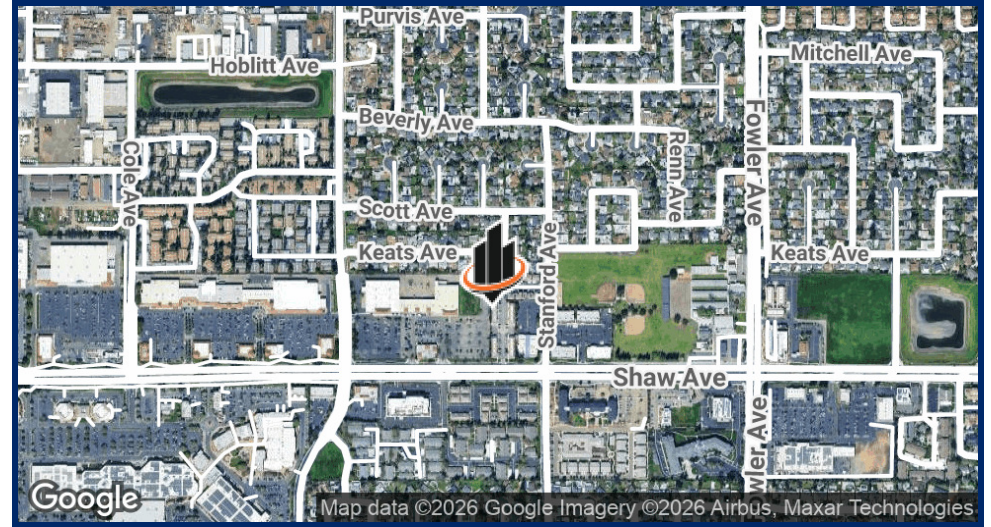
CAMERON GRAHAM

O: 559.400.0830

cameron.graham@svn.com

CalDRE #01970844

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$1.85 SF/month (NNN)
AVAILABLE SF:	450 - 900 SF
LOT SIZE:	0.36 Acres
BUILDING SIZE:	4,252 SF

PROPERTY DESCRIPTION

Introducing an exceptional leasing opportunity at 1565 Shaw Ave, Clovis, CA, 93611. Discover the perfect space for your business with flexible floor plans designed to adapt to your needs. Two vacant suites are available, including Suite 202, a clean and ready 900 SF space, and Suite 204, an open canvas for improvements to fit its ideal tenant at 450 SF. Enjoy the benefits of modern facilities equipped to support your operations efficiently. With ample parking available, both employees and visitors will find convenience at their fingertips. This prime property offers the ideal environment for businesses to thrive and achieve their goals. Don't miss out on the chance to make this sought-after location the new home for your enterprise.

PROPERTY HIGHLIGHTS

- Flexible floor plans
- Modern facilities
- Ample Parking

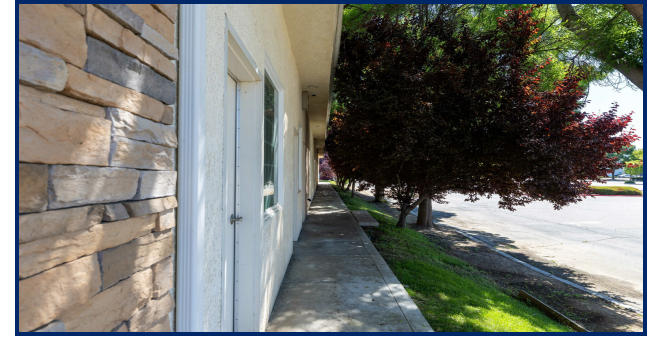
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ADDITIONAL PHOTOS



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PROPERTY DETAILS

LEASE RATE	\$1.85 SF/MONTH
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LOCATION INFORMATION

STREET ADDRESS	1565 Shaw Ave
CITY, STATE, ZIP	Clovis, CA 93611
COUNTY	Fresno
CROSS-STREETS	Fowler

BUILDING INFORMATION

BUILDING SIZE	4,252 SF
BUILDING CLASS	B
NUMBER OF FLOORS	1
YEAR BUILT	2009

PROPERTY INFORMATION

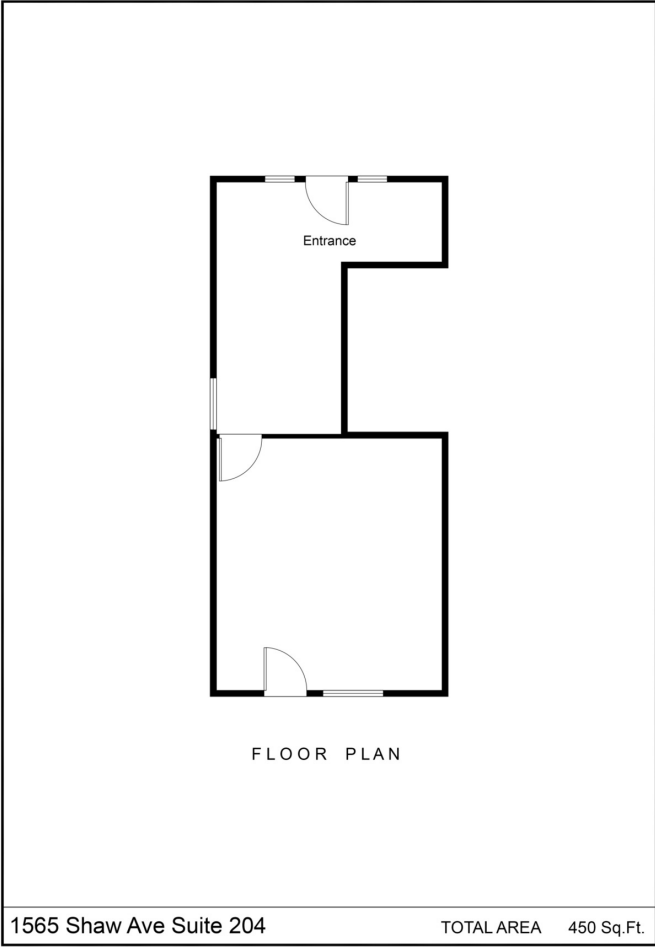
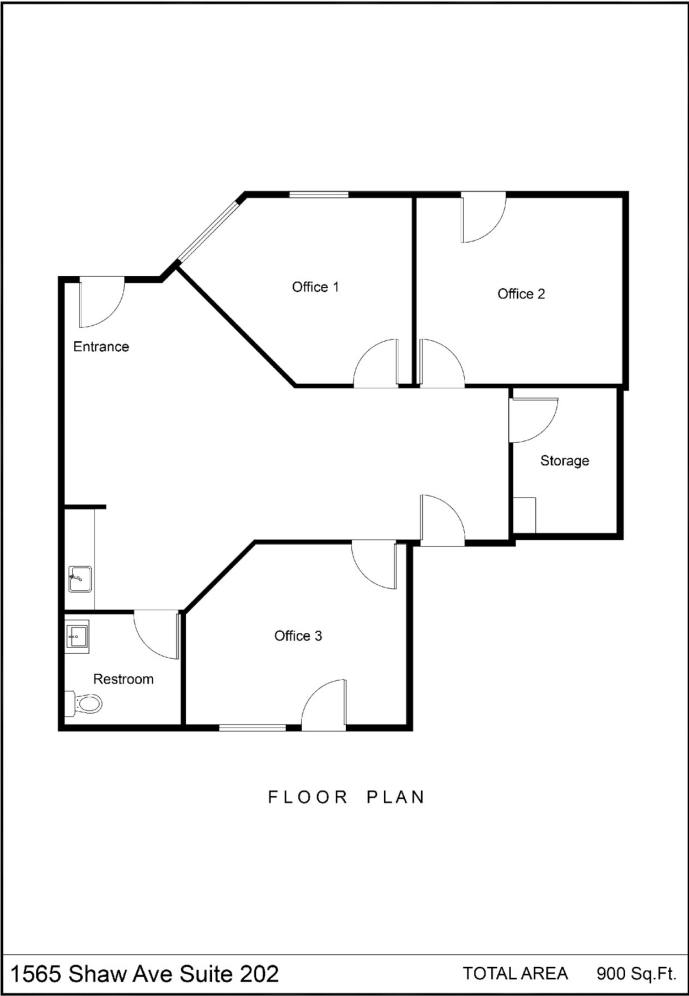
PROPERTY TYPE	Office
PROPERTY SUBTYPE	Medical
ZONING	CP
LOT SIZE	0.36 Acres
APN #	498-330-14

SPACES AVAILABLE

SUITE 202	900 square feet
SUITE 204	450 square feet

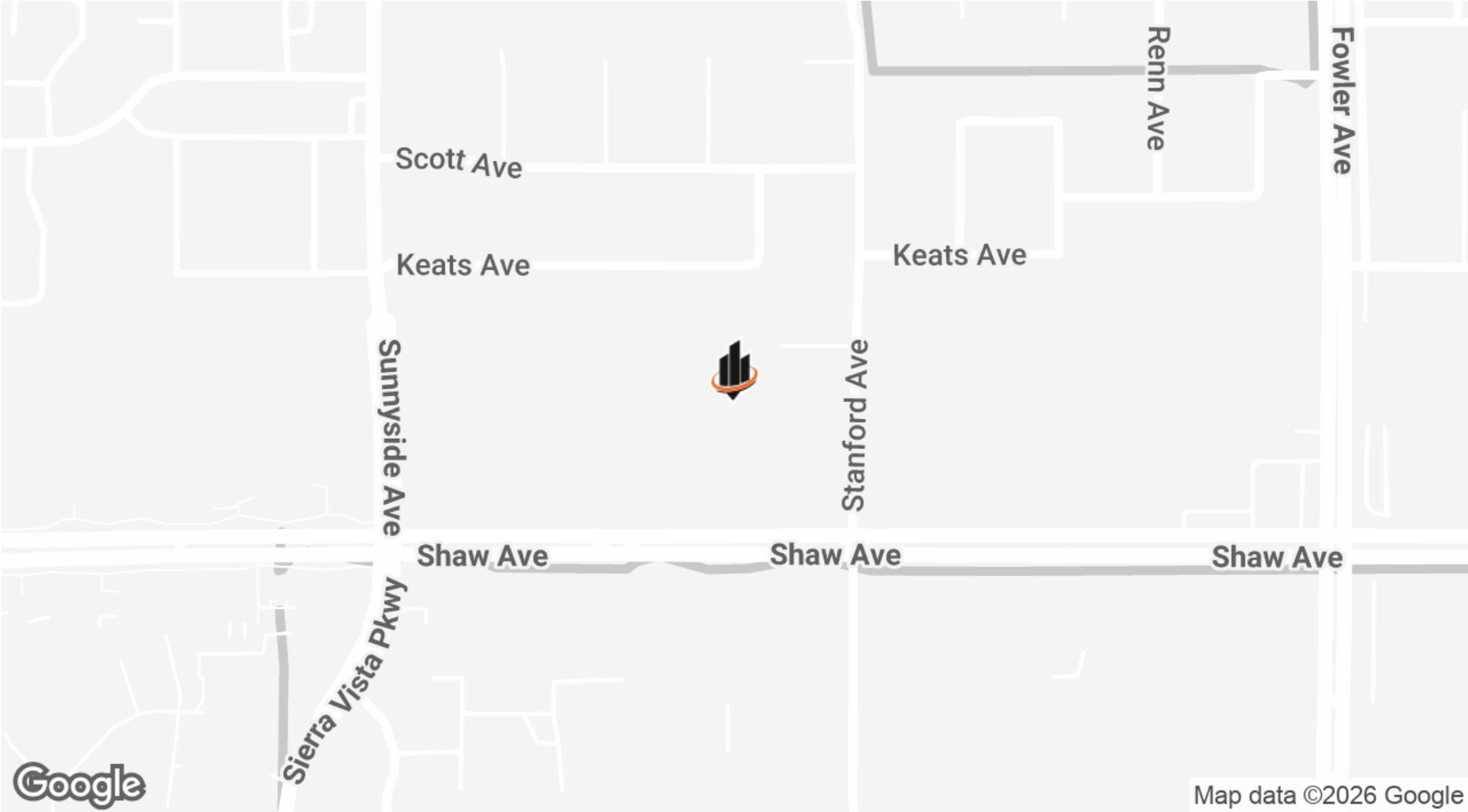
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FLOOR PLANS



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LOCATION MAP



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AERIAL MAP



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