

AVAILABLE FOR LEASE
MEDICAL/PROFESSIONAL OFFICE SPACES

3636 N. FIRST STREET

FRESNO, CA

NEWMARK
PEARSON COMMERCIAL

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CA RE Lic. #02008140

Independently Owned and Operated | Corporate License #00020875 | 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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Available Spaces:	3 Suites
<i>Suite 123:</i>	2,248± RSF
<i>Suite 132:</i>	1,891± RSF
<i>Suite 134:</i>	351± RSF
Lease Rate:	\$1.25 PSF
Lease Type:	Modified Gross
Tenant Improvements:	Negotiable
Lease Term:	Negotiable
Parking:	Ample on-site parking
Zoning:	Commercial
Security:	Yes

PROPERTY DESCRIPTION

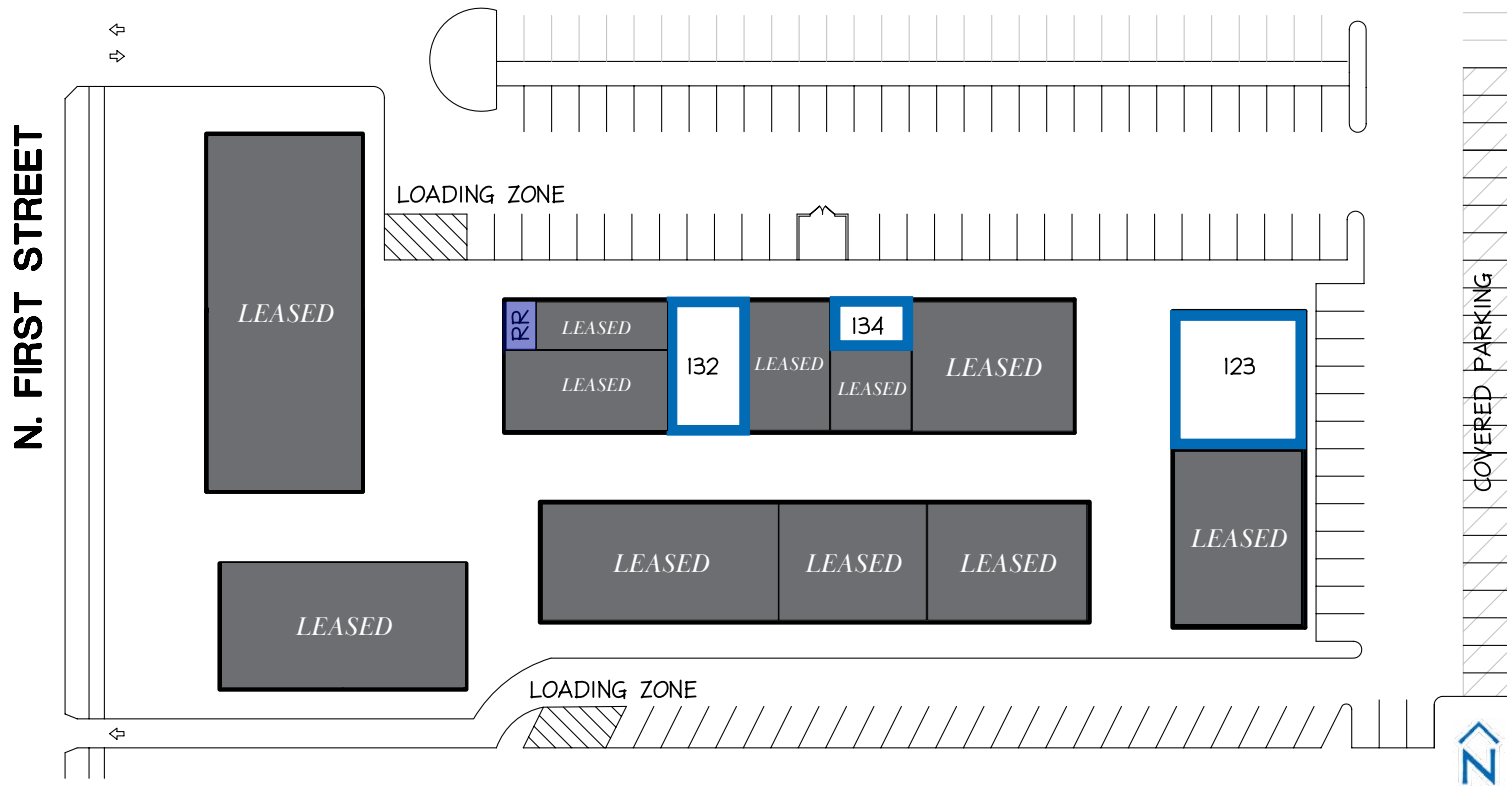
This single story garden style office complex is under new, experienced, and motivated ownership. Updated office suites, ample on-site parking, and lush landscaping provides an inviting atmosphere for all businesses.

Numerous eateries and ancillary services are minutes away. Employees can enjoy nearby amenities such as shopping, restaurants, banking, and daily services. Easy access to Freeways 41 and 168.



\$1.25 (PSF/Monthly)
LEASE RATE

Modified Gross
LEASE TYPE

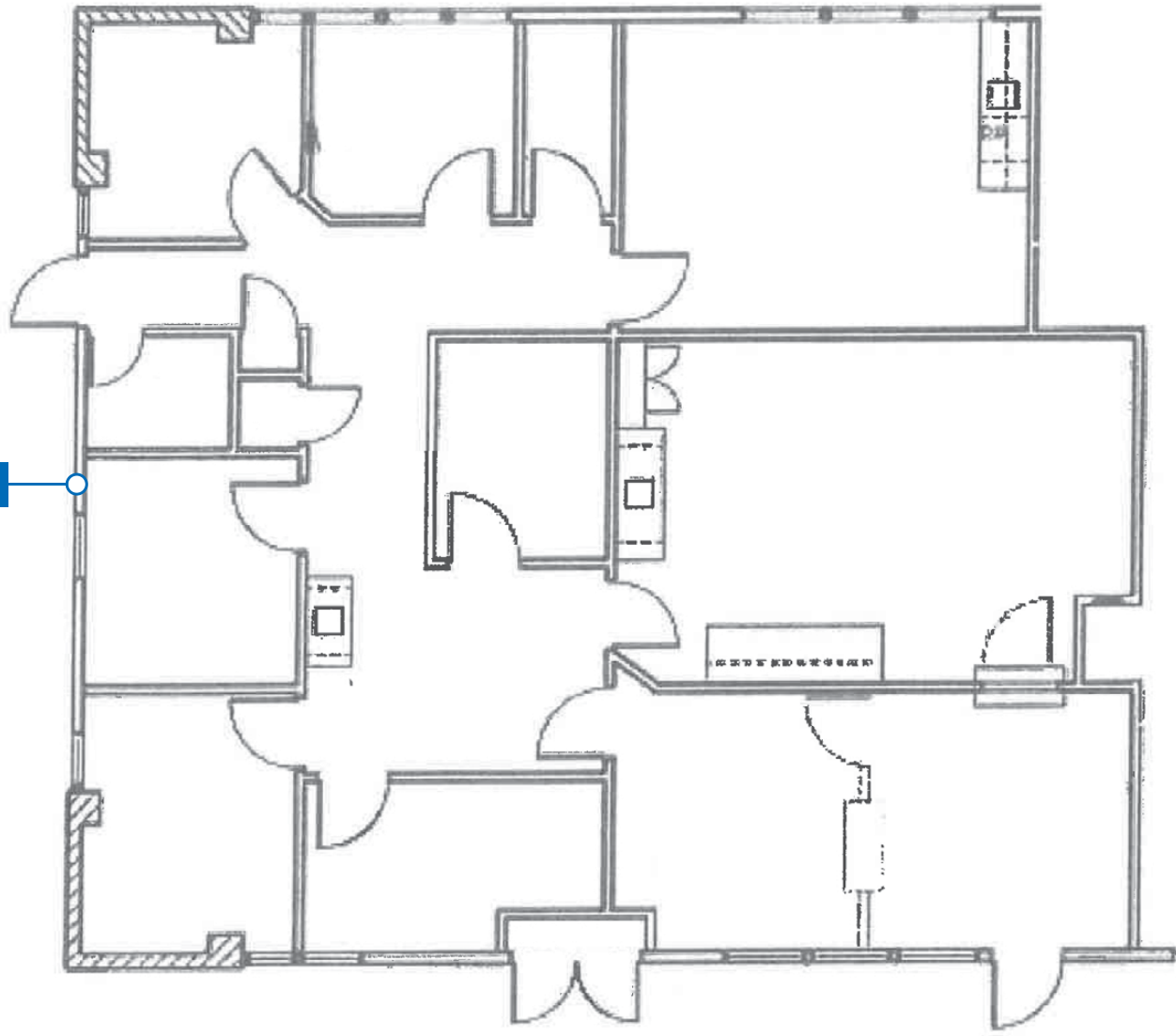


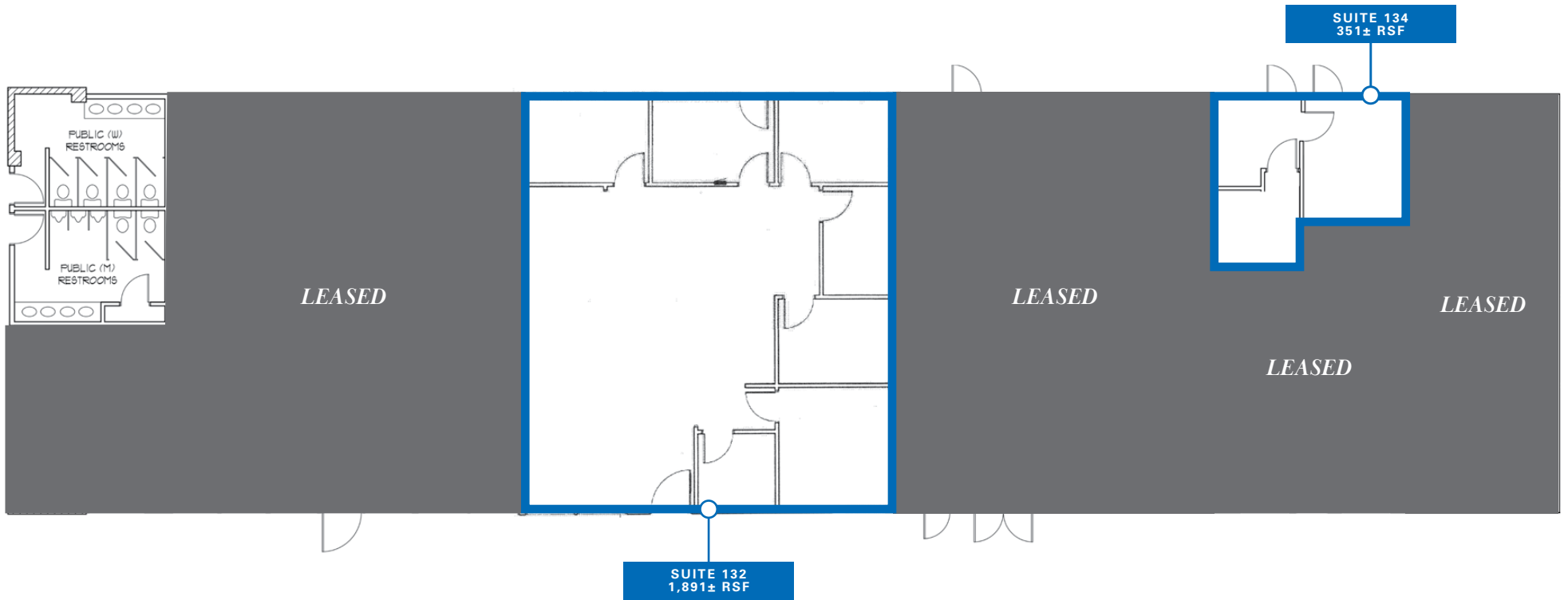
AVAILABLE SPACE	RENTABLE SQUARE FEET
Suite 123	2,248± RSF
Suite 132	1,891± RSF
Suite 134	351± RSF

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SUITE 123
FLOOR PLAN

SUITE 123
2,248± RSF





3636 N. FIRST STREET
FRESNO, CA

PROPERTY
IMAGES



3636 N. FIRST STREET

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LOCATION

MAP

3636 N. First Street is conveniently located on the east side of First Street south of Dakota Avenue in the active Mid-Town Fresno office market. This location provides quick and easy access to both Freeways 41 and 168.



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