

2409 Merced Street • Fresno, California

FULL COMMISSION!



Office Space
AVAILABLE FOR LEASE

Approximately ± 2,000 Square Feet

Below Market Rent 1.09/sf NNN

Free Underground Secured Parking



ROBERT ELLIS
LEASING AND INVESTMENT, INC.

ROBERT ELLIS
PHONE: 559/228-8900
DRE LICENSE #00870649

MITCH WEIBERT
PHONE: 559/355-0841
DRE LICENSE #02198339

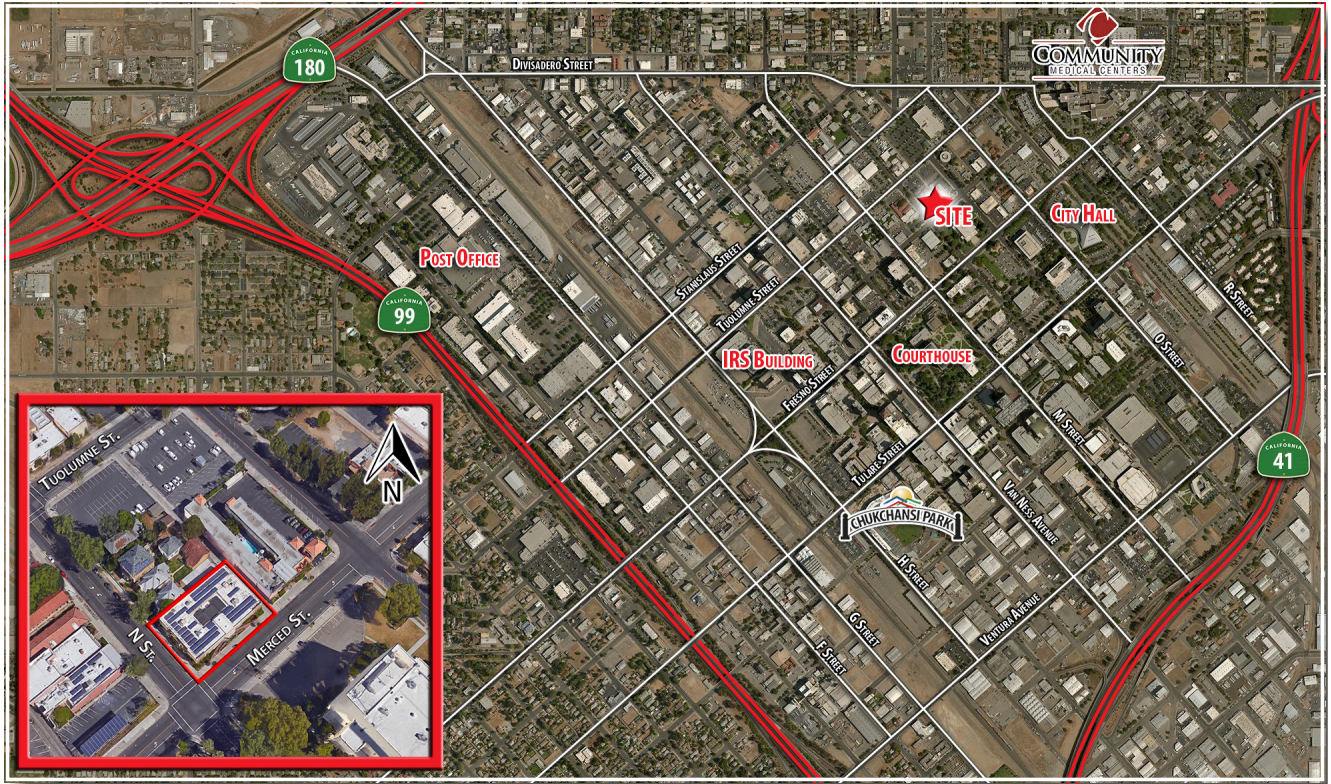
7502 NORTH COLONIAL AVENUE, SUITE 101 • FRESNO, CALIFORNIA 93711
rellis@reli1.com • mweibert@reli1.com • www.reli1.com

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. This above information, while not guaranteed, has been secured from sources we believe to be reliable.

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LOCATION AERIAL



Easy stroll to Restaurants, Hotels, Chuckchansi Park, Banks, the Court House, Housing Authority, Immigration Offices and ALL Government Offices

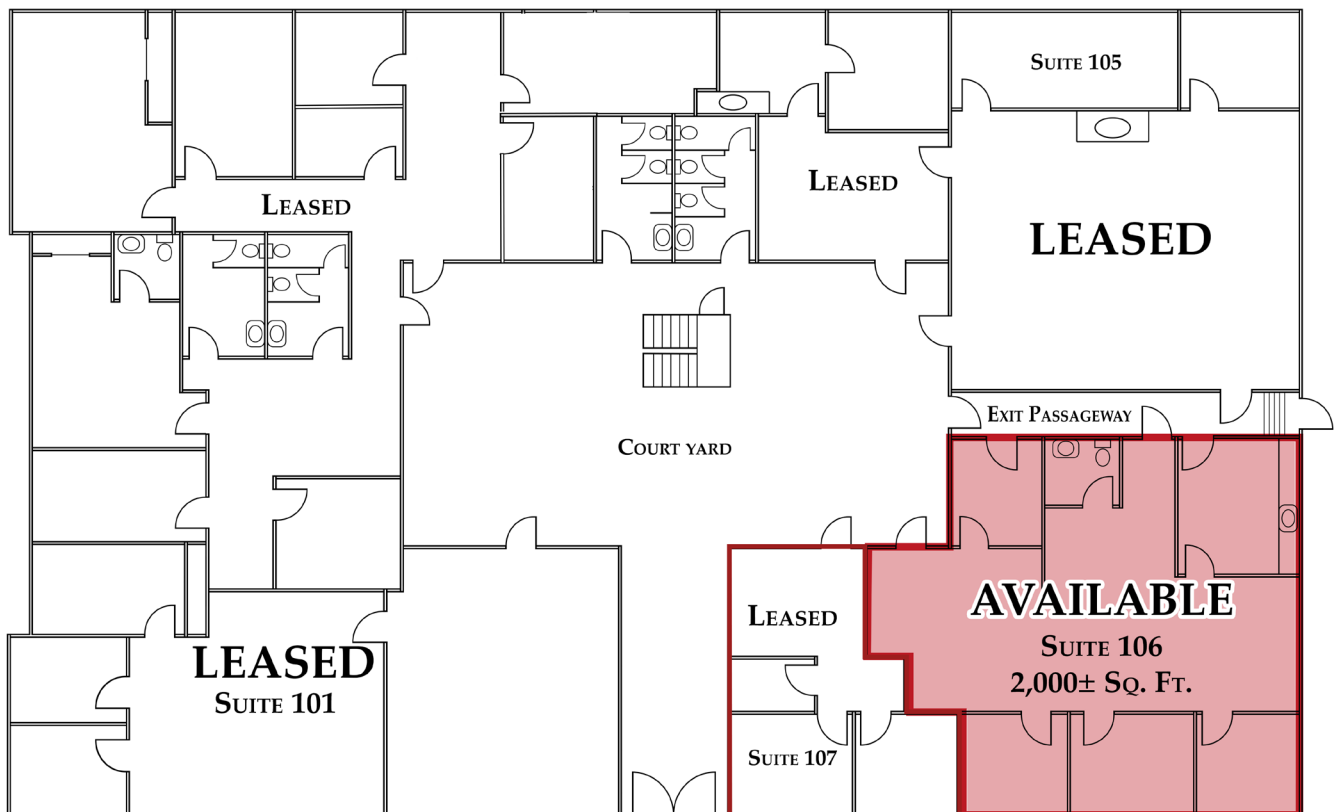


**OVER 32 RESERVED UNDERGROUND
SECURED PARKING STALLS
INCLUDED!**

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FLOOR PLAN



- \$1.09/S.F. NNN
- Great Signage
- Large Courtyard
- Free Underground Parking
- Tenant Improvements Available
- Located Adjacent to Veteran's Memorial Auditorium
- New LED Lighting Throughout