



# AIRPORT PROPERTY FOR LEASE

**4969 E. Clinton Avenue**

- Affordable Lease Rate
- Signage on Clinton Avenue available
- Highly identifiable location
- Excellent parking and access
- Well maintained complex
- Multiple configurations available

For Further Information Please Contact:

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(559) 449-2424

*Russell G.*  
**Smith**  
*Inc.*

# 4969 E. Clinton

## Location

**4969 E. Clinton is located on the Northwest corner of Clinton and Air Fresno Drive and is just minutes away from Fresno Airport and Highways 168 and 180.**

## Area

**The Airport Business Park offers Tenants high-quality office space at affordable lease rates and convenient highway and airport access.**

## Description

**The atrium-style interior courtyard offers an inviting business setting with a wide variety of office configurations. Many suites have been recently upgraded and are in move-in condition.**

**Suite 106 and 107 are partially furnished. If desired, the existing furniture can be leased with the Premises at no additional charge to the Tenant.**

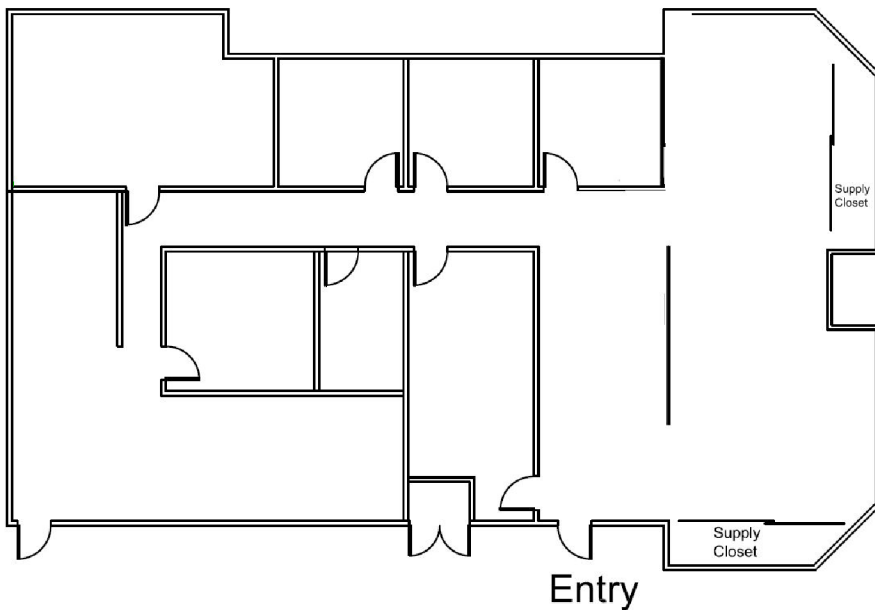


# 4969 E. Clinton Available Suites

## Suite 106/107

Approximately 3,586 combined SF  
\$5,199.70 (1.45/SF Per Month)

\* Landlord adds an additional \$.20/sf to the monthly lease rate for Tenant's PG&E. Tenants are responsible for their own janitorial services.

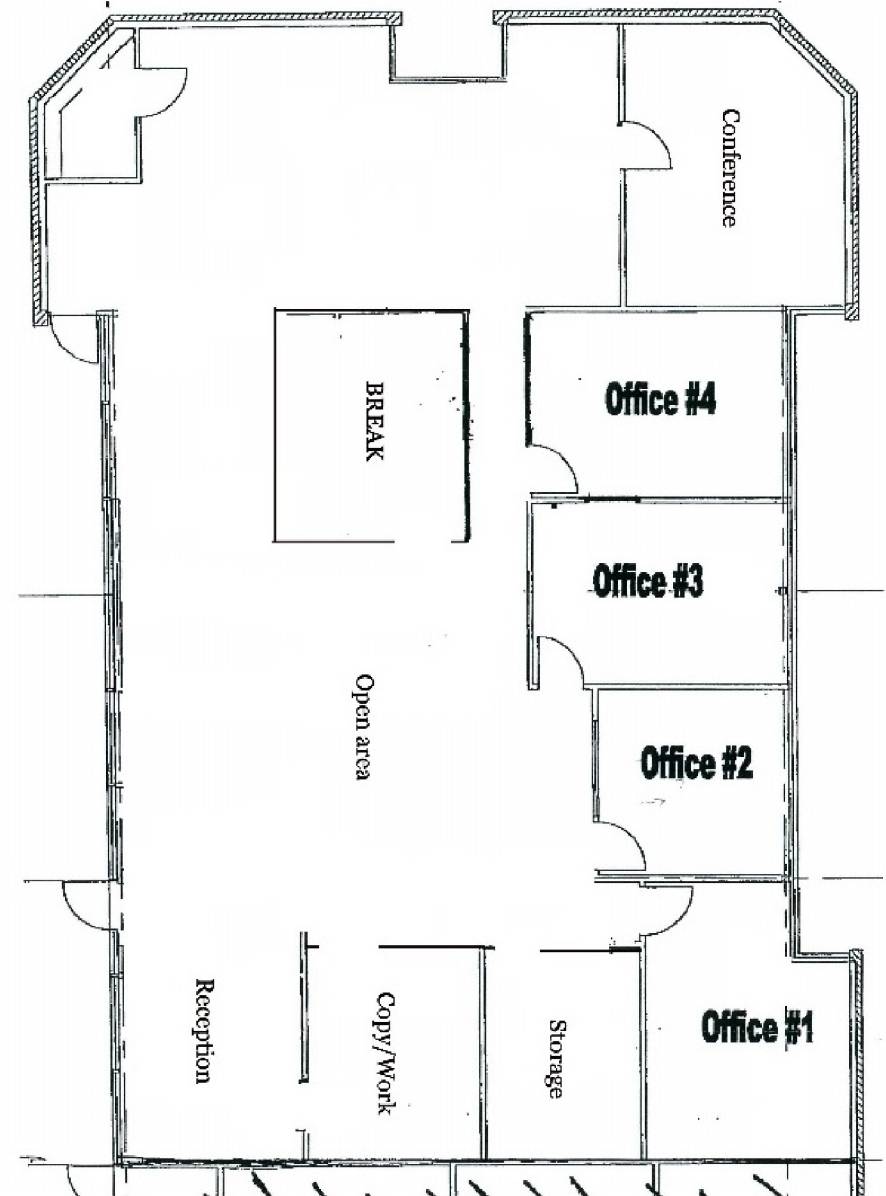


# 4969 E. Clinton Available Suites

## Suite 113

Approximately 3,313 SF  
\$4,803.85 (\$1.45/SF Per Month)

\* Landlord adds an additional \$.20/sf to the monthly lease rate for Tenant's PG&E. Tenants are responsible for their own janitorial services.

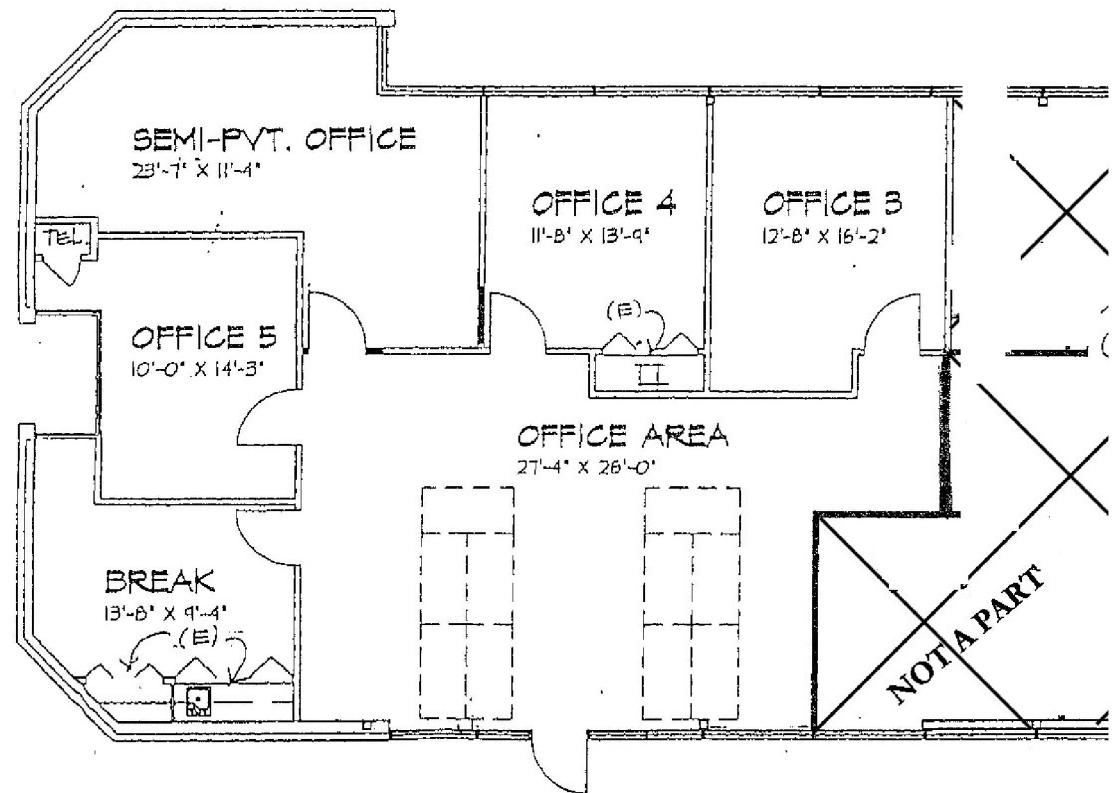


# 4969 E. Clinton Available Suites

## Suite 117

Approximately 1,750 SF  
\$2,537.50 (\$1.45/SF Per Month)

\* Landlord adds an additional \$.20/sf to the monthly lease rate for Tenant's PG&E. Tenants are responsible for their own janitorial services.



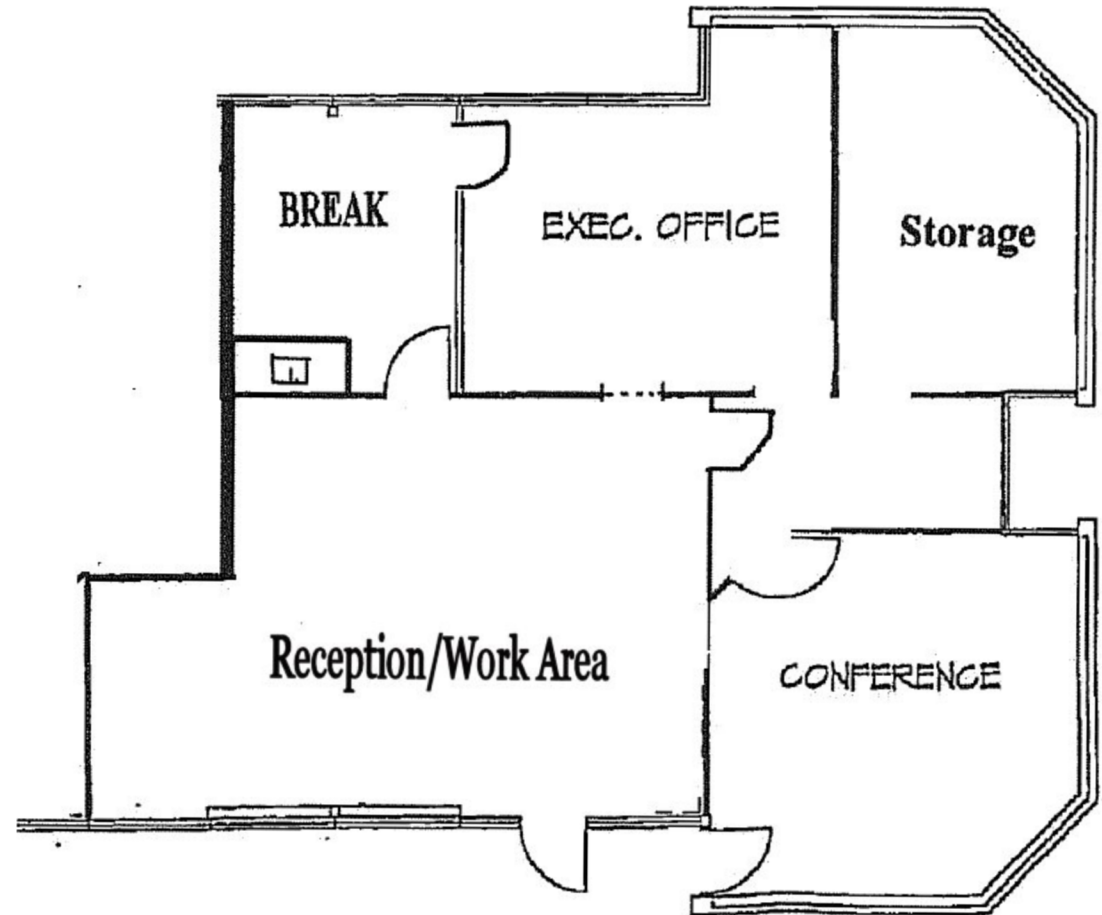
\* Suite 117 and 119 may be combined for approximately 3,466 SF

# 4969 E. Clinton Available Suites

## Suite 119

Approximately 1,716 SF  
\$2,488.20 (\$1.45/SF Per Month)

\* Landlord adds an additional \$.20/sf to the monthly lease rate for Tenant's PG&E. Tenants are responsible for their own janitorial services.



\* Suite 117 and 119 may be combined for approximately 3,466 SF

# 4969 E. Clinton Aerial View

