

Office Space

For Lease

6873 N. West Avenue Fresno, California

- Prime northwest Fresno location at the intersection of Herndon and West Avenues
- Rare, Class "A" office space in northwest Fresno submarket
- Herndon Avenue signage



Accelerating success.

Contact: Michael Schuh
Senior Vice President | Principal
+1559 256 2449
michael.schuh@colliers.com
DRE #01195311

Scott Buchanan
Senior Vice President | Principal
+1559 256 2430
scott.buchanan@colliers.com
DRE #01389446





Opportunity

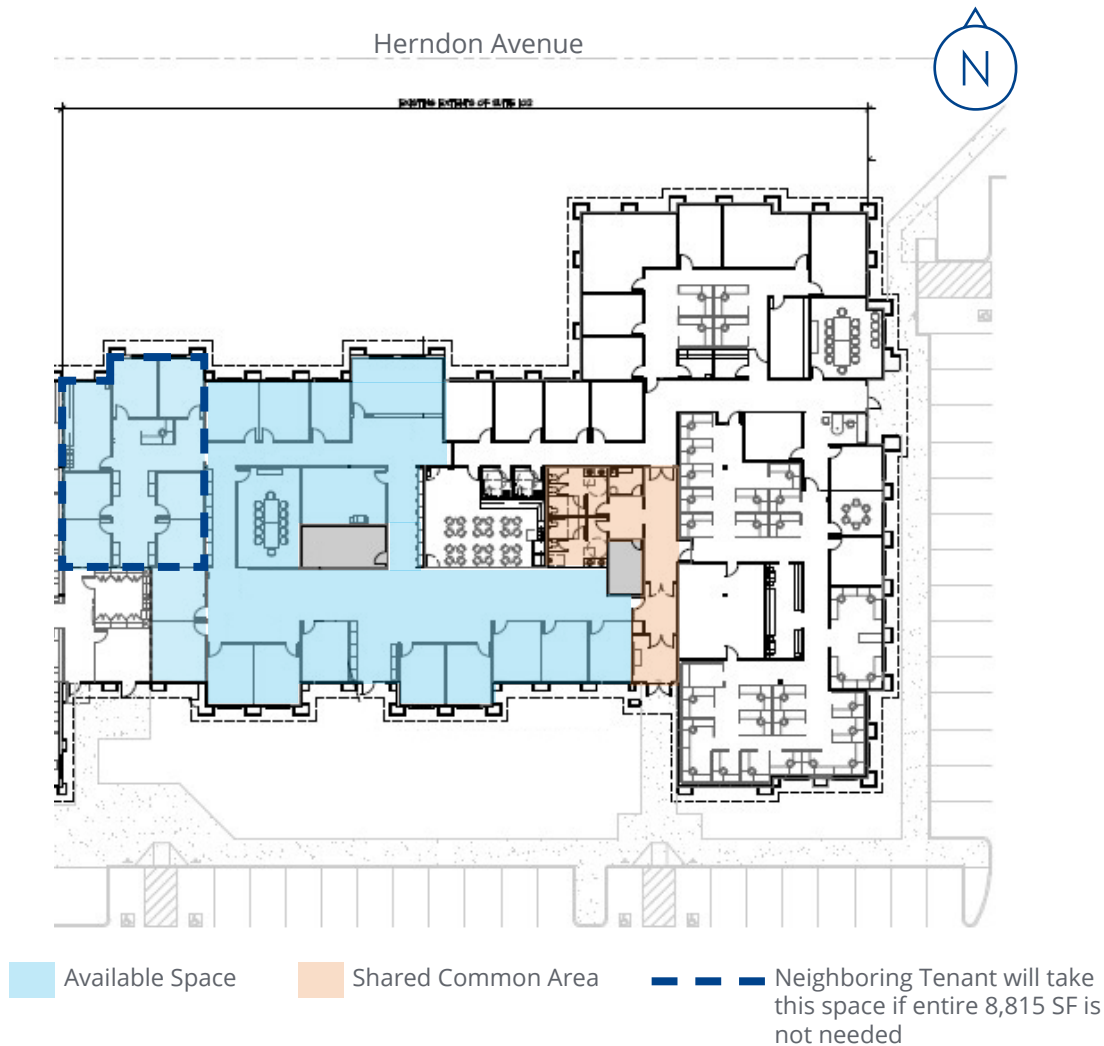
Well-designed, hard to find Class “A” single-story office space in northwest Fresno. Premier location at the southwest corner of Herndon and West Avenues, providing an occupancy opportunity in one of Fresno’s premier office buildings. Quality interior improvements, with interior modifications available from Landlord. Plentiful parking at building with highly visible monument signage available along Herndon Avenue. Building owner occupies a majority of building, providing pride of ownership attention to detail and maintenance.

Property Summary

- Available: ±6,709 up to ±8,815 RSF
- Rental Rate: \$1.85 PSF, per month, triple net (NNN)
- Lease Term: Negotiable
- Zoning: Professional Office District (City of Fresno)
- Parking: Abundant surrounding building
- Available: Immediately
- Retail Services: There are a host of restaurants, financial institutions and retail services surrounding this location, all within walking distance.

6873 N. West Avenue
Fresno, California

Floor Plan



Available
±6,709 - ±8,815 RSF

Building Amenities

- Exterior private offices
- Reception area
- Large conference room
- Open work area
- Work room
- ±6,709 - ±8,815 RSF available
- Gated/secured parking

6873 N. West Avenue
Fresno, California

Northwest Fresno Class "A" Office

Michael Schuh

Senior Vice President | Principal
+1 559 256 2449
michael.schuh@colliers.com
DRE #01195311

Scott Buchanan

Senior Vice President | Principal
+1 559 256 2430
scott.buchanan@colliers.com
DRE #01389446





6873 N. West Avenue Fresno, California

Office Space For Lease

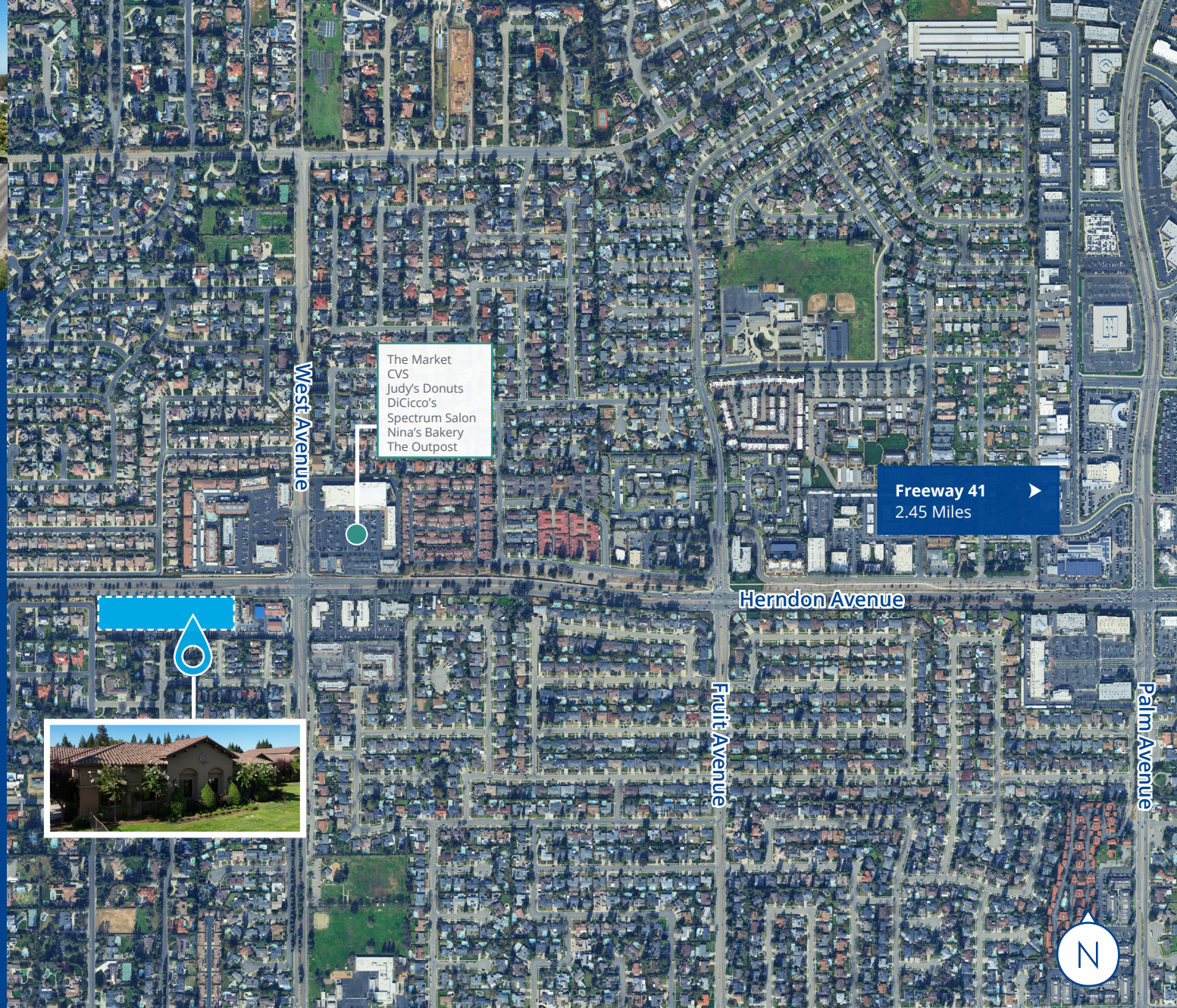
Michael Schuh

Senior Vice President | Principal
+1 559 256 2449
michael.schuh@colliers.com
DRE #01195311

Scott Buchanan

Senior Vice President | Principal
+1 559 256 2430
scott.buchanan@colliers.com
DRE #01389446

7485 N. Palm Avenue, Suite 110
Fresno, CA 93711
P: +1 559 221 1271
F: +1 559 222 8744
colliers.com/fresno



This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). ©2025. All rights reserved.