



Colliers

Accelerating Success

For Lease

Professional Office Space

155 E. Shaw Avenue
Fresno, California

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Colliers
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Planned Remodel Includes:
Landscaping, Common Area Upgrades, Signage,
Etc.



155

The Property

This is a three story Class "A" building located at Freeway 41 and Shaw Avenue in Fresno, California. It offers great visibility and easy access. There are many ancillary services in the vicinity, including the newly expanded Fashion Fair Regional Mall, public transportation, banking and restaurants; an ideal location for any medical or professional user.

155 E. Shaw Avenue Fresno, CA

Floor	Suite	Available Square Footage	Lease Rate
1st Floor	101	±2,111 SF	\$2.15 PSF, Full Service
1st Floor	102	±6,541 SF	\$2.15 PSF, Full Service
1st Floor	106	±1,012 SF	\$2.15 PSF, Full Service
2nd Floor	202 - 204	±4,044 SF	\$2.15 PSF, Full Service
2nd Floor	206	±1,988 SF	\$2.20 PSF, Full Service
3rd Floor	305	±626 SF	\$2.15 PSF, Full Service
3rd Floor	315	±2,076 SF	\$2.20 PSF, Full Service

*Based on Market Ready conditions, please see various suite configurations on page 4 & 5.

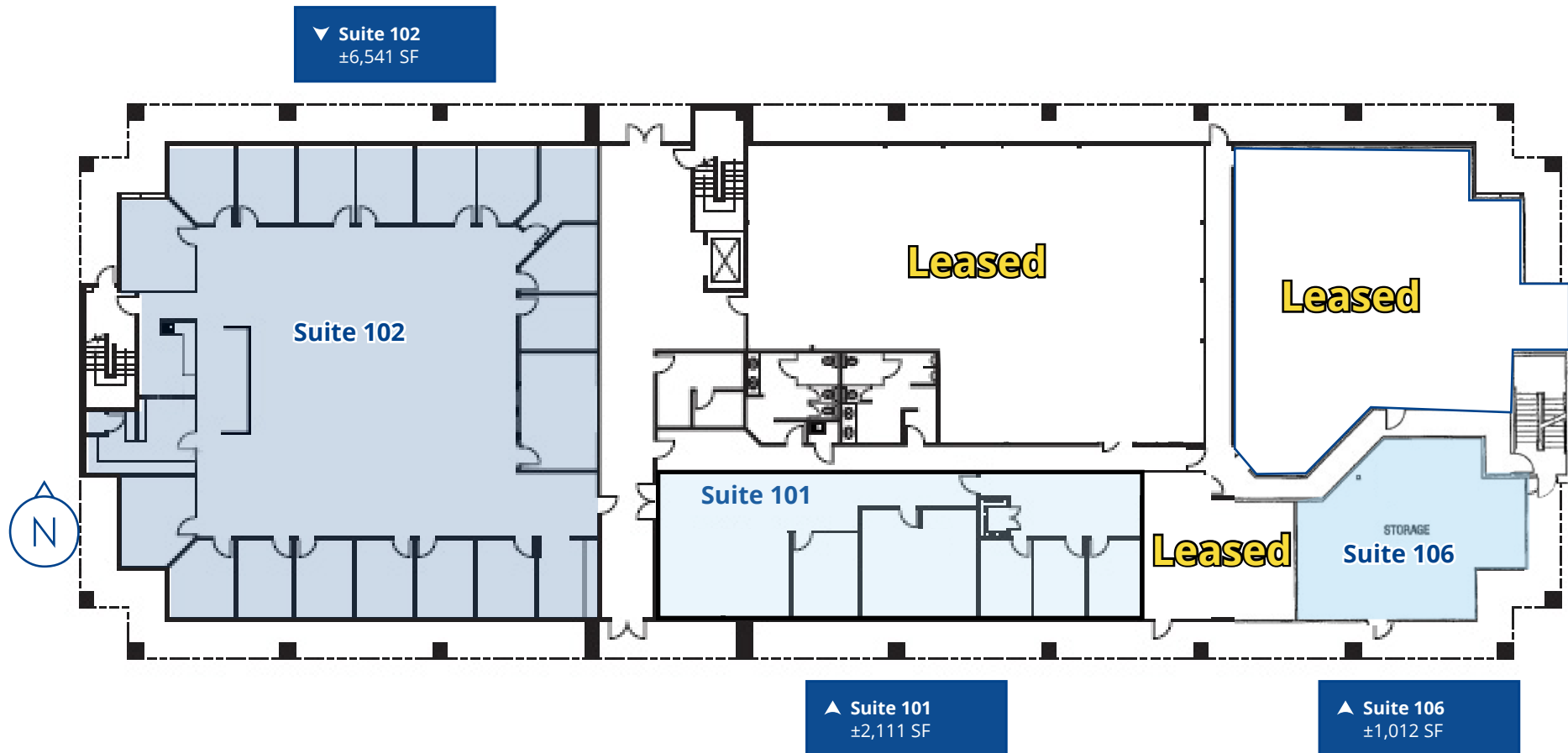
Features & Amenities

- Class "A" Office Space
- High Identity; Visible from Freeway
- Monument and Building Signage Available
- Above Standard Improvements
- LED Lighting throughout
- Excellent Exposure
- Abundant Parking
- Close proximity to numerous retailers
- Located near one of Fresno's local shopping Centers
- Key-fob and secured entry system with cameras
- Building Signage Available
- Solar on roof
- New Parking Lot
- Interior Lobby Renovation coming soon



Floor Plans | First Floor

155 E. Shaw Avenue | Fresno, CA



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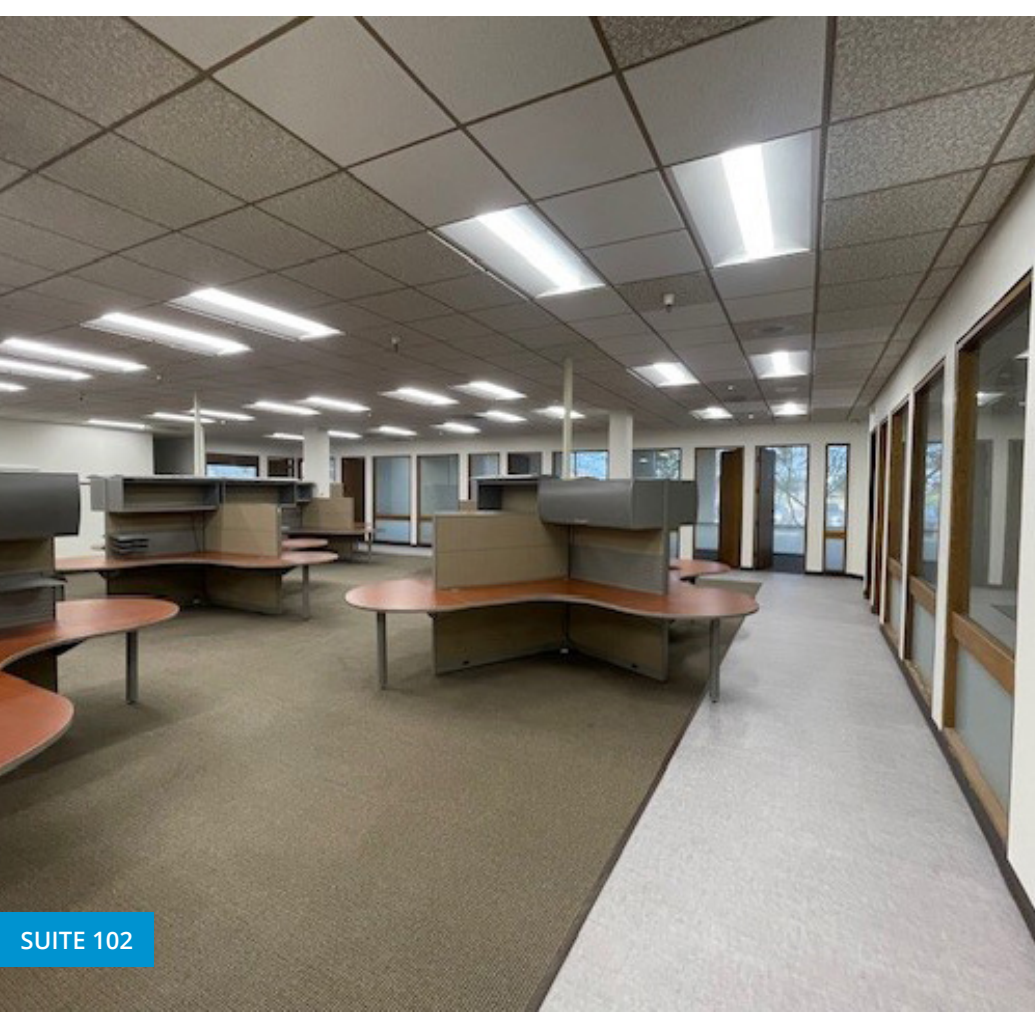




SUITE 101



SUITE 101



SUITE 102



SUITE 102

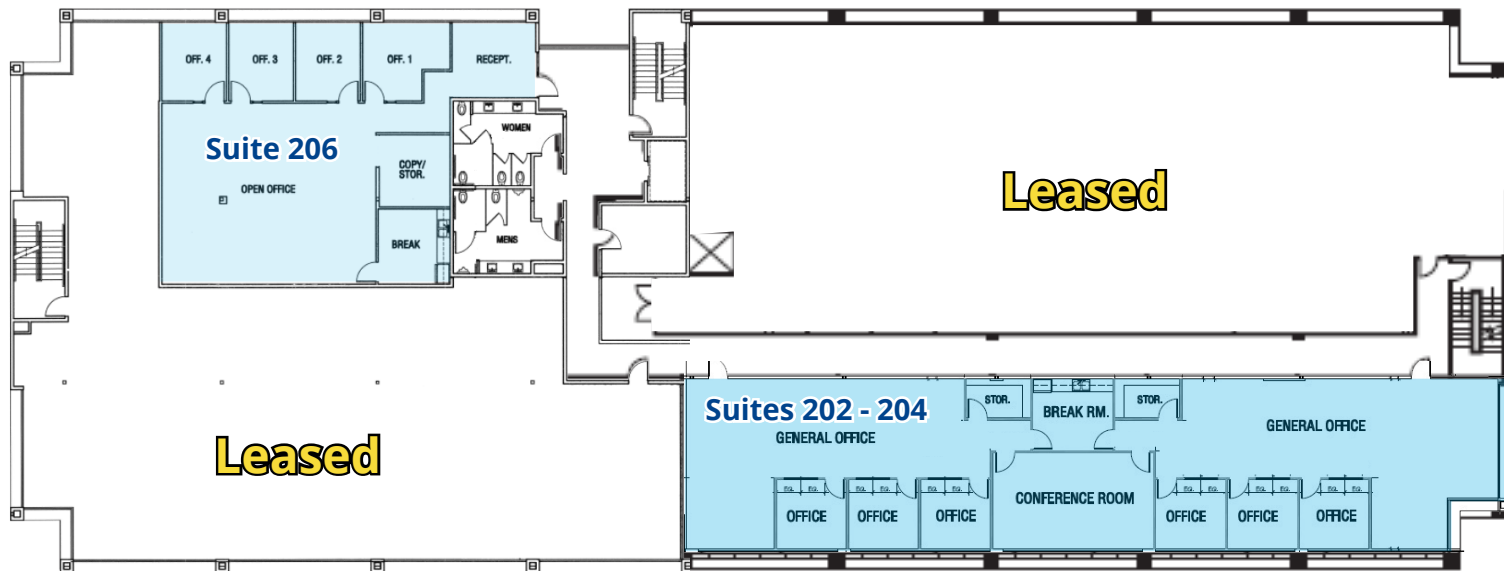


SUITE 102

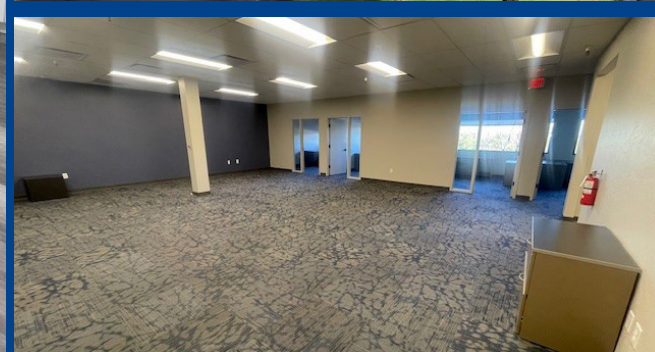
Floor Plans | Second Floor

155 E. Shaw Avenue | Fresno, CA

▼ Suite 206
±1,988 SF



◀ Suite 202-204
±4,044 SF



Property
Photos

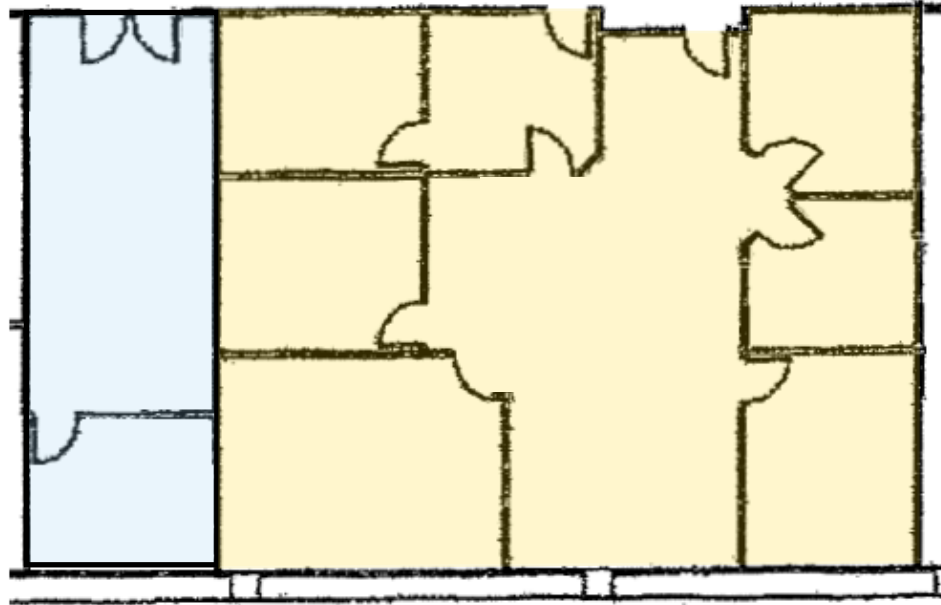


Floor Plans | Third Floor

155 E. Shaw Avenue | Fresno, CA

▼ Suite 305
±626 SF

▼ Suite 315
±2,076 SF



Property
Photos

Colliers



Surrounding Amenities



BLACKSTONE AVE

HWY 41

+264,000 ADT

FRESNO ST



Future Mixed Use

Mor



GALLERY PLAZA



SHAW AVE



155 E. SHAW

MISSION VILLAGE



fashion fair



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