



For Lease

Medical Space Available

Contact us:

Beau Plumlee
559 256 2443
beau.plumlee@colliers.com
License No. 01269167

Matt Mollica
559 221 1279
matthew.mollica@colliers.com
License No. 02376932

Colliers International
7485 N. Palm Avenue, #110
Fresno, CA 93711
559 221 1271
www.colliers.com/fresno

1642 & 1646 E. Herndon Ave. Fresno, CA

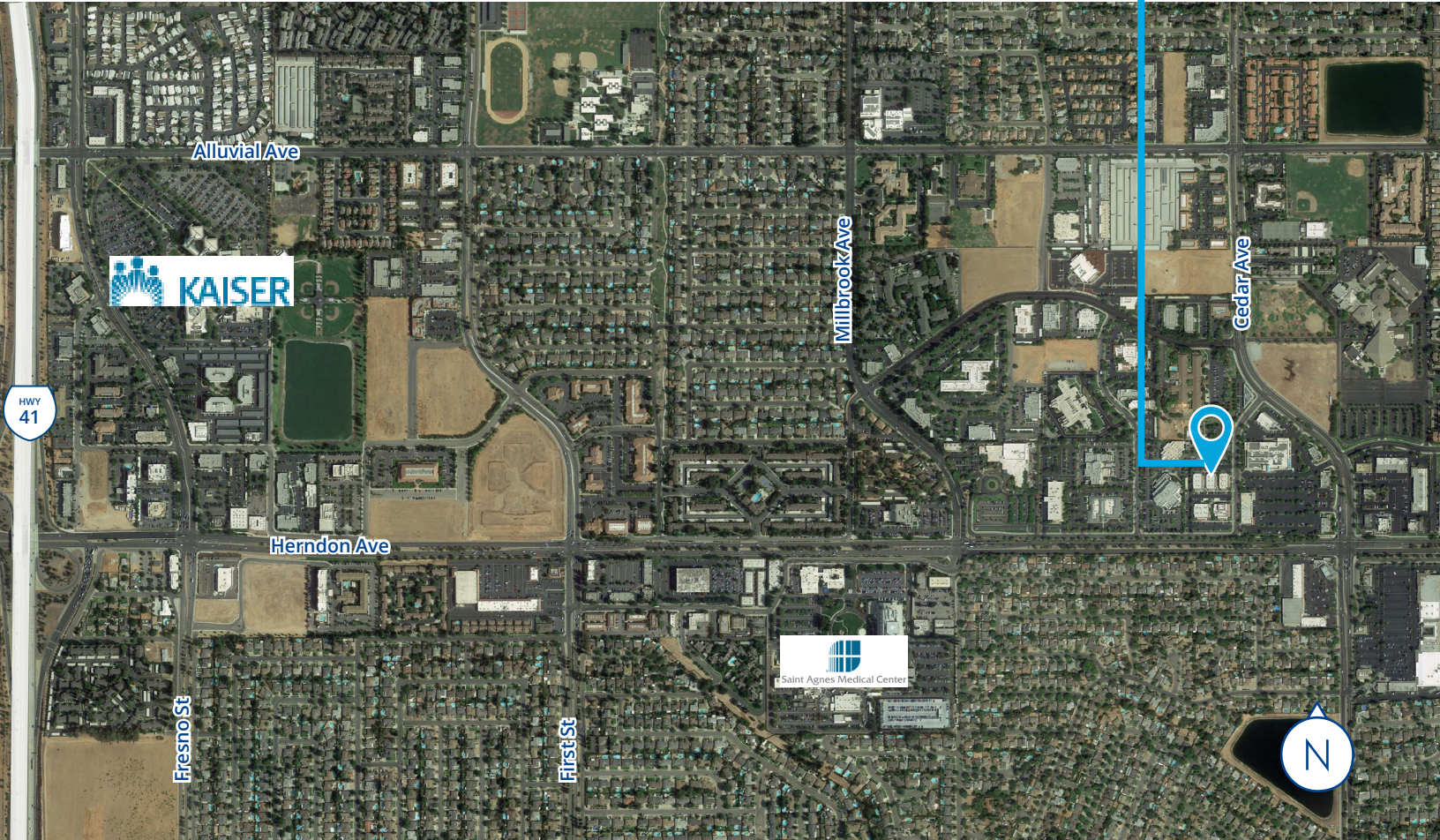
Property Highlights

- Highly Visible Location in Heavy Medical Complex
- Close to Numerous medical office and retail amenities
- Tenant Improvements Available
- Ample Parking
- Nearby Freeway 41 Access
- Building Fascia Signage Available

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For Lease | Property Summary

Lease Type:	Modified Gross - Tenant to pay its gas, electricity and janitorial service.
1646 - Suite 102:	±5,000 SF \$2.15 PSF, per month
1642 - Suite 105:	±1,350 SF \$3,500, per month, gross Available Q1 2027 - Orthodontics Space
Tenant Improvement Allowance:	Negotiable
Signage:	Building fascia signage available.
Amenities:	Variety of restaurants, shopping & banking services are within minutes from subject property. Also, many medical services and hospitals nearby.
Parking:	Ample





1646 E. Herndon Avenue
Suite 102 | Interior Property Photos





1642 E. Herndon Ave.
Suite 105

Orthodontics Space
Interior Photos

