



# Premium Office Space for Sublease

Copper River Ranch  
2152 E. Copper Avenue | Fresno, California  
Suite 111

Class "A" professional office complex located at the northeast quadrant of  
Maple and Copper Avenues

Accelerating success. \_\_\_\_\_

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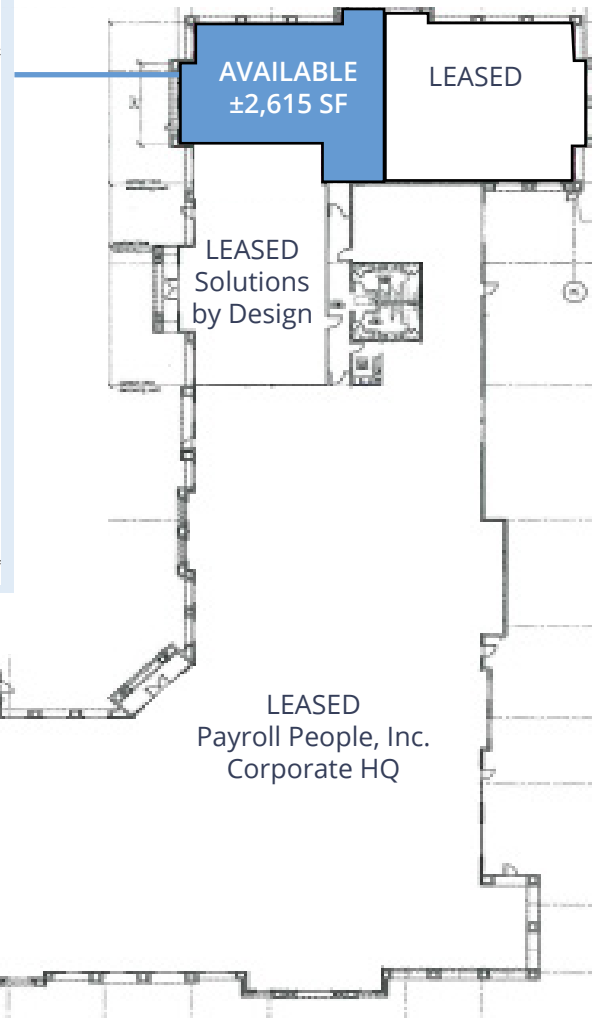
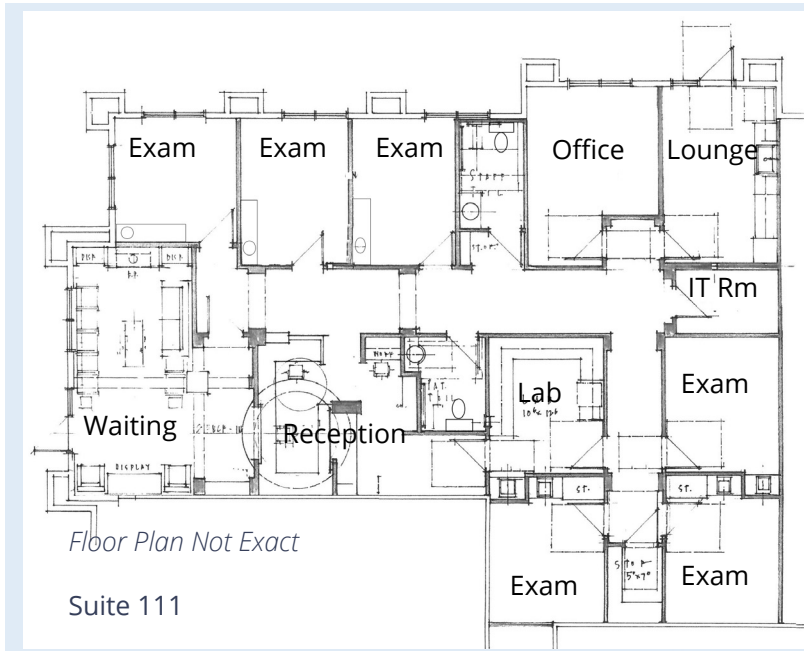
# COPPER RIVER RANCH

Beautiful mixed-use project in the heart of upscale Copper River Ranch. Corporate Headquarters for Payroll People, Inc. Restaurants, banks & retail shopping services nearby.

Class "A" Medical Office Space	±2,615 RSF
Sublease Rate:	\$1.95 psf, NNN
Sublease Term:	Negotiable
Occupancy:	Available immediately
Parking:	6.3 stalls per 1,000 sf; fenced, secured parking available
Notes:	Building owner has master lease on Suite 111



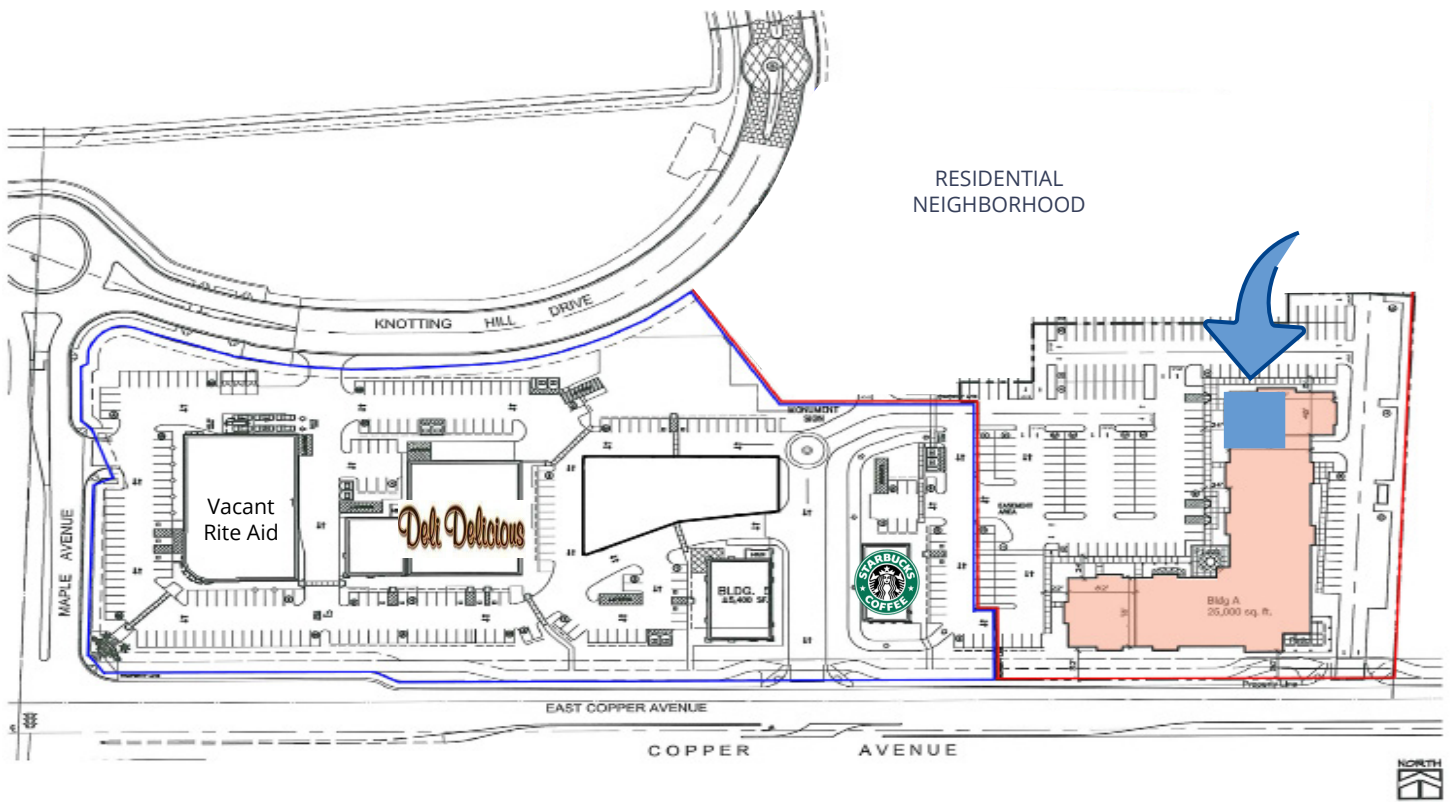
## FLOOR PLAN





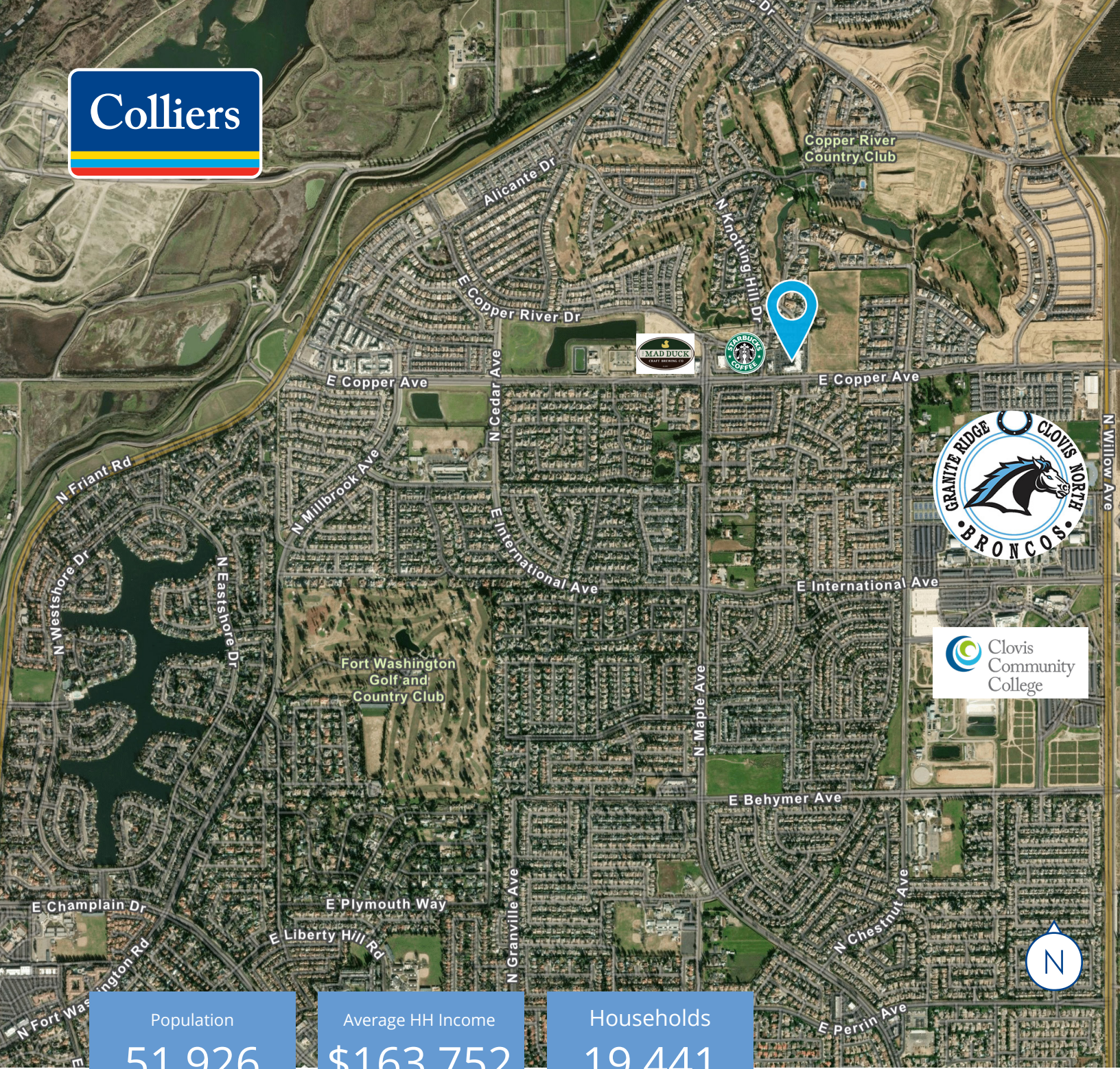
# Copper River Ranch

## SITE PLAN



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Population  
**51,926**

Average HH Income  
**\$163,752**

Households  
**19,441**

Demographics within a 3 mile radius

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