

DENTAL OFFICE SPACE | AVAILABLE FOR SUBLEASE

7433 NORTH FIRST STREET #101,
FRESNO, CA 93720

SIDNEY L. JACKSON, D.D.S.

7433 NORTH FIRST STREET #101
PROPERTY DESCRIPTION

PROPERTY DESCRIPTION

Exceptional opportunity to sublease a fully built-out, turn-key dental office at 7433 North First Street. This 2,550± SF professional space is fully furnished and equipped, offering a seamless transition for dental practitioners seeking a modern, fully fixtured office environment without the time and expense of a new build-out.

Strategically located with convenient access to major thoroughfares, the property offers strong visibility, ample parking, and proximity to surrounding medical and professional services.

PROPERTY HIGHLIGHTS

- Fully built-out and turn-key ready
- Equipped operatories and support areas
- Excellent access and convenient parking
- Ideal for general or specialty dental practices

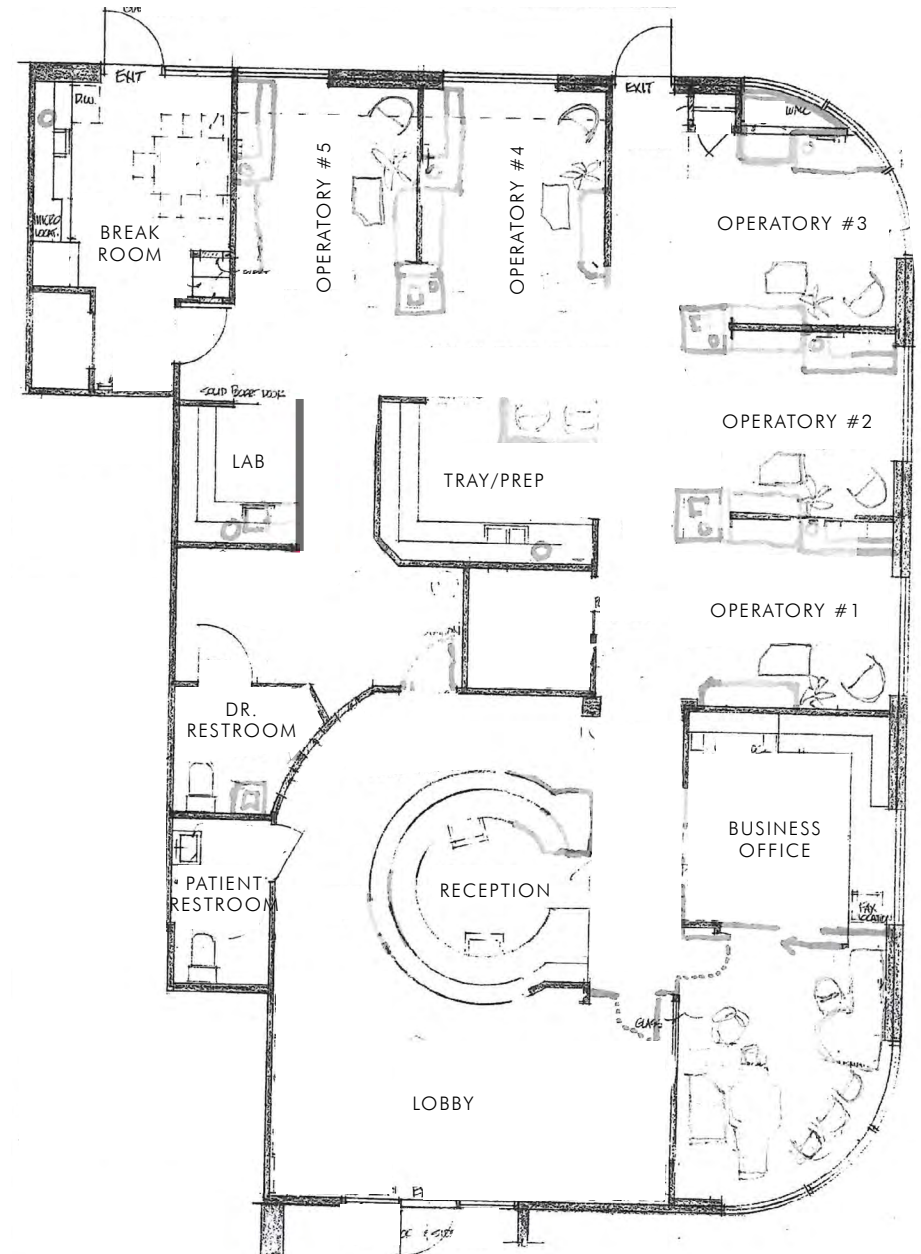
PROPERTY INFORMATION

TYPE	Dental Office
AVAILABLE AREA	2,550± RSF
LEASE RATE	\$2.65/SF/Month
LEASE TYPE	Modified Gross
LEASE EXPIRATION	July 31, 2028 <i>*Longer term lease available</i>

BRETT TODD
Vice President - Office Division
t 559-352-1054
btodd@fortuneassociates.com
CA RE Lic. #01912244

SPACE DESCRIPTION

Designed for efficiency and patient comfort, the suite features a contemporary layout with upgraded finishes, including a large reception and lobby area, five fully equipped operatories, a private office, two dedicated lab areas, a spacious breakroom, and a private restroom. The thoughtfully designed floor plan supports both patient flow and operational efficiency, making this move-in ready office ideal for general dentistry, specialty practices, or satellite expansion locations.



BRETT TODD
Vice President - Office Division
t 559-352-1054
btodd@fortuneassociates.com
CA RE Lic. #01912244



7433 NORTH FIRST STREET #101
LOCAL AERIAL

Riverpark Shopping Center



FRESNO STREET



ALLUVIAL AVENUE

Kaiser Permanente

FIRST STREET

HERNDON AVENUE

BRETT TODD
Vice President - Office Division
t 559-352-1054
btodd@fortuneassociates.com
CA RE Lic. #01912244



www.fortuneassociates.com | 470 E Herndon Ave, Suite 200 | 559.490.2500

All information, representations and projections indicated in this brochure are based on information supplied by the owner or sources deemed reliable and are not warranted by FORTUNE ASSOCIATES. DRE 02210729

7433 NORTH FIRST STREET #101

CONTACT

Exclusively Offered By

BRETT TODD

btodd@fortuneassociates.com

559-352-1054

DRE#01912244

SIDNEY L. JACKSON, JR.