



Colliers



Available Space

±5,346
square feet
(Suite 102)

1281 E. Alluvial Avenue Fresno, California

Professional Office Space Available
SEC Alluvial and Spalding Avenues, between Cedar
and Millbrook Avenues

Property Summary

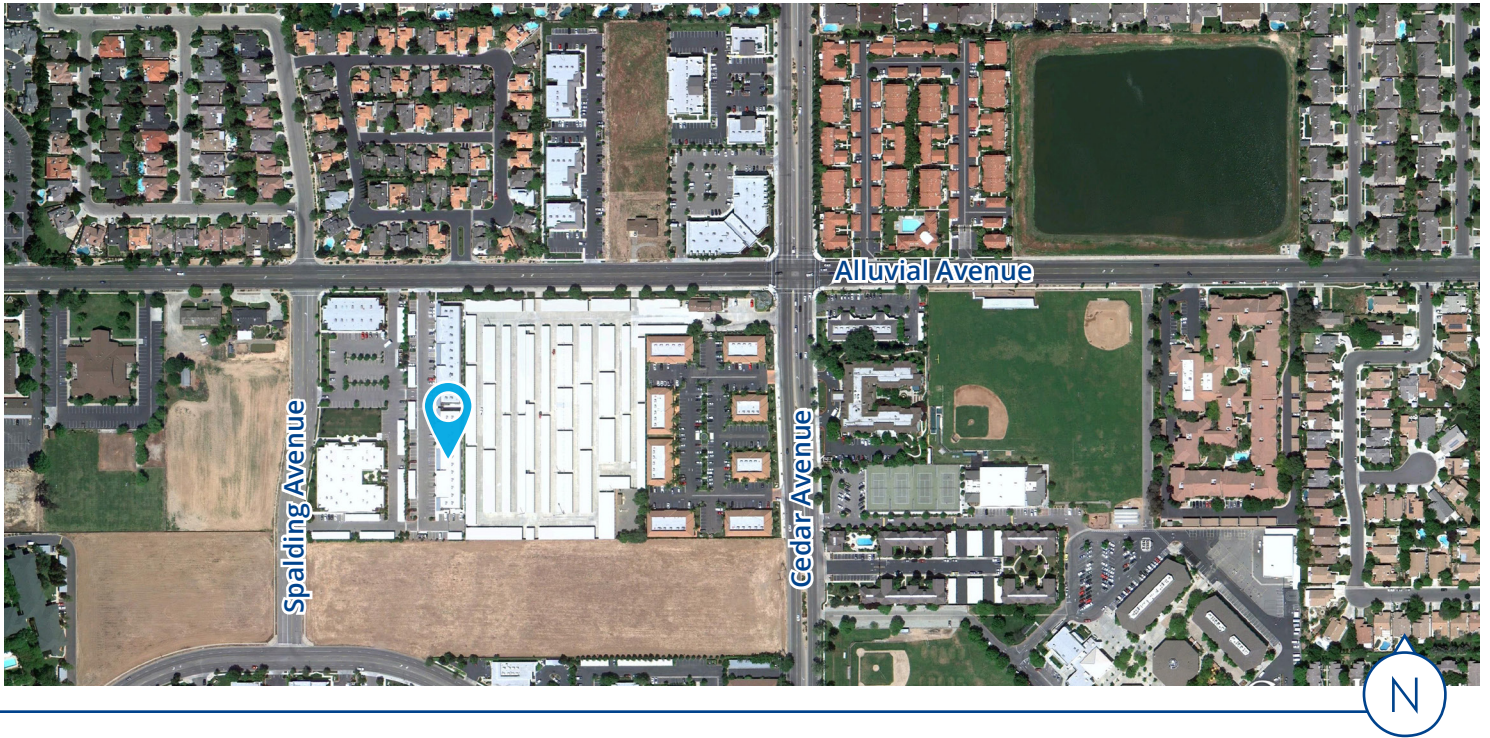
Garden-style complex in the premier Northeast Fresno neighborhood. These attractively designed office buildings provide a great value in Fresno's most popular office market. Project includes upscale build-to-suit interiors, lush landscaping, and abundant exterior glass, all at a lease rate below other Northeast Fresno/Woodward Park projects. Shopping, restaurants and other retail amenities nearby. Abundant parking ratio of approximately 5.1 stalls per 1,000 square feet. Conveniently located near Saint Agnes Hospital and other valuable services in the area.

Building Amenities

Lease Rate: \$2.05 PSF, plus utilities and janitorial
Parking Spaces: 144 stalls; Approximately 5.1 stalls per 1,000 SF
Tenant Improvements: Negotiable
Zoning: O (Office)

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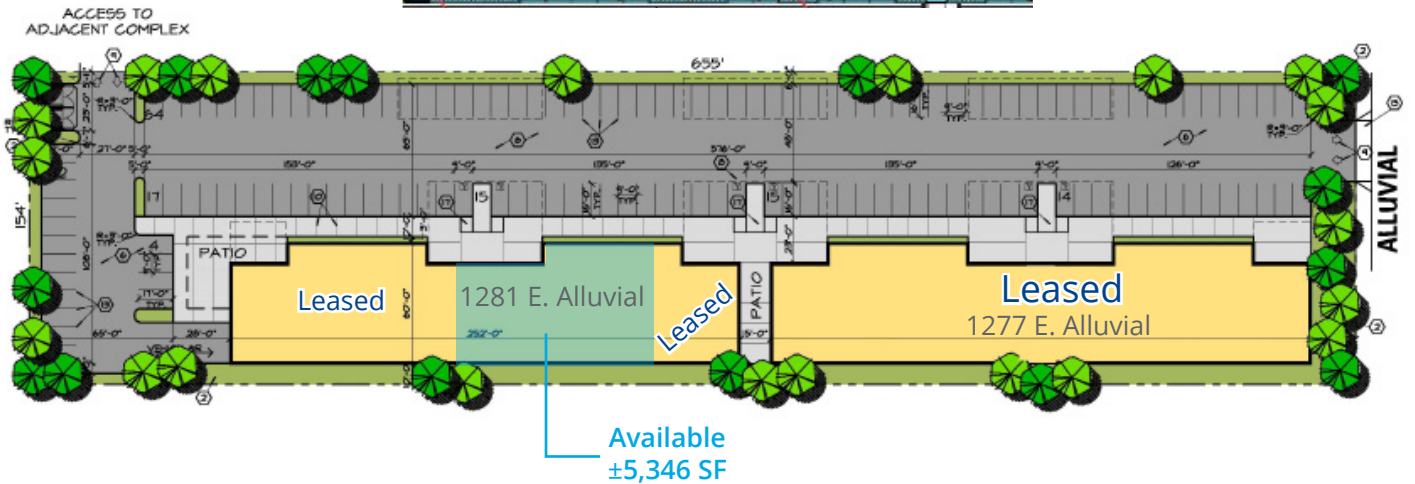
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Suite 102
±5,346 SF



Floor plan not exact



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