

FOR SUBLEASE

PROFESSIONAL OFFICE SPACE

770 E. Shaw Avenue
Fresno, California

SUBLEASE DESCRIPTION

This is a great opportunity for a business who wishes a short-term lease in a ready to move-in space.

Suite 218 is available and is move-in ready. The asking rental rate is well below the market. Full Service lease terms. The Sublease runs until October 31st, 2027.

For information, please contact:

Scott Christensen

Vice President - Office Division

t 559-447-6230

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CA RE Lic. #00853867

NEWMARK
PEARSON COMMERCIAL

Independently Owned and Operated
Corporate License #00020875
newmarkpearson.com

FRESNO OFFICE
7480 N. Palm Ave. #101
Fresno, CA 93711
t 559-432-6200

VISALIA OFFICE
3447 S. Demaree St.
Visalia, CA 93277
t 559-732-7300

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**AVAILABLE
FOR SUBLEASE**



Property Information

Available:	Suite 218 2,199± RSF
Sublease Rate:	\$1.35 PSF
Tenancy:	Multiple
Zoning:	CMX / O
Building Class:	C
Number of Floors:	3
Ceiling Height:	10'
Parking Ratio:	4:1000
Expiration Date:	October 31 st , 2027

PROPERTY DESCRIPTION

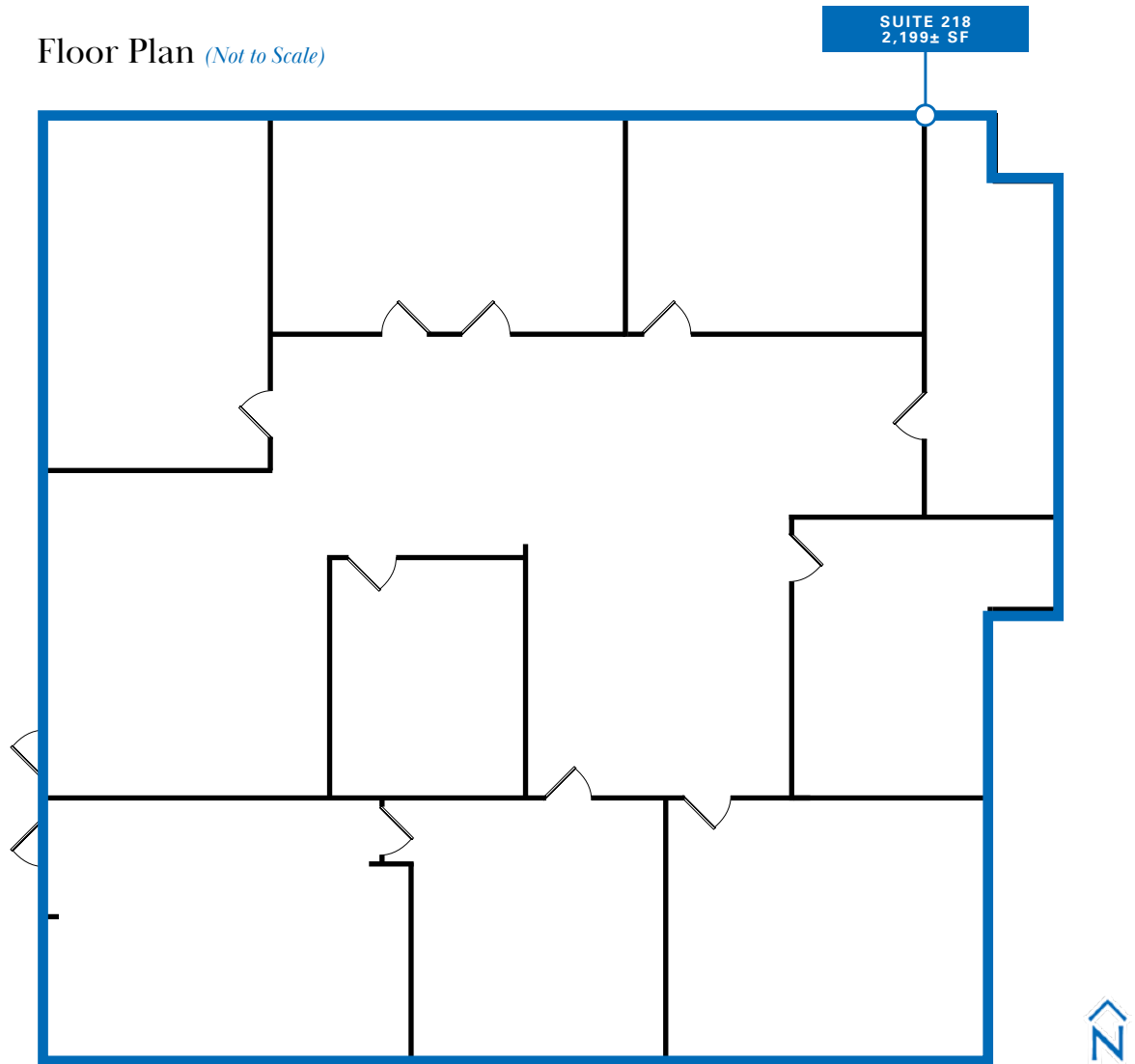
Professionally managed & maintained three-story office complex with quiet & peaceful open air atrium/courtyard area.

All amenities for employees to enjoy daily including shopping, restaurants, banking & daily services all within walking distance.

Easy access to Highway 41 & FAX bus service on Shaw Avenue. Abundant on-site common (*some covered*) parking. On-site security team.

770 E. SHAW AVENUE - FRESNO, CA

Floor Plan *(Not to Scale)*



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HIGHLIGHTS

- Complete Renovation (*Millions Spent on Award Winning Improvements*)
- Finest East Shaw Property (*High Image Building*)
- Located Directly Across from High End Super Regional Center (*Fashion Fair Mall*)
- Near Freeway 41, Major Banks & Dining
- High Visibility (*64,000± Average Daily Vehicle Traffic Count, Over 23.3± Million Annually*)
- ADA Compliant



CONCIERGE SERVICES

On-site, proprietary, exclusive, highly visible, full-time, extensively trained security team available 24/7 via 1-800 number, providing for a “zero crime” model to assist tenants.

Concierge staff provide in-house construction, management, maintenance and security. All working exclusively for owner and dedicated to better serve tenants. Lounge, conference and catering facilities available.



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