

# AVAILABLE FOR LEASE

Professional Office Space



## WOODWARD CENTRE

The information listed was last updated on 2/19/2015

EASY ACCESS TO FREEWAY 41 | EXCELLENT NATURAL LIGHTING | CLASS A BUILDING | CLOSE PROXIMITY TO ANCILLARY SERVICES

**7108-7112 N Fresno Street - Fresno, California**

**Newmark Grubb**  
Pearson Commercial

FRESNO OFFICE: 7480 N Palm Ave Suite 101 Fresno CA 93711, T 559.432.6200  
VISALIA OFFICE: 3447 S Demaree St Visalia CA 93277, T 559.732.7300

**www.pearsonrealty.com**  
*Independently Owned and Operated*

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

**For Additional Information  
Please Contact:**

**Phil Souza**

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**Jeremy Reed**

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**Jessica Young**

Marketing Specialist - Office Division  
559.447.6281  
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CA BRE# 01498704

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7108-7112 N Fresno Street - Fresno, CA



## Available Space:

7108 N. Fresno Street - Suite 190	3,127± SF
7108 N. Fresno Street - Suite 300	1,903± SF
7110 N. Fresno Street - Suite 120	2,859± SF
7110 N. Fresno Street - Suite 400	1,743± SF
7110 N. Fresno Street - Suite 440	805± SF
7112 N. Fresno Street - Suite 140	3,087± SF

## Lease Rates:

First Floor - \$2.45 per SF, Full Service

Second-Fourth Floor - \$2.40 per SF, Full Service

## Load Factor:

15% per floor

## Tenant Improvements:

Negotiable

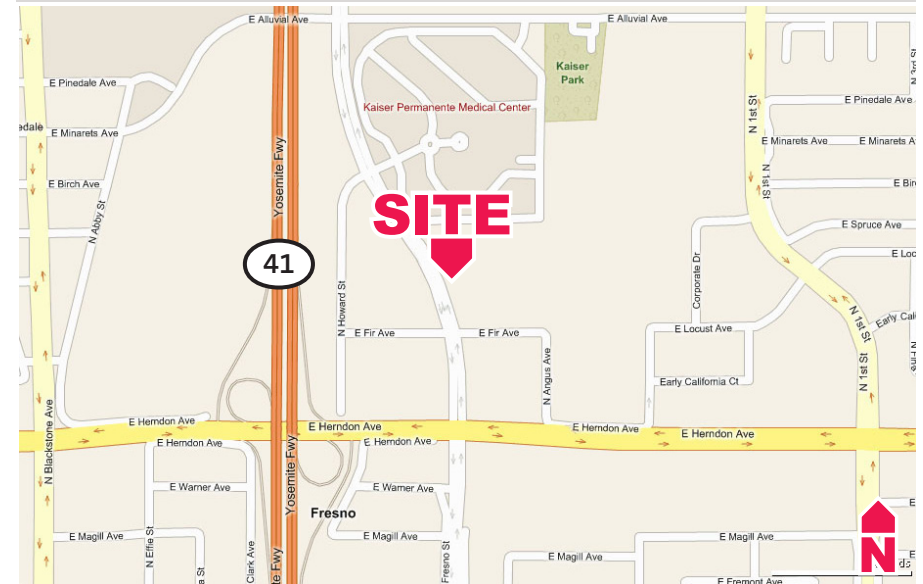
## Parking Ratio:

4.3 spaces per 1,000± SF of office space

The project is a well-designed and constructed Class “A” office complex, suitable for a wide array of tenancy. The floorplate configuration provides excellent natural lighting throughout. Parking is adjacent to each building and provides convenient access.

The project is popular with tenants due to the close proximity to Fresno’s main arteries - Herndon Avenue, Freeway 41, and numerous support services such as hotels, banking and restaurants, including: Marriott, Extended Stay America, Comfort Inn, Chili’s Bar and Grill, Sweet Tomatoes, IHOP and Union Bank of California. Also, Woodward Centre is adjacent to Kaiser Hospital and minutes from Riverpark Regional Shopping Center, one of Fresno’s most exclusive shopping destinations.

## Area Map:



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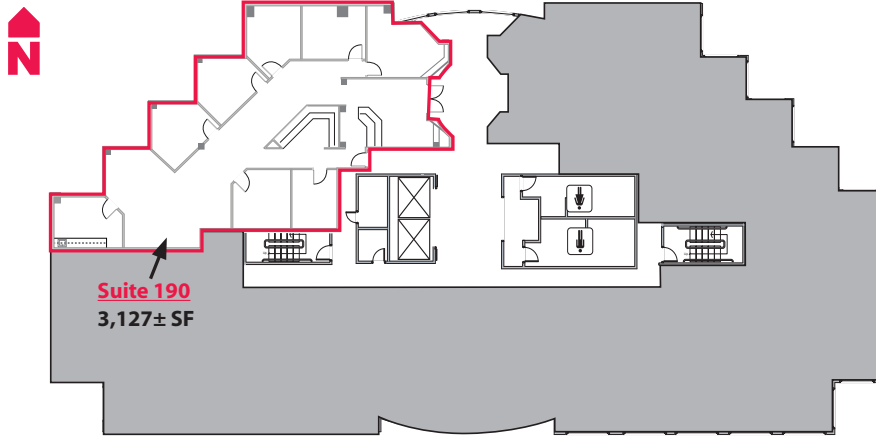
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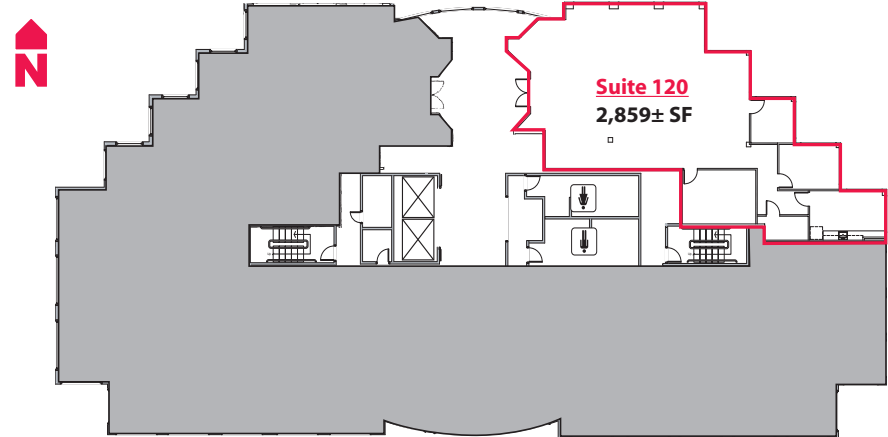
Woodward Centre



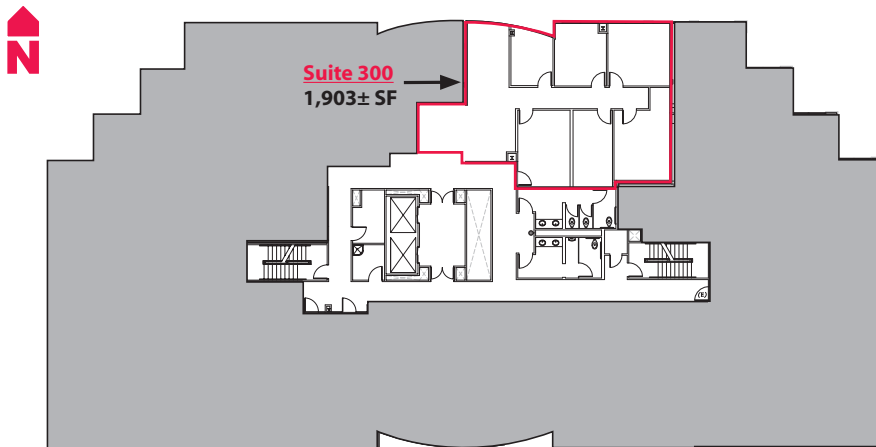
**7108 First Floor**  
3,127± SF



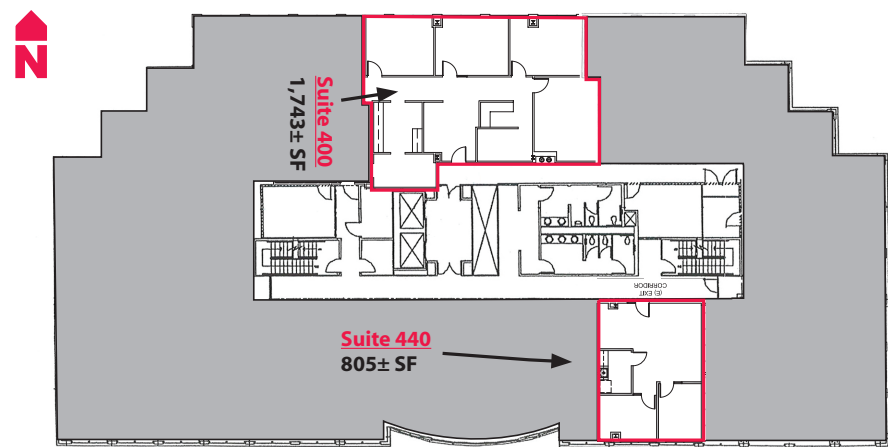
**7110 First Floor**  
2,859± SF



**7108 Third Floor**  
1,903± SF



**7110 Fourth Floor**  
1,743± SF



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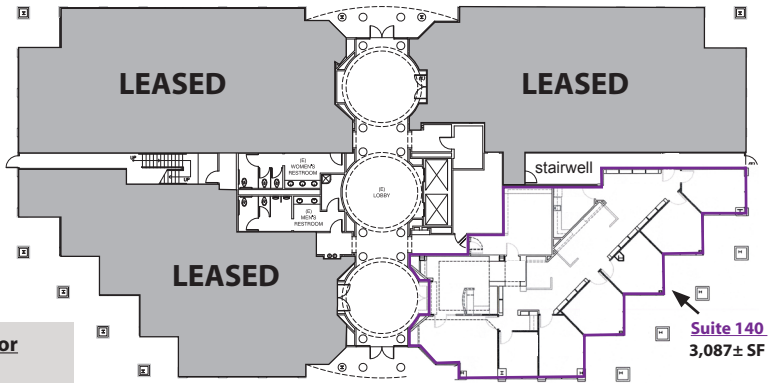


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7108-7112 N Fresno Street



## AERIAL



7112 First Floor  
3,087± SF

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