

# AVAILABLE FOR LEASE

Professional Office Space



**\*RENT INCENTIVE**



For Additional Information  
Please Contact:

**Scott Christensen**  
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**114 E. Shaw Avenue - Fresno, California**

**Newmark Grubb**  
Pearson Commercial

FRESNO OFFICE: 7480 N Palm Ave Suite 101 Fresno CA 93711, T 559.432.6200  
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**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.

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114 E. Shaw Avenue - Fresno, CA



## Rate Includes Utilities!

### LEASE INFORMATION

#### Available Space:

Suite 209 - 1,472± RSF

Suite 102 - 2,291± RSF

#### Lease Rate:

\$1.20 per SF,  
tenant to pay janitorial expense.

#### \*For a 3 year minimum lease:

Year 1 - \$1.00

Year 2 - \$1.10

Year 3 - \$1.15

#### Lease Term:

3 year minimum preferred

#### Tenant Improvements:

Negotiable

#### Parking:

Abundant on-site parking

### LOCATION DESCRIPTION

The property is located just off of Shaw Avenue between Freeway 41 and Blackstone Avenue. The location provides great access to Freeway 41 along with many amenities such as banks, restaurants and other services.



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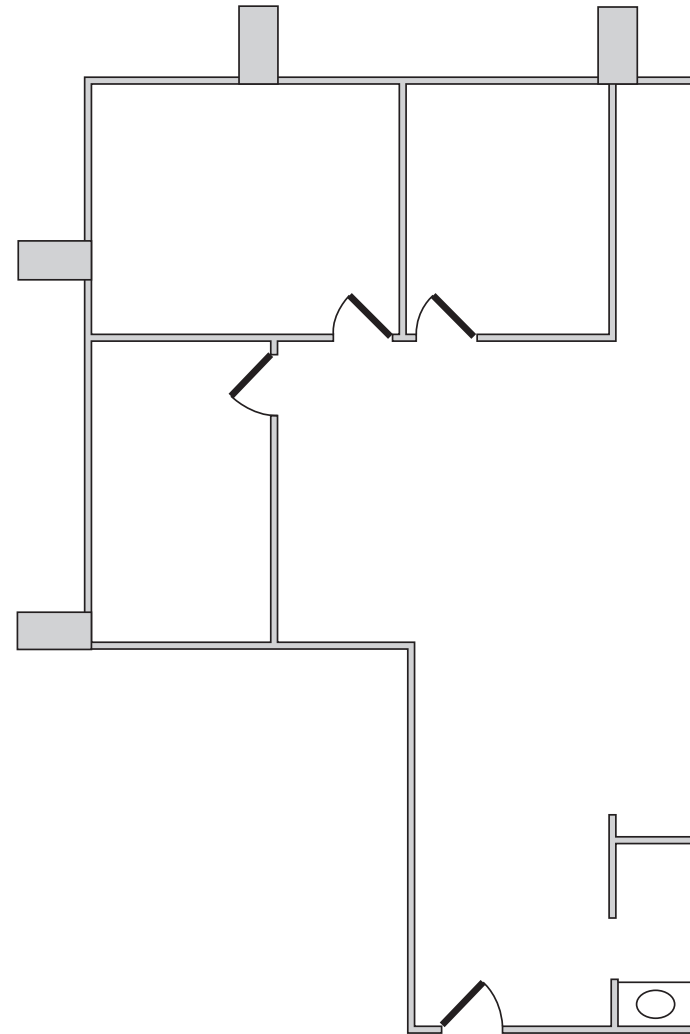
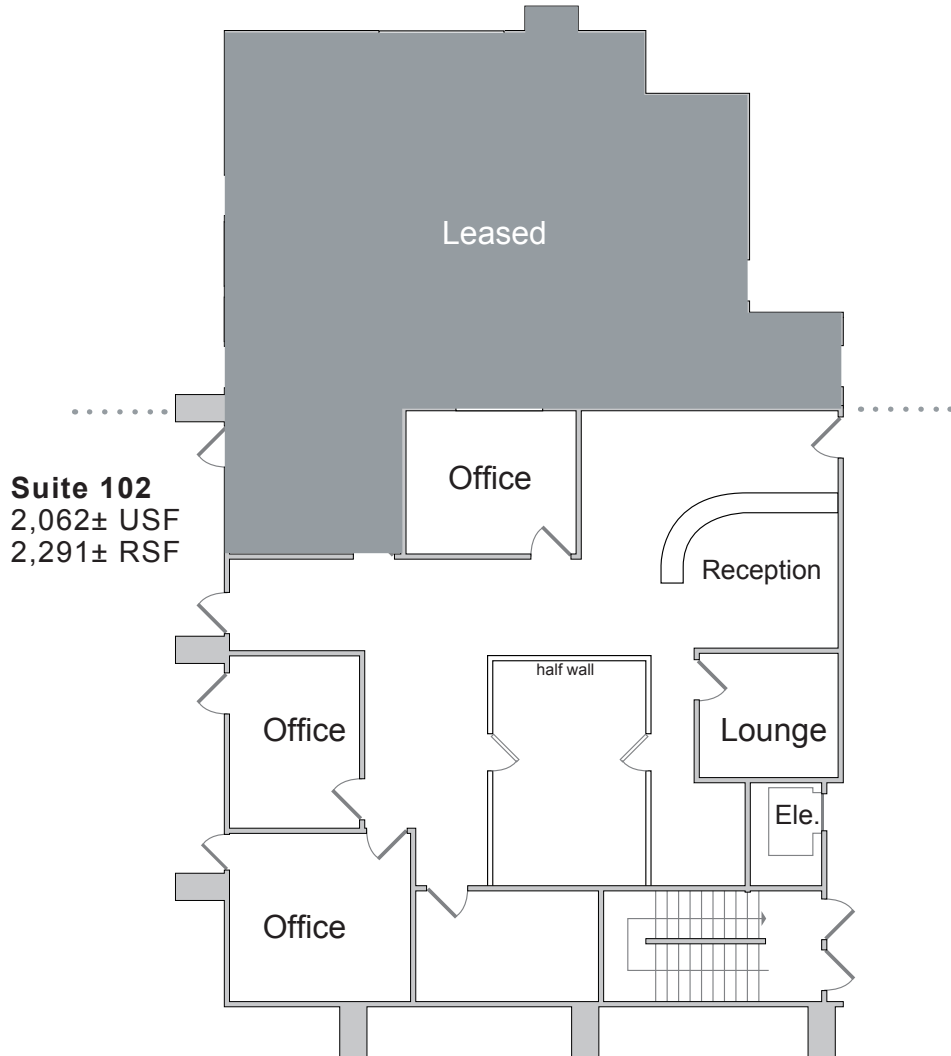


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## Floor Plans



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