

FOR LEASE

**4910 E ASHLAN AVE**

Fresno, CA 93726



**BOESE** COMMERCIAL

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# EXECUTIVE SUMMARY

## 4910 E ASHLAN AVE Fresno, CA 93726



### OFFERING SUMMARY

Available SF:	1,646 - 4,085 SF
Lease Rate:	\$0.65 - 1.20 SF / Month
Lease Type:	NNN
Building Size	45,666

### PROPERTY OVERVIEW

FOR LEASE - Multi-tenant multi-use building with available suites. Suites include 1,646 - 4,085 square feet of professional office and 3,300 square feet of shell showroom.

Each unit has their own benefits including class-A finishes, interior restrooms, multiple entrances, fully built-out offices, and an open floorplan. Several suites are move-in ready!

Landlord will contribute to tenant improvements for the right user on the open layout space.

### LOCATION OVERVIEW

Located on the border of Fresno and Clovis off of N Willow Avenue, the Property is situated on the corner of Ashlan and Winery. It is surrounded by a variety of community areas including two small retail centers to the East and West. Also nearby are a professional office park and residential neighborhoods to the North.

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## AVAILABLE SPACES

# 4910 E ASHLAN AVE

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<b>LEASE RATE:</b>	\$0.65 - 1.20 SF/MONTH	<b>TOTAL SPACE:</b>	1,646 - 4,085 SF
<b>LEASE TYPE:</b>	NNN	<b>LEASE TERM:</b>	Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
103	Office Suite	\$1.15 SF/month	NNN	4,085 SF	3+ Years	Turn-key Professional Office
107	Office Suite	\$1.20 SF/month	NNN	1,646 SF	3+ Years	Turn-key Professional Office
134	Office/Showroom	\$0.65 - \$1.00* SF/month	NNN	3,300 SF	3+ Years	As-is or Build-to-Suit* *Lease rate determined by improvements

## ADDITIONAL PHOTOS

### 4910 E ASHLAN AVE Fresno, CA 93726



Suite 103



Suite 103



Suite 134

Suite 134

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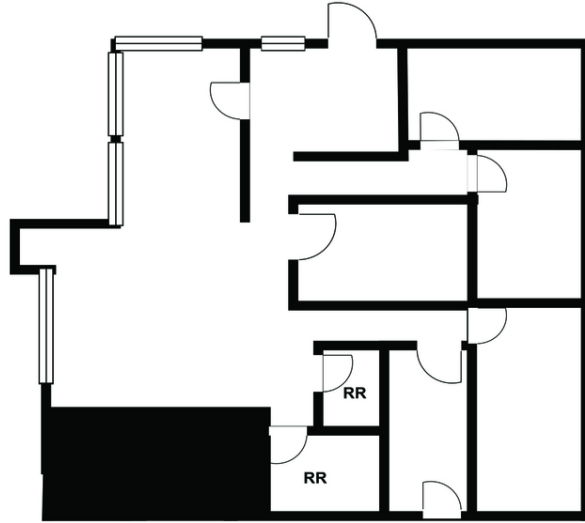
For More Information:

**ERIN LUSSIER**

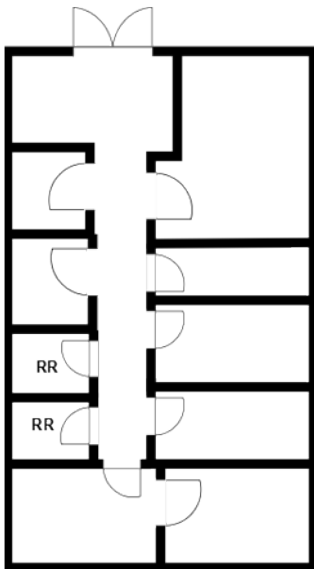
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# FLOOR PLANS

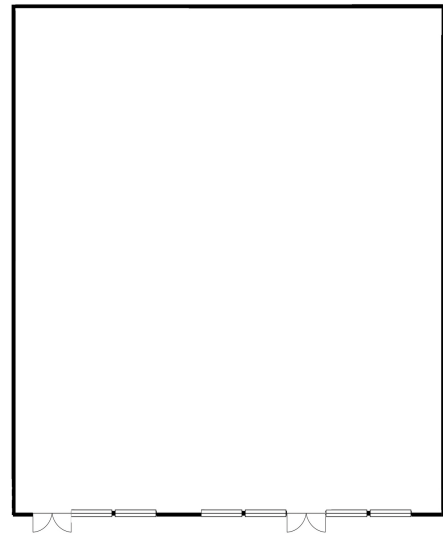
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Units 103: Approximately 4,085 SF



Suite 107: Approximately 1,646 SF



Suite 134: Approximately 3,300 SF

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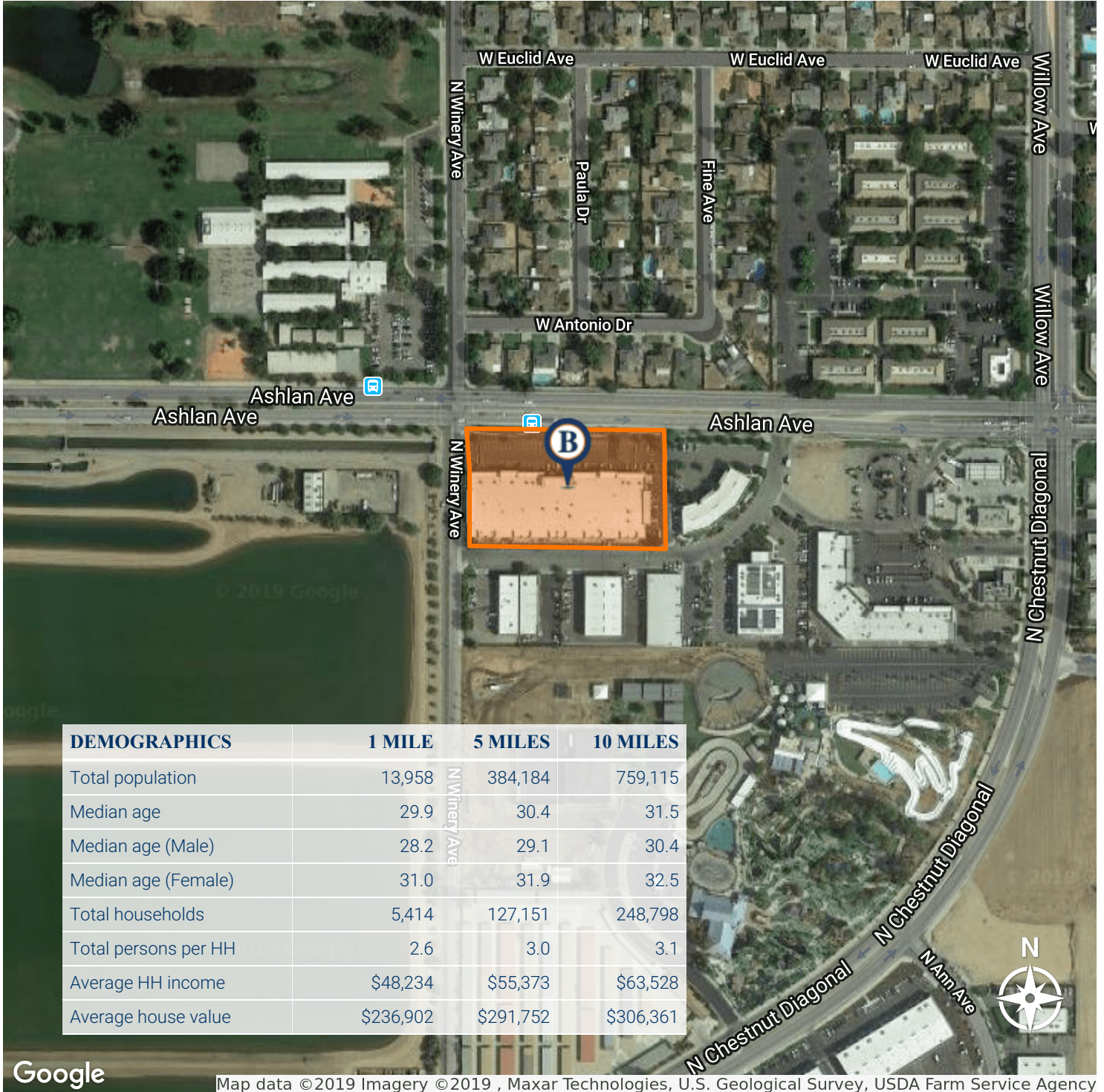
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# LOCATION MAPS

## 4910 E ASHLAN AVE Fresno, CA 93726



Google

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