

AVAILABLE FOR LEASE

Office Space in Northwest Fresno



NEW TENANT SPECIAL*



Highlights

- ◆ Affordable office suites located in Northwest Fresno
- ◆ Professionally managed and maintained
- ◆ Lush landscaping
- ◆ Easy access to Freeways 41 and 99
- ◆ Functional floor plans
- ◆ Walk to neighborhood businesses
- ◆ Available now
- ◆ Up to 4,934± SF
- ◆ **Rate includes utilities!**

For Additional Information
Please Contact:

Jim Graham
Vice President
Office Division
559.447.6260
jgraham@pearsonrealty.com
CA BRE #01300389

Scott Christensen
Vice President
Office Division
559.447.6230
schristensen@pearsonrealty.com
CA BRE #01415793

2787 West Bullard Ave. - 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

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2787 W. Bullard Avenue - Fresno, CA



Property Information

Available Space:

Suite 104 - 1,188± RSF
Suite 105 - 3,746± RSF

> Can combine
for 4,934± SF

Lease Rate: **Includes Utilities!**

\$1.20 per SF, plus janitorial

***For a new tenant with a lease signed by July 31, 2014:**

5 Year Term - \$0.95 PSF for the first year plus negotiated tenant improvements for a qualified tenant.

3 Year Term - \$1.10 PSF for the first six months plus limited tenant improvements for a qualified tenant.

\$1.20 plus 3% annual escalations thereafter.

Parking:

Unassigned common surface parking.

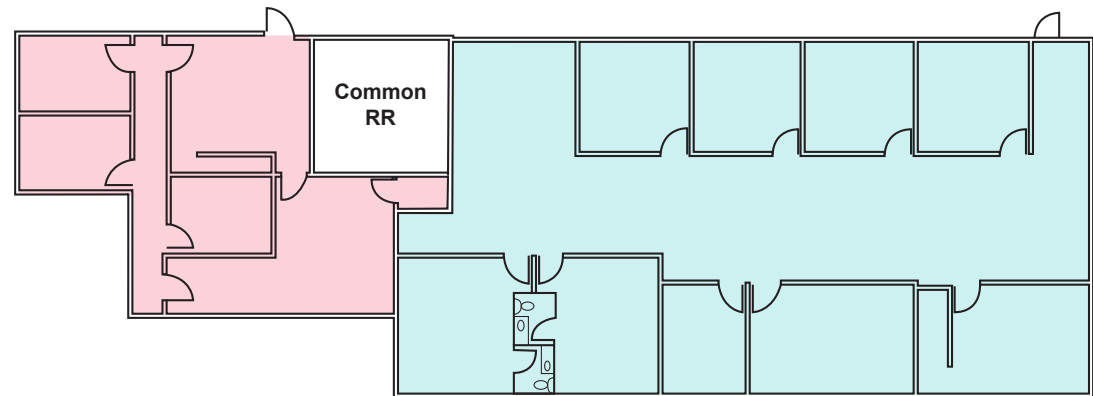
Property Description:

The suites are located in a single story garden style complex along West Bullard Avenue. The complex is within walking distance to numerous ancillary services including restaurants, retail shops, groceries and public transportation. Suite 105 overlooks a beautiful, private, professionally maintained atrium.

Floor Plans

Suite 104 - 1,188± RSF

Suite 105 - 3,746± RSF



Landscaped Atrium

Aerial Map



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