

AVAILABLE FOR LEASE

Professional Office Space



For Additional Information
Please Contact:

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

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

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
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.

AVAILABLE FOR LEASE

114 E. Shaw Avenue - Fresno, CA



LEASE INFORMATION

Available Space:

Suite 100 - 3,860± SF*

Suite 102 - 2,167± SF**

Suite 103 - 1,045± SF**

*May be split to 1,117 & 2,743

**May be combined for 3,212± SF

Lease Rate:

\$1.00 per SF,
tenant to pay janitorial expense.

Lease Term:

3 year minimum preferred

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.



**For Additional
Information
Please Contact:**

Scott Christensen

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

Jim Graham

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

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

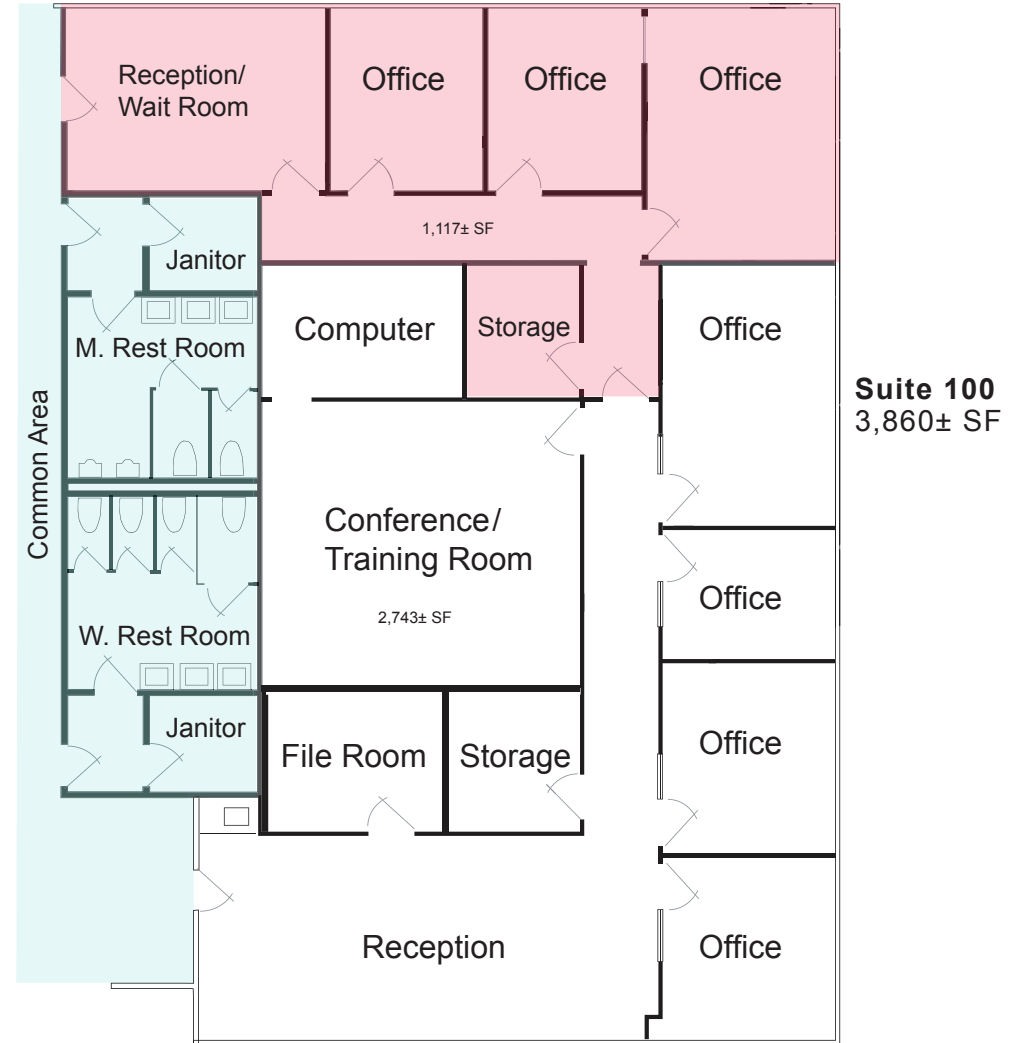
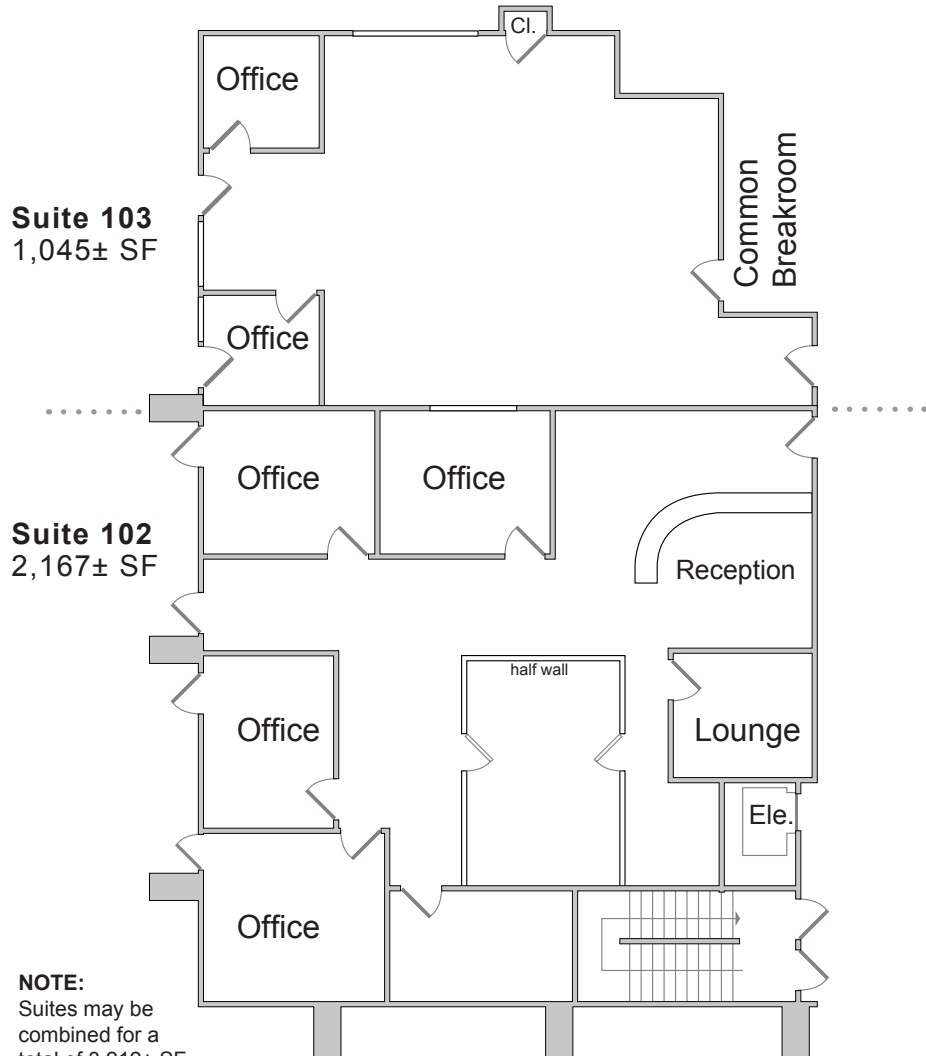
Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally 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.

AVAILABLE FOR LEASE

Professional Office Space



Floor Plans



NOTE: May be split as shown

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.

AVAILABLE FOR LEASE

114 E. Shaw Avenue - Fresno, CA



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.