



ROBERT ELLIS
Leasing and Investment, Inc.

FOR LEASE

1100 West Shaw Avenue

Fresno, California



Approximately 985 - 3,000± Sq. Ft.

- Affordable Full Service Rent
- High Visible Location
- Close Proximity to Freeway 41
- Covered Parking
- Responsive Local Owners



For Further Information, Contact:

ROBERT ELLIS

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This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information, while not guaranteed, has been secured from sources we believe to be reliable.

Property Information

1100 West Shaw Avenue Fresno, California



LOCATION:

Property is situated on the West Shaw Corridor at the northwest corner of West Shaw and Harrison Avenues within walking distance of Fig Garden Shopping Center, restaurants, and banks

DESCRIPTION:

Single story building, lots of windows, mature landscaping, abundant parking, and very well maintained.



AVAILABLE SPACE:

	Rentable	Rent	Full Service	
Suite	Sq. Ft.*	Per Month	Lease Rate	
#124	1,005±	\$1,660.00	\$1.65/sf/mo.	5 privates, conference with sink
#126	1,010±	\$1,670.00	\$1.65/sf/mo.	
#128	985±	\$1,625.00	\$1.65/sf/mo.	4 privates, conference with sink
#144	1,260±	\$1,955.00	\$1.55/sf/mo.	4 privates, open, kitchen

Can Combine Suites 124-128 = Approximately 3,000± square feet

ALL UTILITIES PLUS 5 DAY A WEEK FULL JANITORIAL SERVICE INCLUDED

** Square footage includes prorata share of common area.*

TERMS:

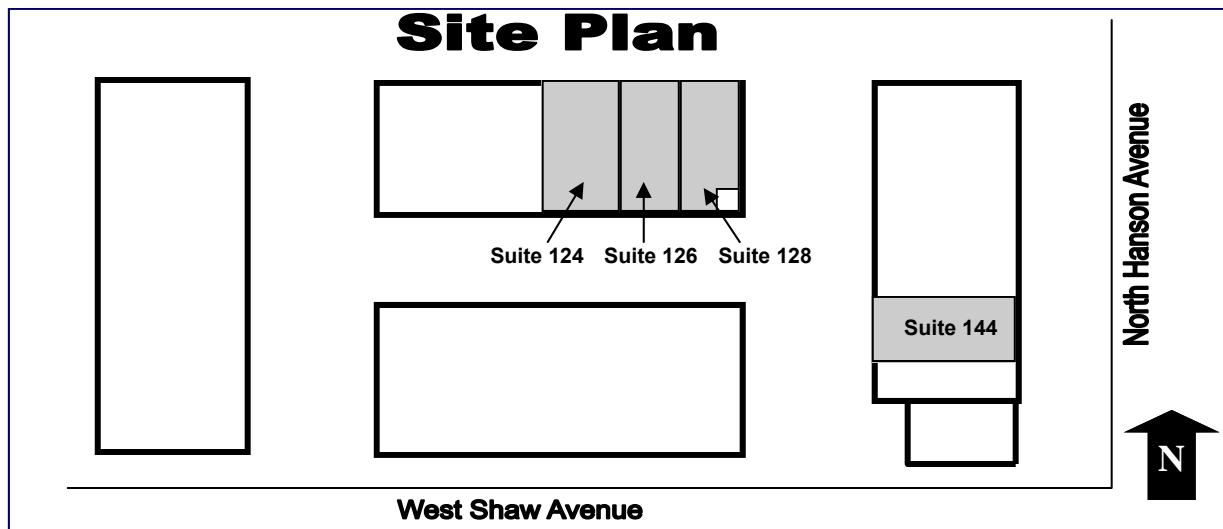
Negotiable

ZONING:

R-P (residential professional office)

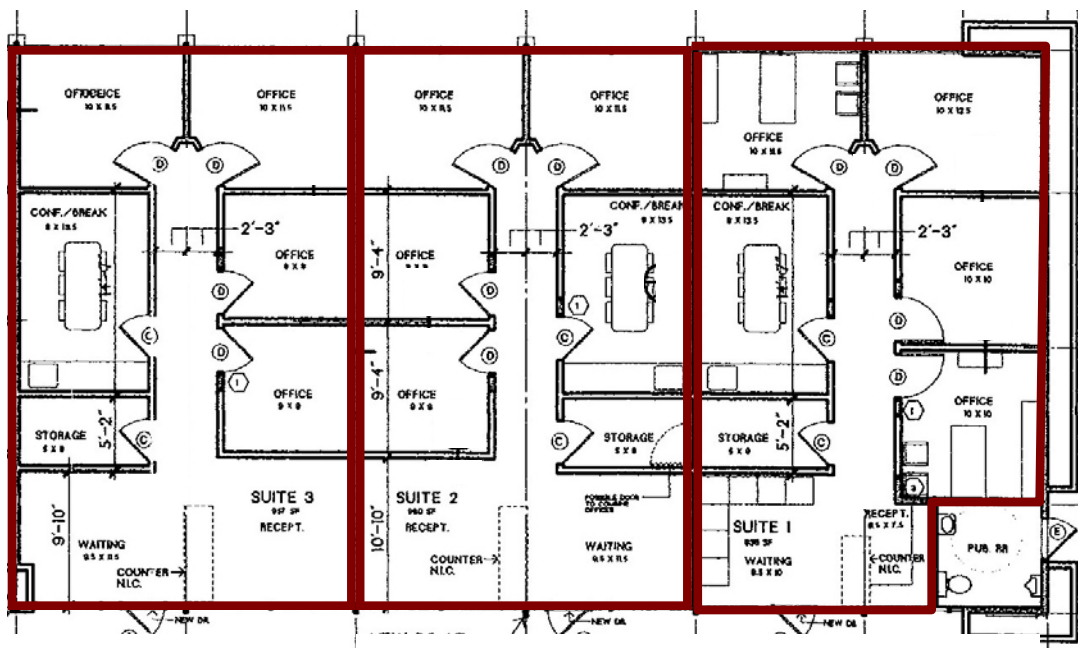
PARKING:

1 covered reserved stall per suite



Floor Plans

1100 West Shaw Avenue Fresno, California



Suite 124
1,005± sq. ft.

Suite 126
1,010± sq. ft.

Suite 128
985± sq. ft.

Suites 124, 126 & 128 Can Be Combined For Approximately 3,000± Sq. Ft.

Suite 144
1,260± sq. ft.

