

1100 West Shaw Avenue • Fresno, California



AVAILABLE FOR LEASE

Approximately ±1,155 Square Feet

- FREE Reserved Covered Parking
- WALK TO FIG GARDEN VILLAGE
- Close Proximity to Freeway 41 & 99
- Competitive Full Service Rents
- Local Owners



▣ ROBERT ELLIS ▣
LEASING AND INVESTMENT, INC.

PHONE
559/228-8900

7502 NORTH COLONIAL AVENUE, SUITE 101 • FRESNO, CALIFORNIA 93711

rellis@reli1.com • www.reli1.com

DRE LICENSE #00870649

1100 West Shaw Avenue • Fresno, California



PROPERTY INFORMATION

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.

Space Available:

<u>Suite</u>	<u>Rentable Sq. Ft. *</u>	<u>Rent Per Month</u>	<u>Description</u>
#140	±1,155	\$1,950.00	4 Private Offices & Conference / Break Room & Reception

ALL UTILITIES PLUS JANITORIAL SERVICE INCLUDED

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

1st Year

Lease Rate: \$1.69/sq. ft. - Full Service

Terms: Negotiable

Zoning: R-P (residential professional office)

PARKING: 1 FREE COVERED RESERVED STALL PER SUITE, INCLUDED IN RENT



❖ ROBERT ELLIS ❖
LEASING AND INVESTMENT, INC.

PHONE
559/228-8900

7502 NORTH COLONIAL AVENUE, SUITE 101 • FRESNO, CALIFORNIA 93711

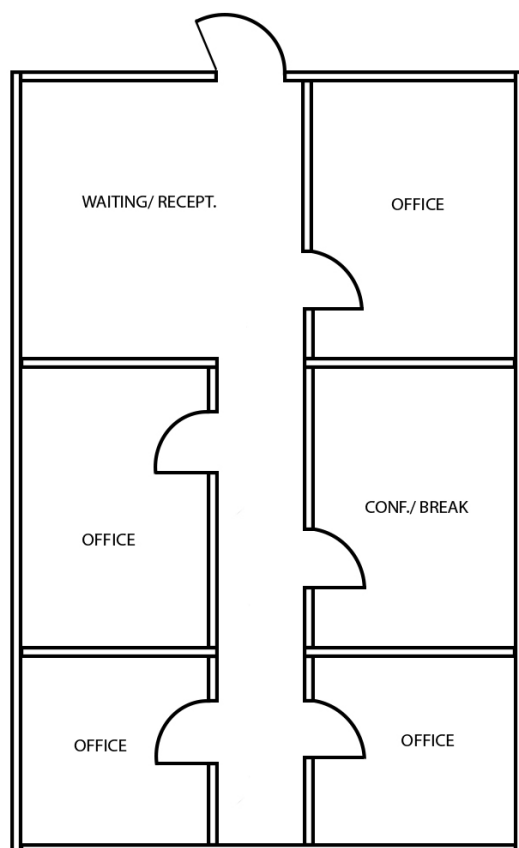
rellis@reli1.com • www.reli1.com

DRE LICENSE #00870649

1100 West Shaw Avenue • Fresno, California



FLOOR PLAN - SUITE 140



SUITE 140
± 1,155 SQ. FT.



≡ ROBERT ELLIS ≡
LEASING AND INVESTMENT, INC.

PHONE
559/228-8900

7502 NORTH COLONIAL AVENUE, SUITE 101 • FRESNO, CALIFORNIA 93711

rellis@reli1.com • www.reli1.com

DRE LICENSE #00870649

1100 West Shaw Avenue • Fresno, California



SITE PLAN

 VACANCIES



≡ ROBERT ELLIS ≡
LEASING AND INVESTMENT, INC.

PHONE
559/228-8900

7502 NORTH COLONIAL AVENUE, SUITE 101 • FRESNO, CALIFORNIA 93711

rellis@reli.com • www.reli.com

DRE LICENSE #00870649

1100 West Shaw Avenue • Fresno, California



LOCATION AERIAL



ROBERT ELLIS LEASING AND INVESTMENT, INC.

PHONE
559/228-8900

7502 NORTH COLONIAL AVENUE, SUITE 101 • FRESNO, CALIFORNIA 93711

rellis@reli1.com • www.reli1.com

DRE LICENSE #00870649

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. This above information, while not guaranteed, has been secured from sources we believe to be reliable.