

Full 5% Commission to Tenant's Agent!

2540 W. Shaw Lane • Fresno, California



AVAILABLE FOR LEASE

First Class Office Space - Approximately ±1750 - ±5,555 Sq. Ft.

- Parking at Building perimeter
- Great Signage Available
- Public Transportation - 1 block
- Centrally Located
- Near Restaurants, Shopping and Hotels
- Outback Steakhouse & Applebees
- Full Service Rent - As Low As \$1.55/sq.ft.
- Professional office use



▣ 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

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PROPERTY INFORMATION

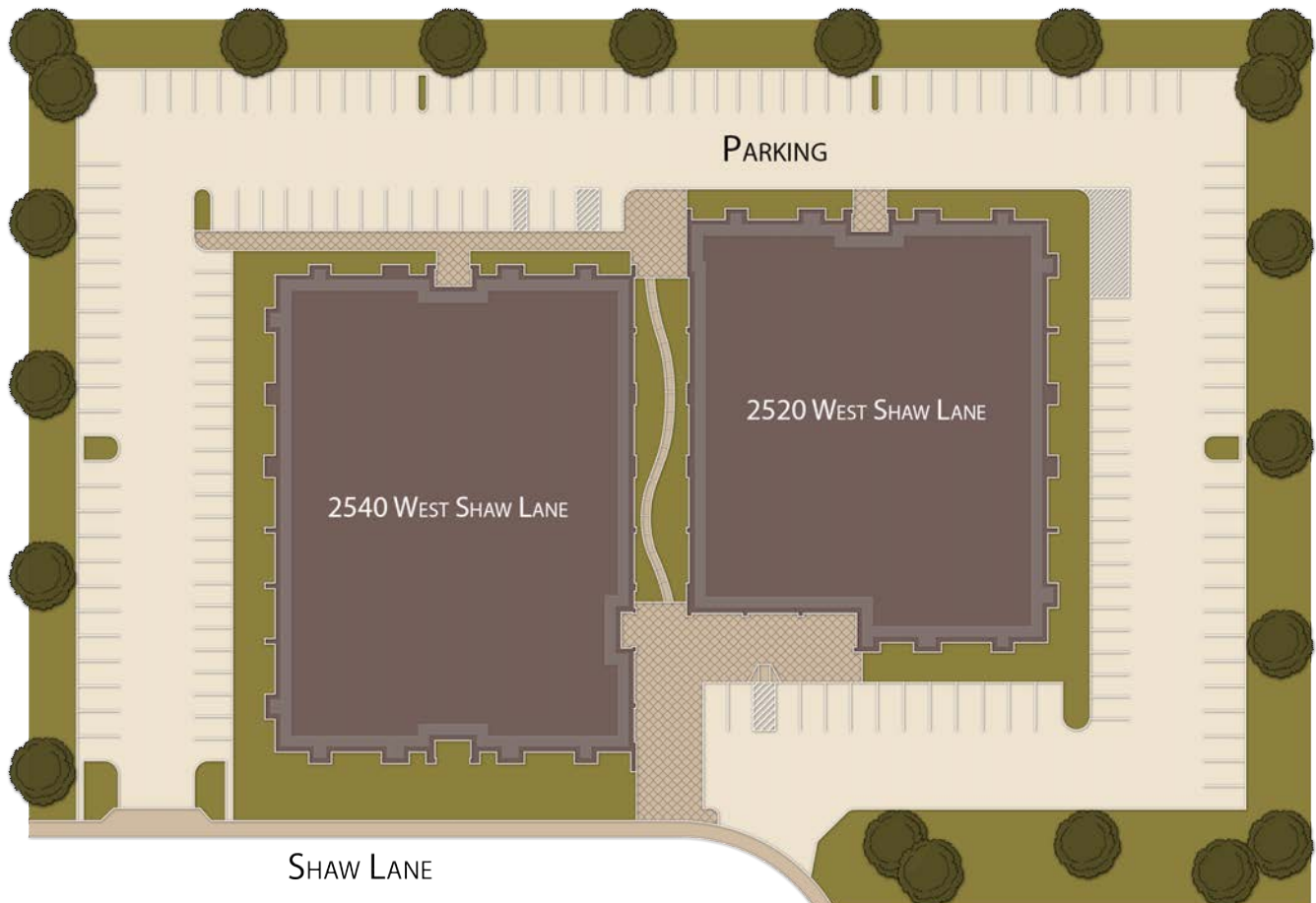
- Location:** The property is situated just north of Shaw Avenue between Highways 99 & 41. Neighboring tenants include: Wells Fargo, Citibank, Teachers Credit Union, Target, Outback Steakhouse, Big Lots, Hotels and many more.
- Description:** Single story building, lots of windows, mature landscaping, abundant parking and very well maintained.
- Space Available:** 2540 W. Shaw Lane
#107 - 1,750 Sq. Ft. -- 4 window offices, conference room & reception area
*#110 - 5,015 Sq. Ft. -- 8 Large offices, Lounge, Former Law Offices
*#110B - 540 Sq. Ft. -- Potential Reception Area
**Suites 110 & 110B - 5,555 Sq. Ft. -- can be combined or split - see plan*
- Parking:** Very Good - building perimeter
- Rent/Month:** \$1.55/sq. ft. - Landlord pays PG&E, water, sewer, trash, landscape, common area maintenance & common area janitorial and restroom supplies.
- Zoning:** R-P - Professional Office use



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SITE PLAN



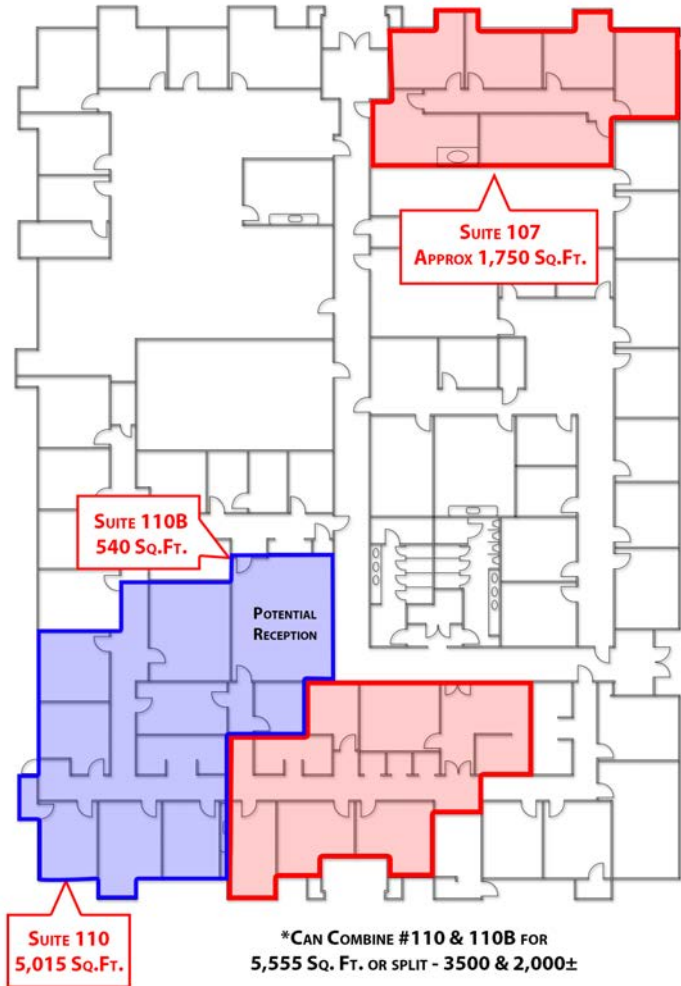
This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. This above information, while not guaranteed, has been secured from sources we believe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



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FLOOR PLAN

2540 WEST SHAW LANE



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