



~ OFFICE SPACE FOR LEASE ~

**1500 West Shaw Avenue
Fresno, California**



- ◆ Last remaining suite! Approx. 637 square feet
- ◆ Well-maintained, highly visible office project with abundant parking
- ◆ Conveniently located near Fig Garden village between Fruit and West

For Further Information Please Contact:

JUSTIN TANCREDI CA BRE#: 01372876

Russell G. Smith, Inc.
(559) 449-2424

We assume the information contained to be correct. It is obtained from sources which we regard as reliable, but assume no liability for errors or omissions

FOR LEASE
OFFICE SPACE

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Fresno, California**

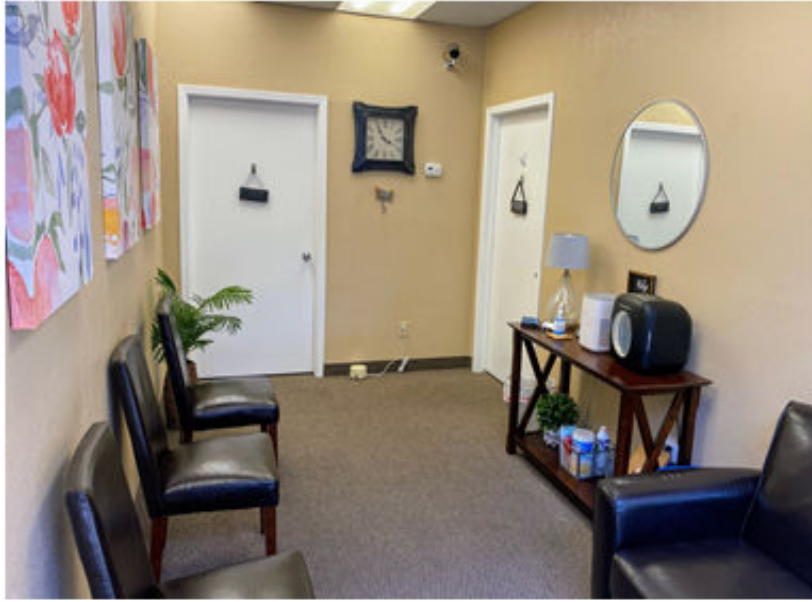
- LOCATION:** 1500 West Shaw Avenue
- AREA:** Located on the north side of Shaw Avenue just west of Fruit.
- AVAILABLE:** Suite 400: Approx. 637 square feet
Available October 1st, 2021
- IMPROVEMENTS:** The space is in move in condition however the Landlord will consider a reasonable amount of Tenant Improvements for a qualified tenant.
- PRICE:** \$1.75 per square foot per month, **PG&E included.**
3% annual increases.
- SIGNAGE:** Exterior directory signage is provided to all Tenants.

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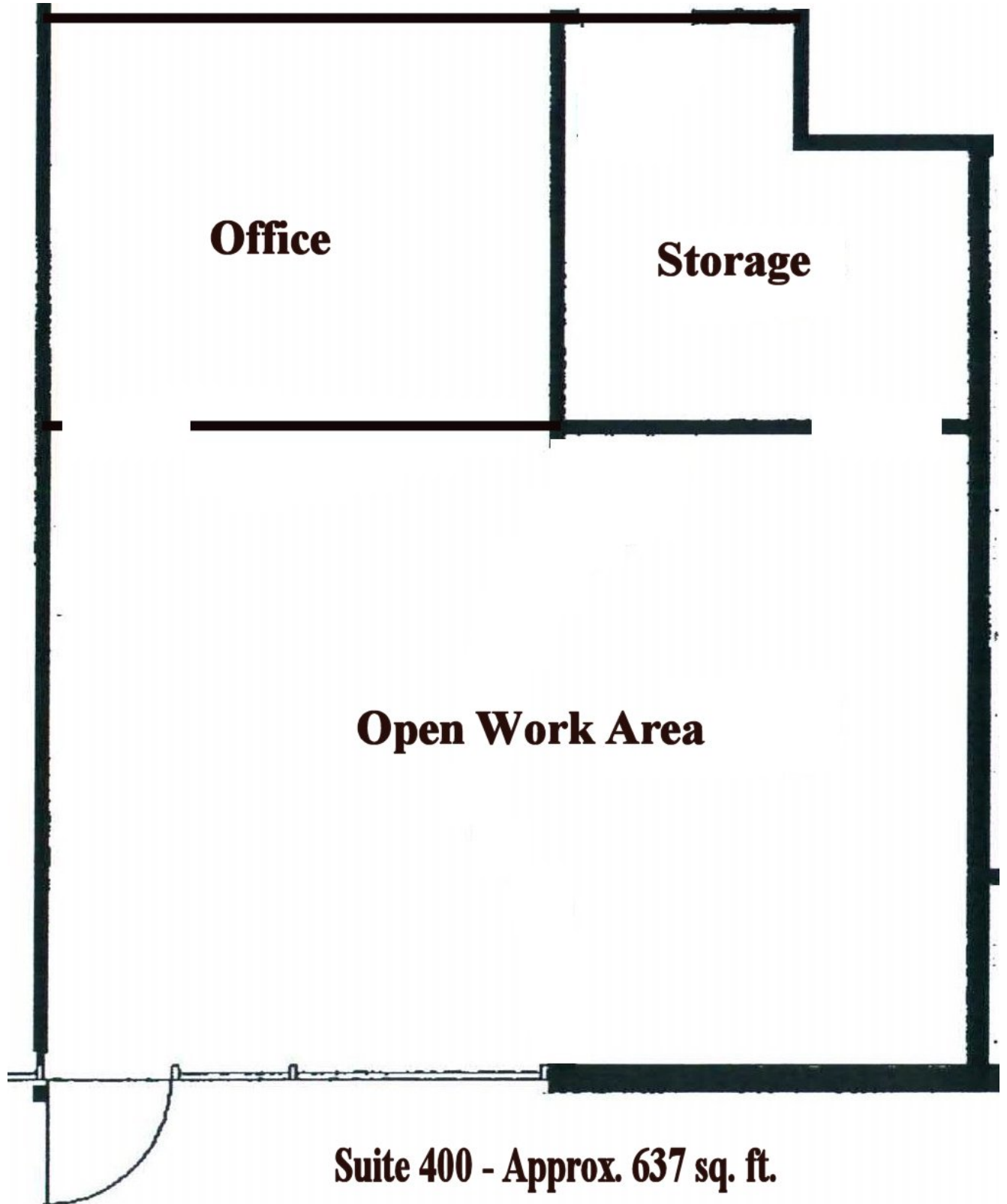
Reception



Private Offices



Floorplan



Suite 400 - Approx. 637 sq. ft.

Aerial View



Map View

