



~ OFFICE SPACE FOR LEASE ~

**1500 West Shaw Avenue
Fresno, California**



- ◆ Two small suites available: 846 and 1,132 square feet
- ◆ Conveniently located near Fig Garden village between Fruit and West
- ◆ Well-maintained, highly visible office project with abundant parking

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**

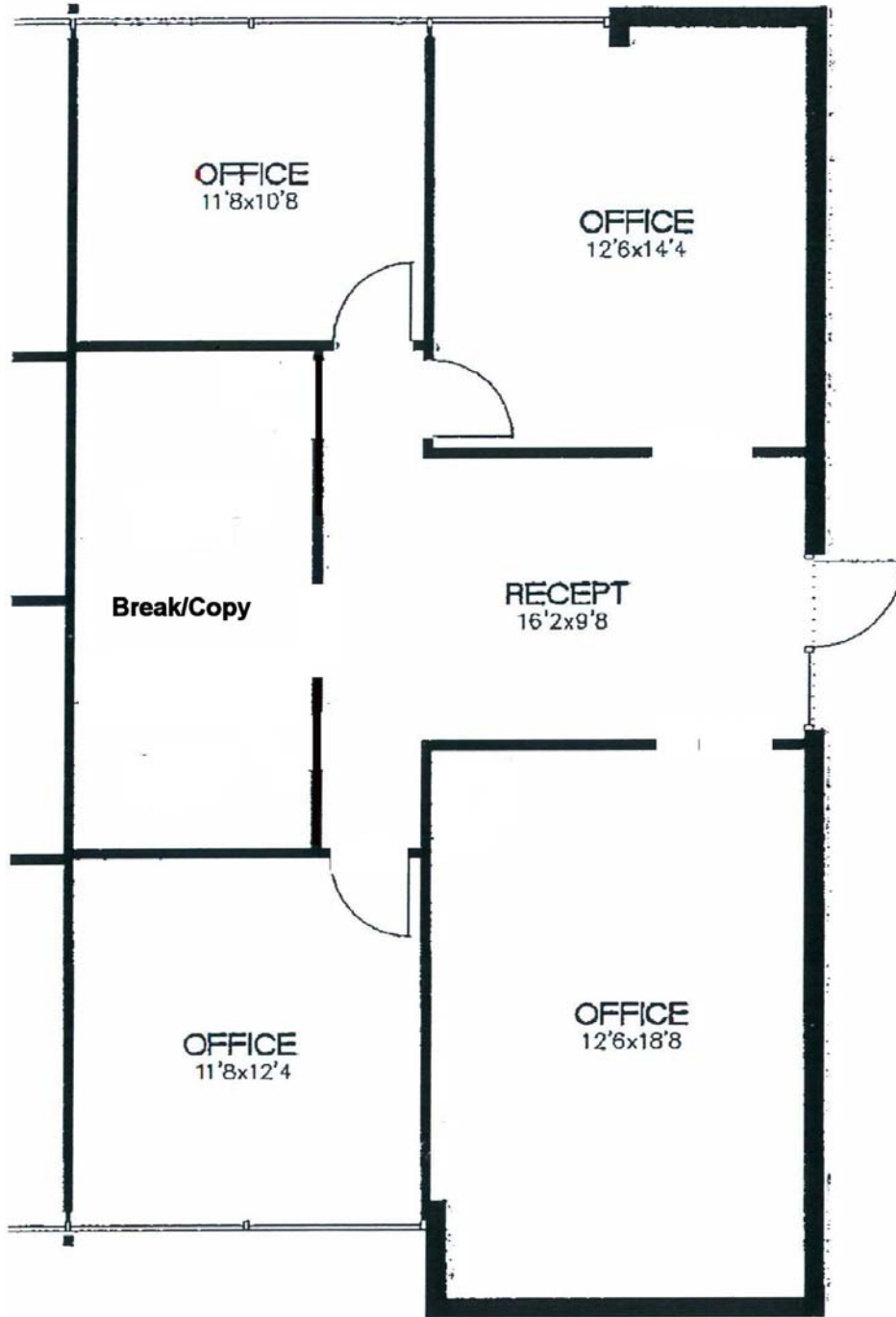
- LOCATION:** 1500 West Shaw Avenue
- AREA:** Located on the north side of Shaw Avenue just west of Fruit.
- AVAILABLE:** Suite 200: Approx. 1,132 square feet
Suite 302: Approx. 846 square feet
- IMPROVEMENTS:** Landlord is prepared to provide a reasonable amount of Tenant Improvements in either suite.
- PRICE:** \$1.65 per square foot per month, **PG&E included.**
3% annual increases.
- SIGNAGE:** Exterior directory signage available to all Tenants.

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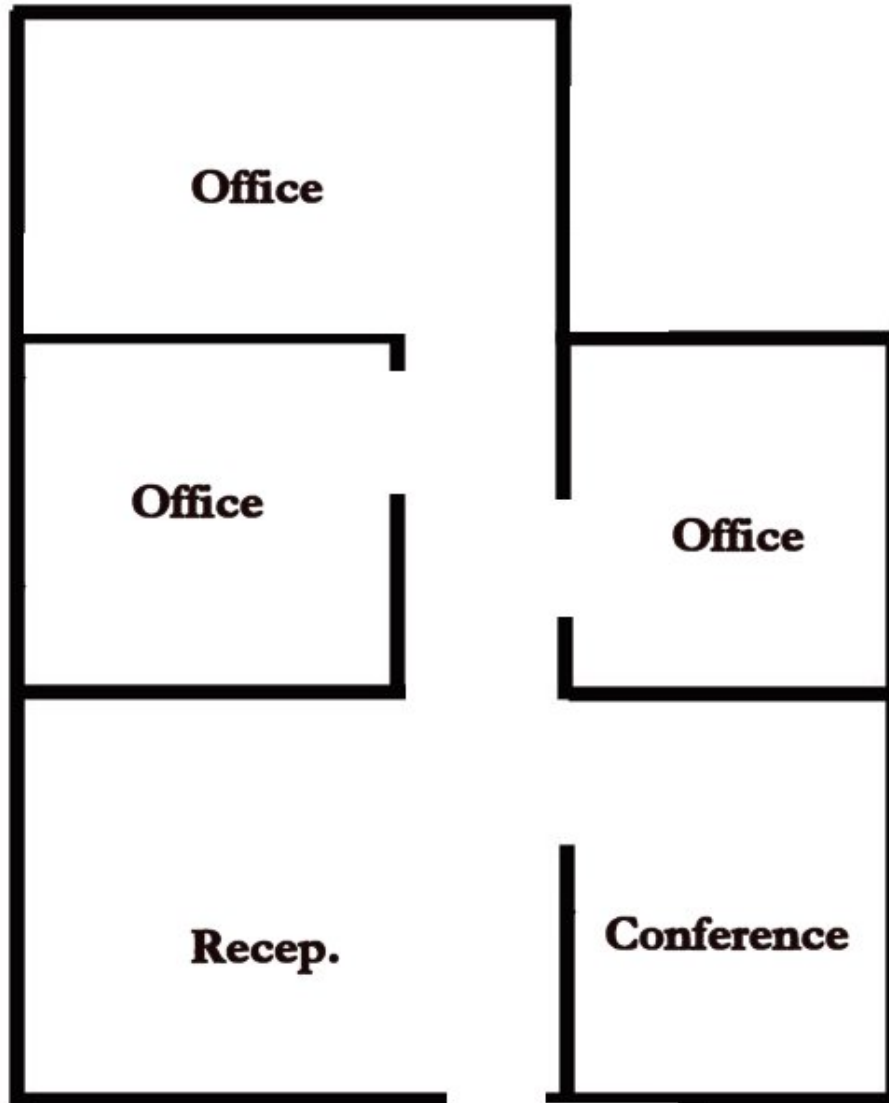
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SUITE 200 – Approx. 1,132 sq. ft.



AREAS PLAN

SUITE 302 – Approx. 846 sq. ft.



1500 W. Shaw - Suite 302

AERIAL VIEW



MAP VIEW

