



~ OFFICE SPACE FOR LEASE ~

**1500 West Shaw Avenue
Fresno, California**



- ◆ Three suites available ranging between 516 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

GARRY OWENS CA BRE#: 00800036

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

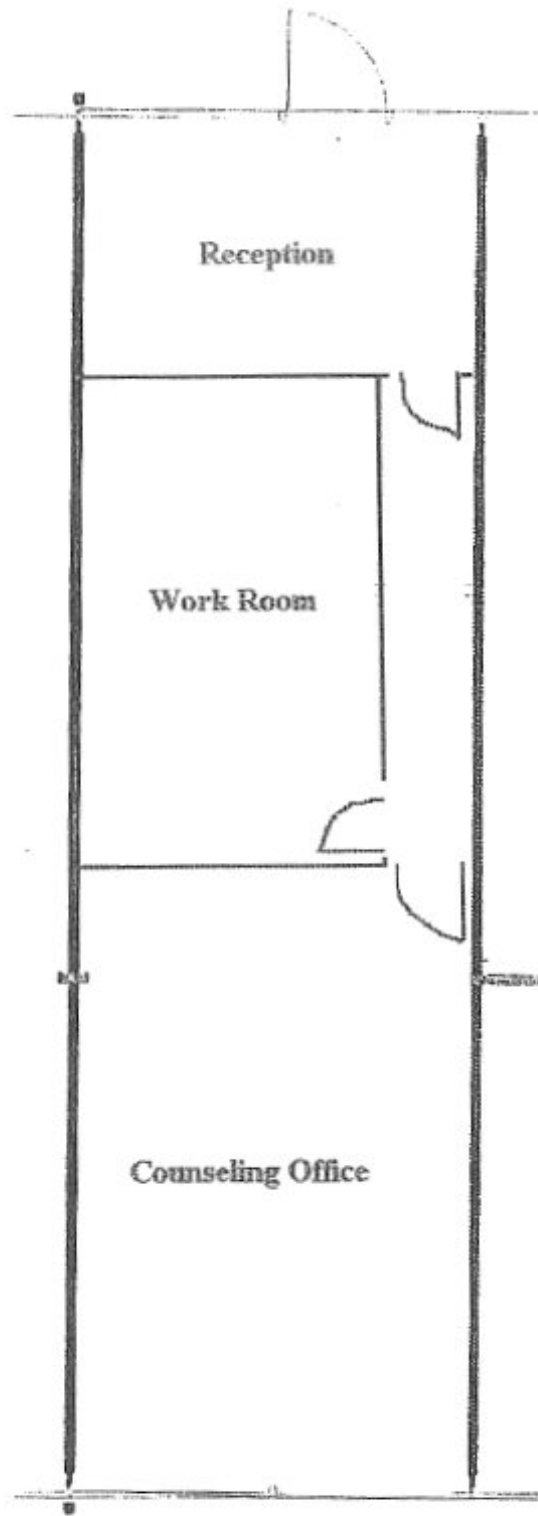
**1500 West Shaw Avenue
Fresno, California**

- LOCATION:** 1500 West Shaw Avenue
- AREA:** Located on the north side of Shaw Avenue just west of Fruit.
- AVAILABLE:** Suite 102: Approx. 516 square feet
Suite 200: Approx. 1,132 square feet
Suite 300: Approx. 548 square feet
- IMPROVEMENTS:** Suite 102 was recently remodeled, including new paint and carpet. It is in move in condition.
- Landlord is prepared to provide new paint and carpet in Suite 200 and Suite 300 for a qualified tenant.
- Additional improvements are available and can be negotiated.
- PRICE:** \$1.65 per square foot per month, **PG&E included.**
3% annual increases.
- SIGNAGE:** Exterior directory signage is included for all Tenants.

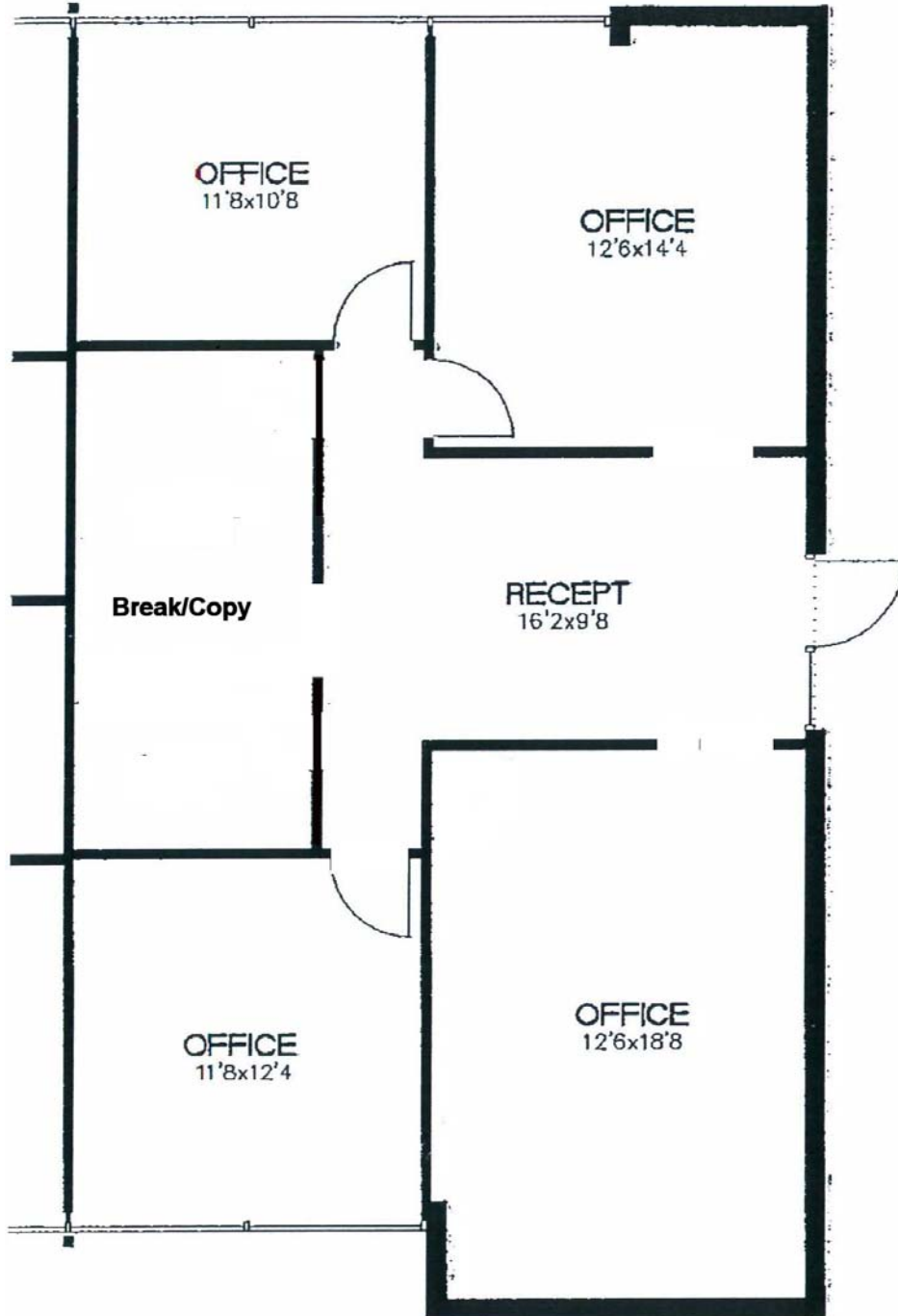
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SUITE 102 – Approx. 516 sq. ft.

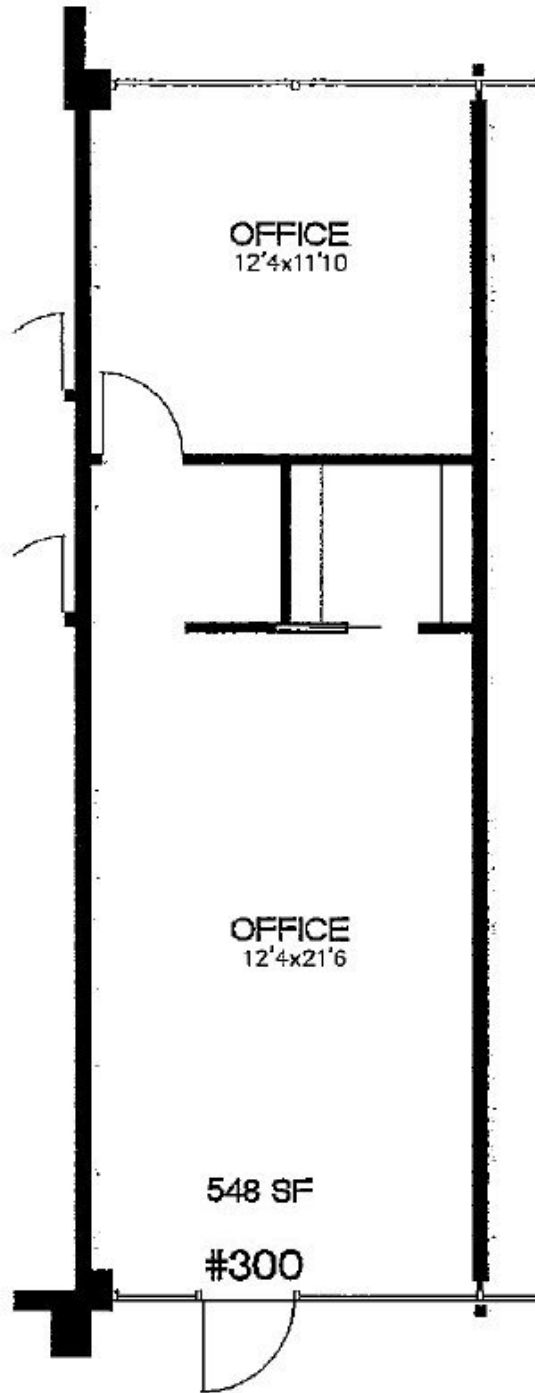


SUITE 200 – Approx. 1,132 sq. ft.



AREA PLAN

SUITE 300 – Approx. 548 sq. ft.



AERIAL VIEW



MAP VIEW

