



## ~ OFFICE SPACE AVAILABLE ~

**1557 West Shaw Avenue  
Fresno, California**



- ◆ Final remaining vacancy – approx. 1,180 square feet
- ◆ Great location; Shaw Avenue, between Fruit and West; near Fig Garden Village
- ◆ Convenient, high-traffic, high-visibility location; abundant parking
- ◆ Suite has been recently remodeled and available for immediate occupancy
- ◆ Motivated Landlord; Free Rent and other incentives available

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### For Further Information Please Contact:

**JUSTIN R. TANCREDI** BRE#: 01372876

**GARRY OWENS** 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

**1543-1581 West Shaw Avenue  
Fresno, California**

**LOCATION:** 1543-1581 West Shaw Avenue

**AREA:** On the South side of Shaw Avenue just west of Fruit.

**AVAILABLE:** 1557 W. Shaw: Approx. 1,180 sq. ft.

**Lease Rate:** \$1.45/sf per month

Tenant pays utilities & janitorial. 3% annual increases.

**IMPROVEMENTS:** The space has recently been refurbished with new paint, new carpet and an updated office layout. Suite is in move in ready condition.

**PARKING:** Abundant, exceeds 5 spaces per 1,000 feet of lease space.

**SIGNAGE:** Directory and exterior signage available to all Tenants.

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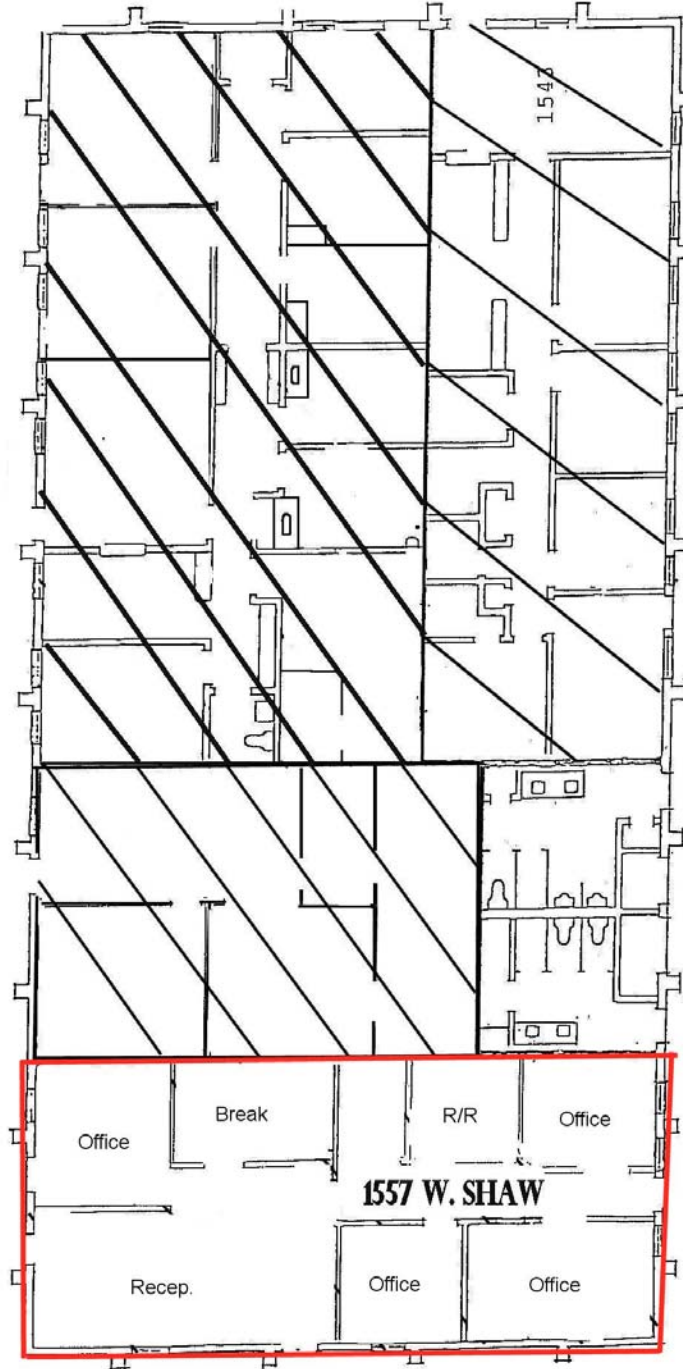
**(559) 449 - 2424**

**FLOOR PLAN**

**1557 W. Shaw – approx. 1,180 sq. ft.**

**SHAW AVE.**

**PARKING**



**BREEZEWAY**

## AERIAL VIEW



## MAP VIEW

