



~ OFFICE SPACE AVAILABLE ~

**1559-1581 W. Shaw Avenue
Fresno, California**



- ◆ Various small suites available; ranging from 235 sq. ft. – 853 sq. ft.
- ◆ Great location; Shaw Avenue, between Fruit and West; near Fig Garden Village
- ◆ Convenient, high-traffic, high-visibility location; abundant parking
- ◆ Multiple configurations – negotiable Tenant Improvements
- ◆ Motivated Landlord; Free Rent and other incentives available

For Further Information Please Contact:

JUSTIN TANCREDI BRE#: 01372876

Russell G. Smith, Inc.
8050 N. Palm Ave., Suite 300, Fresno, CA 93711
(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

**1559 – 1581 W. Shaw Avenue
Fresno, California**

- LOCATION:** 1559-1581 West Shaw Avenue
- AREA:** On the south side of Shaw Avenue just west of Fruit.
- AVAILABLE:** 1559 W. Shaw: Approx. 662 sq. ft.
1561 W. Shaw: Approx. 235 sq. ft.
1579 W. Shaw: Approx. 440 sq. ft.
1581 W. Shaw: Approx. 413 sq. ft.
- Lease Rates:** 1559 W. Shaw: \$1,100/month
1561 W. Shaw: \$ 400/month
1579 W. Shaw: \$ 700/month
1581 W. Shaw: \$ 600/month
- All suites INCLUDE PG&E.**
Tenant pays janitorial fees. 3% annual increases.
- IMPROVEMENTS:** Most suites are in move-in condition but additional improvements may be available for qualified tenants.
- PARKING:** Abundant parking exceeds 5 spaces per 1,000 sq. ft.
- SIGNAGE:** Directory and exterior signage available to all Tenants.

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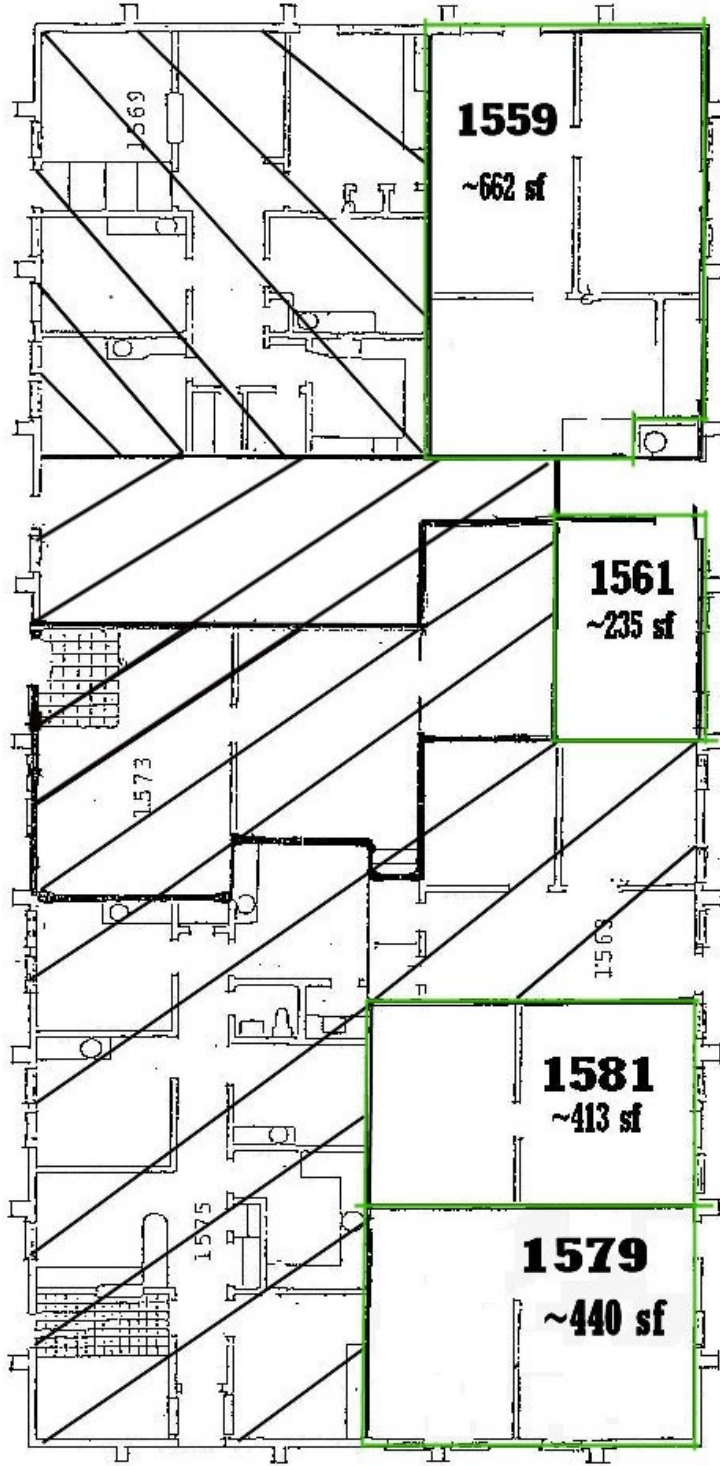
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APPROX. FLOOR PLANS

BREEZEWAY

SHAW AVE.



PARKING

Suites may be combined
totaling approx. 853 sq. ft.

AERIAL VIEW



MAP VIEW

