



FOR LEASE

NEWLY RENOVATED OFFICE SPACE



AIRPORT BUSINESS PARK

**4969 E. Clinton Ave.
Fresno, California**

- | | |
|-------------------------------------|-------------------------------------|
| ◆ Affordable Lease Rate | ◆ Excellent Parking & Access |
| ◆ Signage on Clinton Ave. Available | ◆ Well Maintained Complex |
| ◆ Highly Identifiable Location | ◆ Multiple Configurations Available |

For Additional Information Please Contact:

GARRY OWENS

BRE#: 00800036

gjo@earthlink.com

JUSTIN TANCREDI

BRE#: 01372876

justin@russellgsmithinc.com

(559) 449-2424

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

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

4969 East Clinton Ave.

LOCATION: 4969 E. Clinton is located on the Northwest corner of Clinton and Air Fresno Dr. and is just minutes away from Fresno Airport and Highways 168 and 180.

AREA: The Airport Business Park offers Tenants high-quality office space at affordable lease with and convenient highway and airport access.

DESCRIPTION: The atrium-style interior courtyard offers an inviting business setting with a wide variety of office configurations. Many suites have been recently updated and are in move-in condition.

Suite 113 has been completely renovated and remodeled, including a functional new office layout, new paint, new carpet and LED lighting throughout.

AVAILABLE:	<u>Suite:</u>	<u>Size:</u>	<u>Monthly Lease Rate:</u>
	Suite 102	Approx. 1,706 sf	\$1,876.60 (\$1.10/sf)
	Suite 108	Approx. 1,850 sf	\$1,665.00 (\$.90/sf)
	Suite 113	Approx. 3,313 sf	\$3,644.30 (\$1.10/sf)
	Suite 117	Approx. 1,750 sf	\$1,925.00 (\$1.10/sf)
	Suite 119	Approx. 1,716 sf	\$1,887.60 (\$1.10/sf)

* Tenants are responsible for their own utilities & janitorial services.

* Suite 117 and 119 may be combined for approximately 3,466 square feet.

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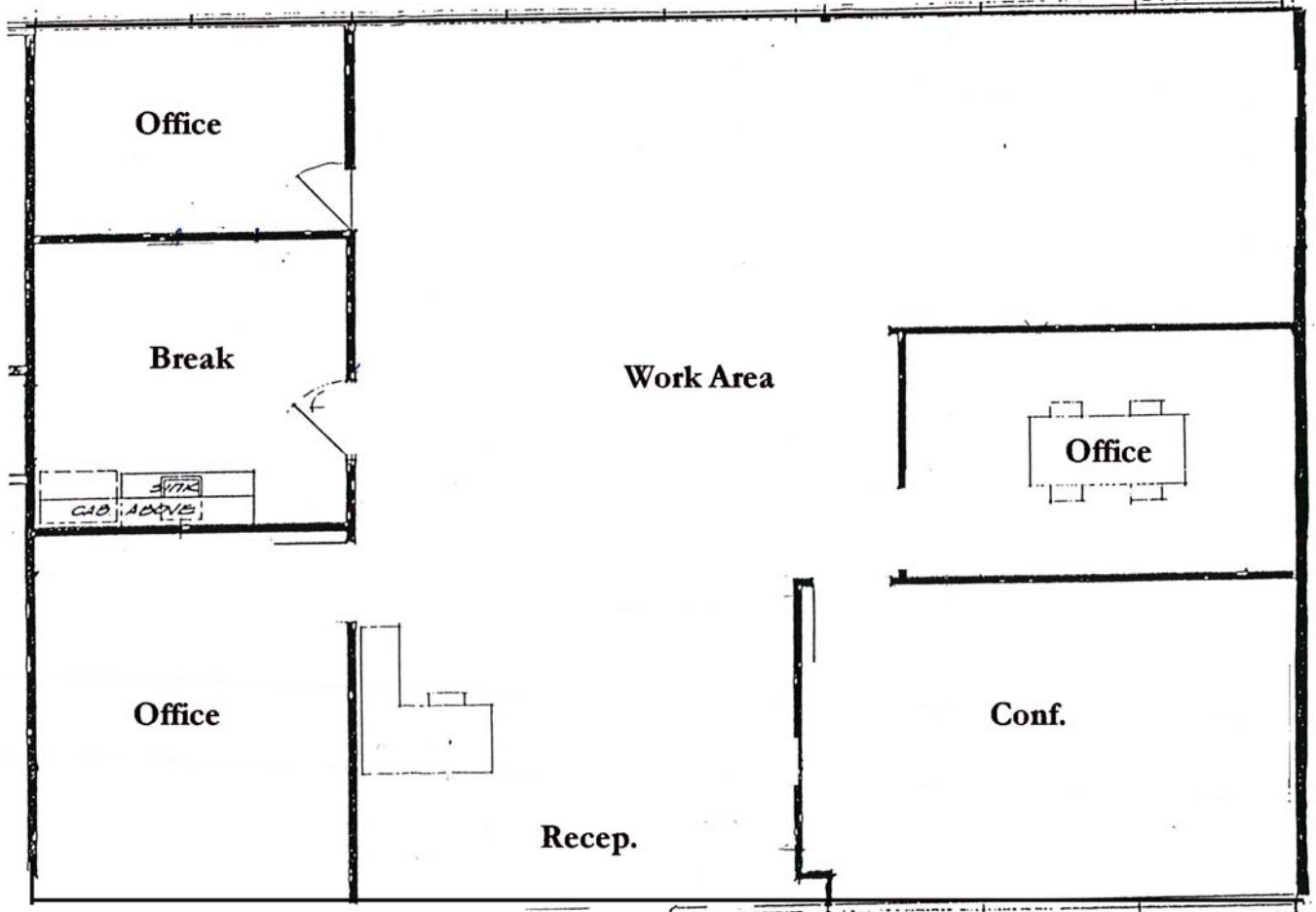
Interior Photos – Suite 113



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FLOOR PLAN
Suite 102

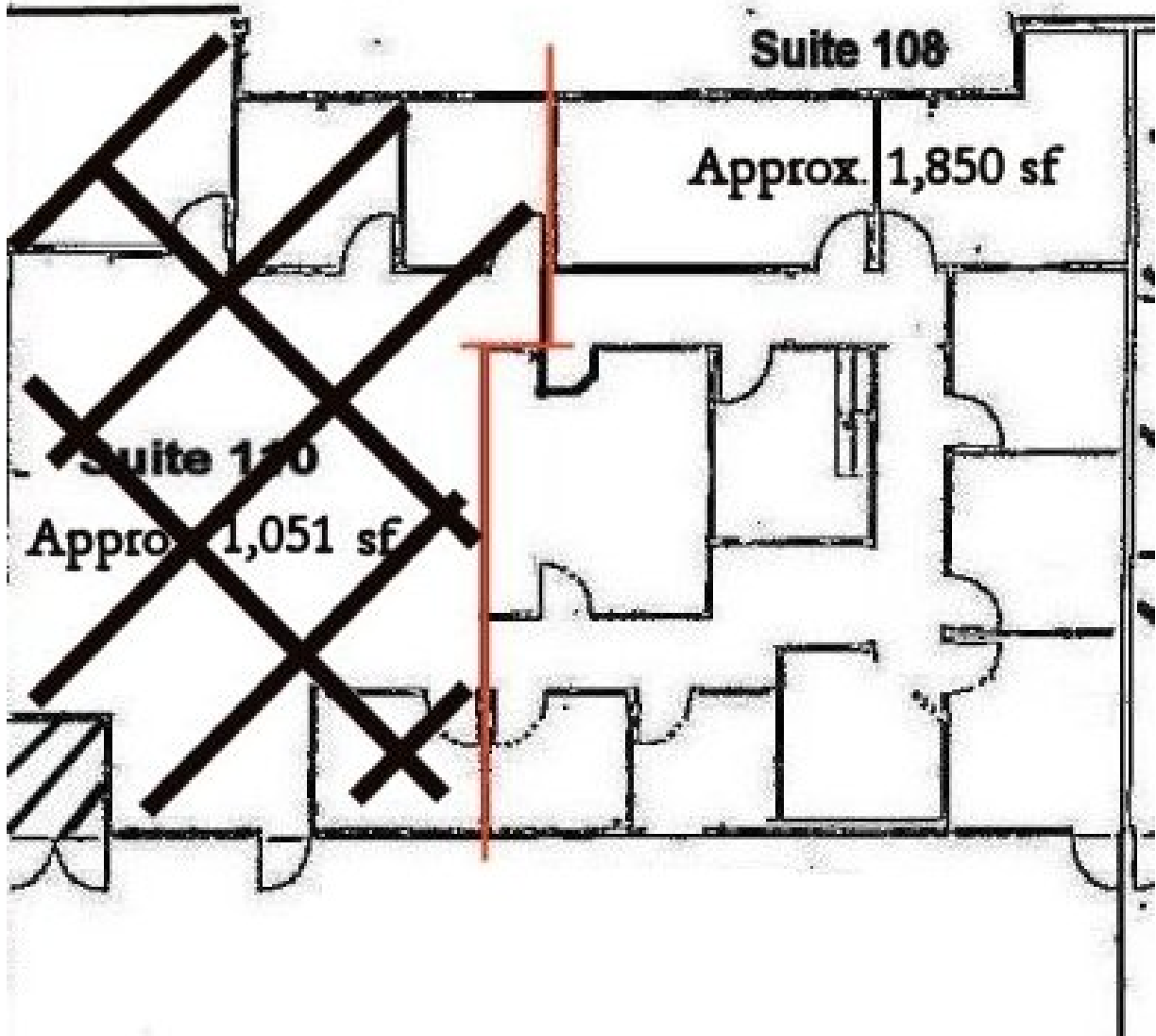
Suite 102 - Approx. 1,706 sq. ft.



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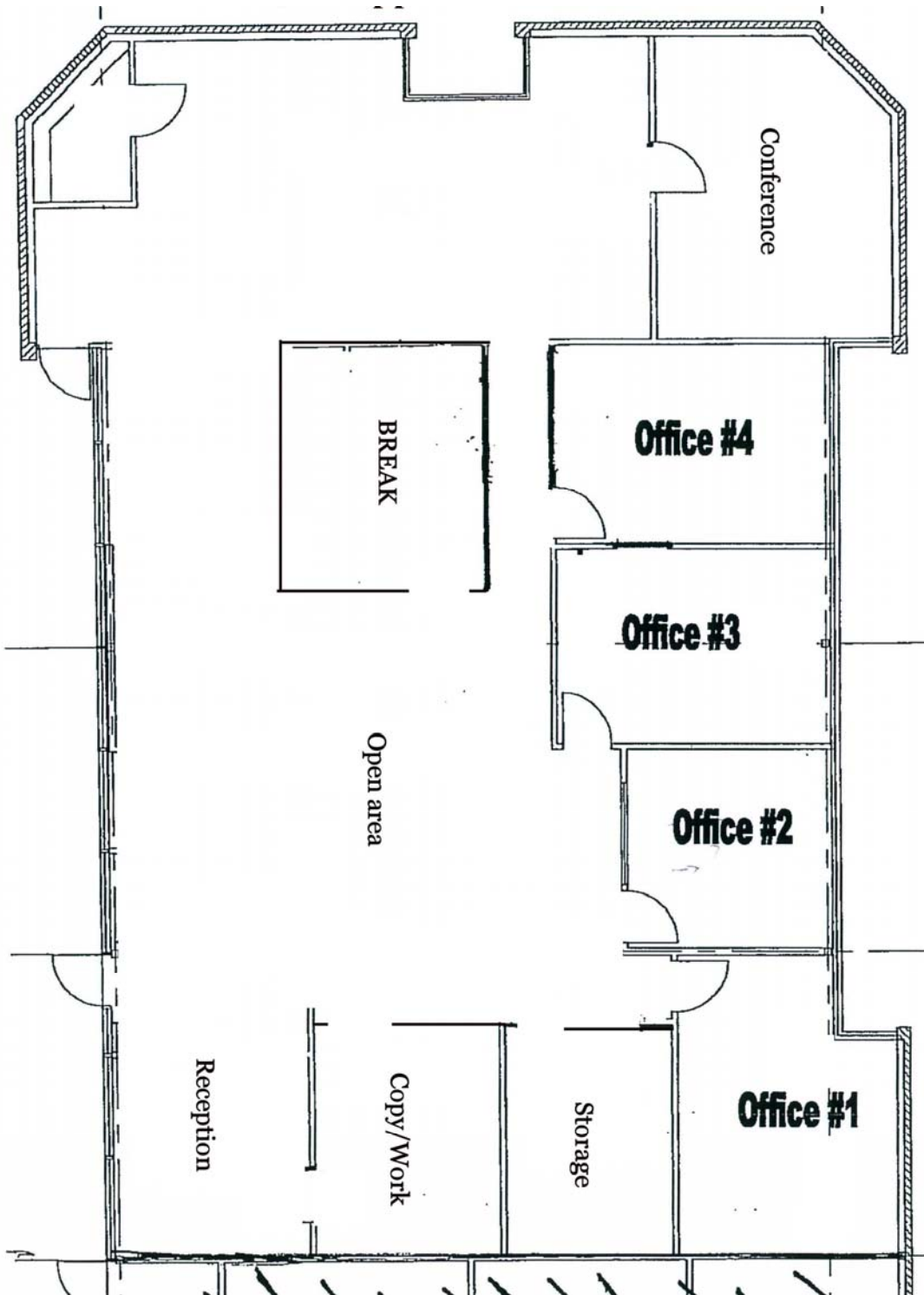
FLOOR PLANS

Suite 108



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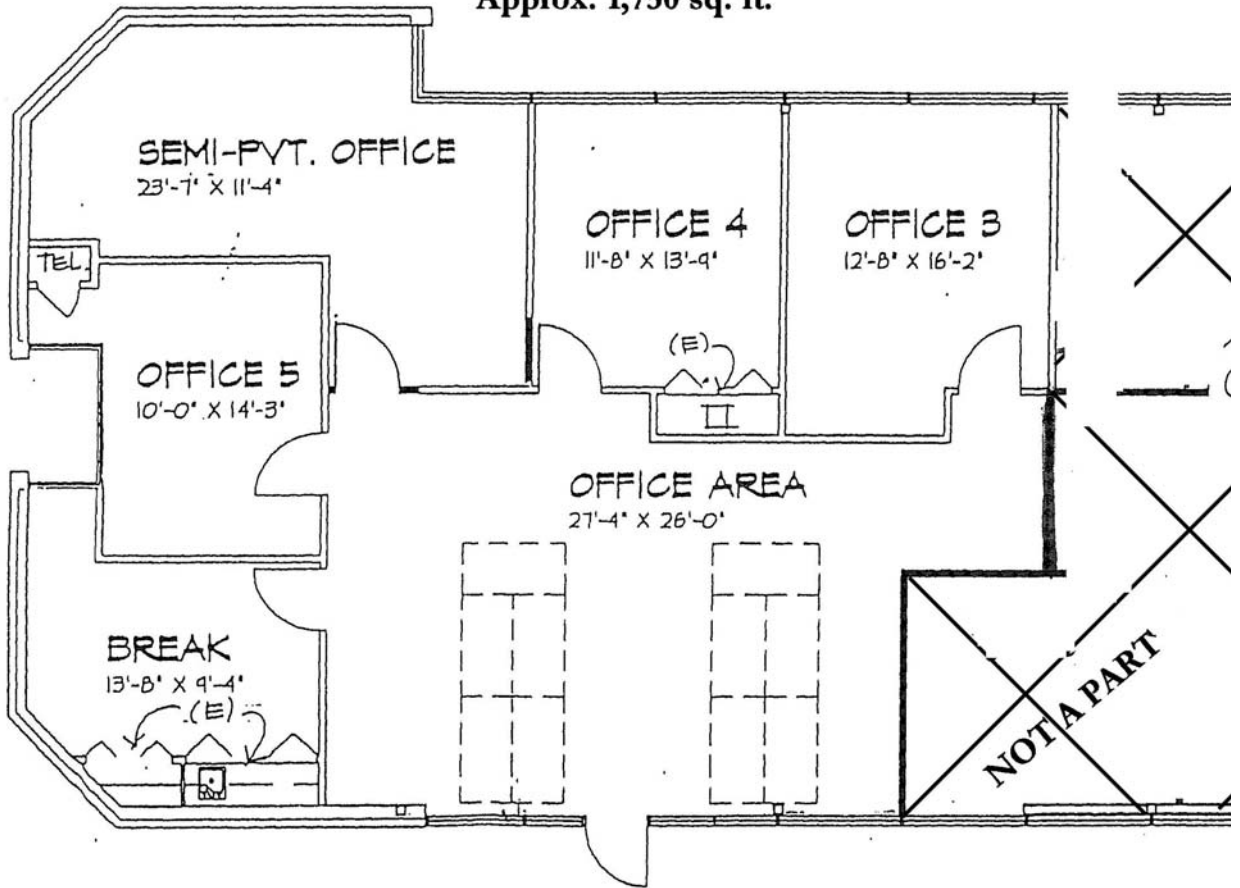
FLOOR PLAN
Suite 113 – 3,313 sq. ft.



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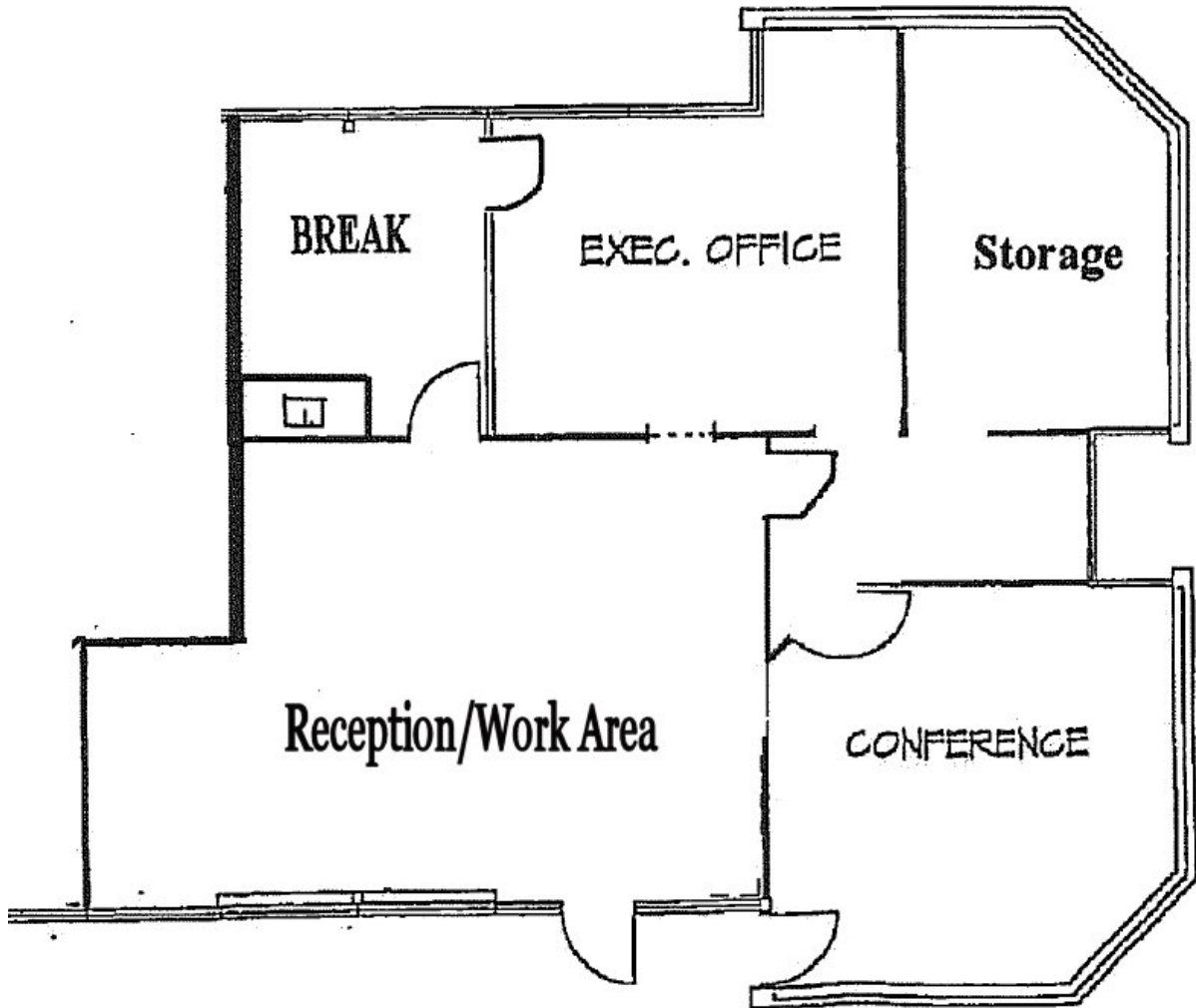
FLOOR PLAN

4969 E. Clinton Ave., Suite 117
Approx. 1,750 sq. ft.



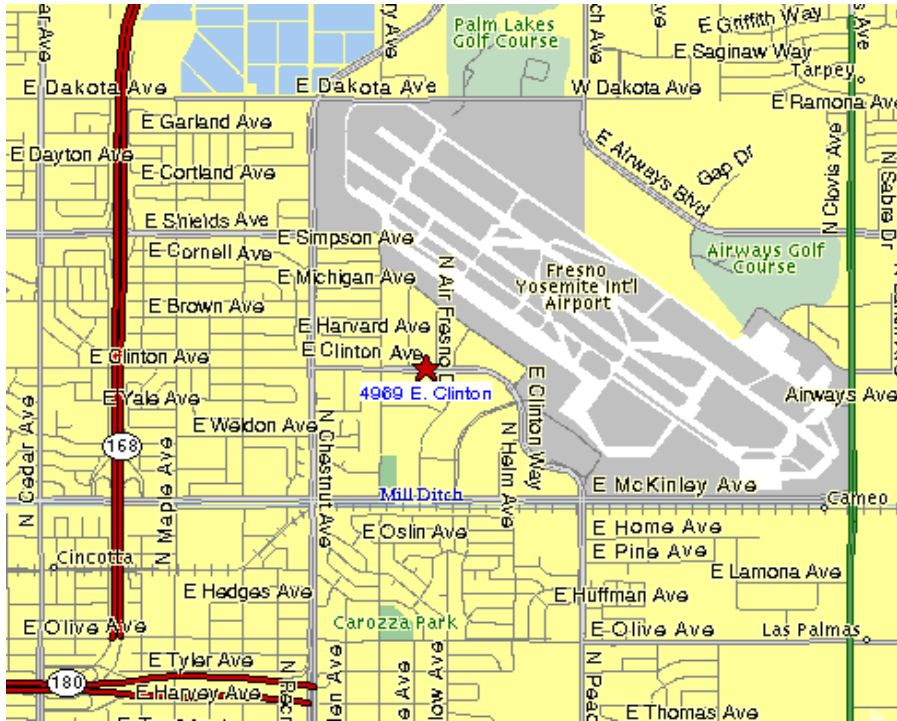
FLOOR PLAN

Suite 119 – 1,716 sf



Suite 119 - Approx. 1,716 sq. ft.

MAP VIEW



AERIAL VIEW



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