

# AVAILABLE NOW

## *Move-in ready Office Space*



## 5096 N. Blythe Ave. - Suite 120 Fresno, CA 93722

- Approx. 1,640 square feet of move-in ready office space
- Suite includes eight cubicles which may be utilized during lease term
- High quality project with steel beam construction and tilt-up walls
- Convenient access to Highway 99 at Shaw Ave.
- New, highly motivated ownership
- Flexible lease terms available

**For Further Information Please Contact:**

**JUSTIN TANCREDI** CA BRE#: 01372876

**Russell G. Smith, Inc.**  
**8050 North Palm Ave., Suite 300**  
**Fresno, CA 93711**  
**(559) 449-2424**

# **FOR LEASE**

## **5096 N. Blythe Ave., Fresno, CA 93722**

- ADDRESS:** 5096 N. Blythe Ave., Suite 120
- GEOGRAPHIC AREA:** 5096 N. Blythe is conveniently located just north of Shaw Ave., close to Highway 99 and the entire Central Valley.
- DESCRIPTION:** Suite 120 is built out for general office use and in move-in condition.
- AVAILABILITY:** Suite is available immediately.
- LEASE RATE:** \$2,200/month NNN (approx. \$1.35/sf NNN)
- IMPROVEMENTS:** Suite 120 has two (2) private offices, reception area, break area, private restroom and a large bullpen. The suite includes eight (8) cubicles, which are owned by the Landlord but may be used by a Tenant for the duration of the lease term.
- Landlord is prepared to provide a reasonable amount of additional tenant improvements for a qualified Tenant.

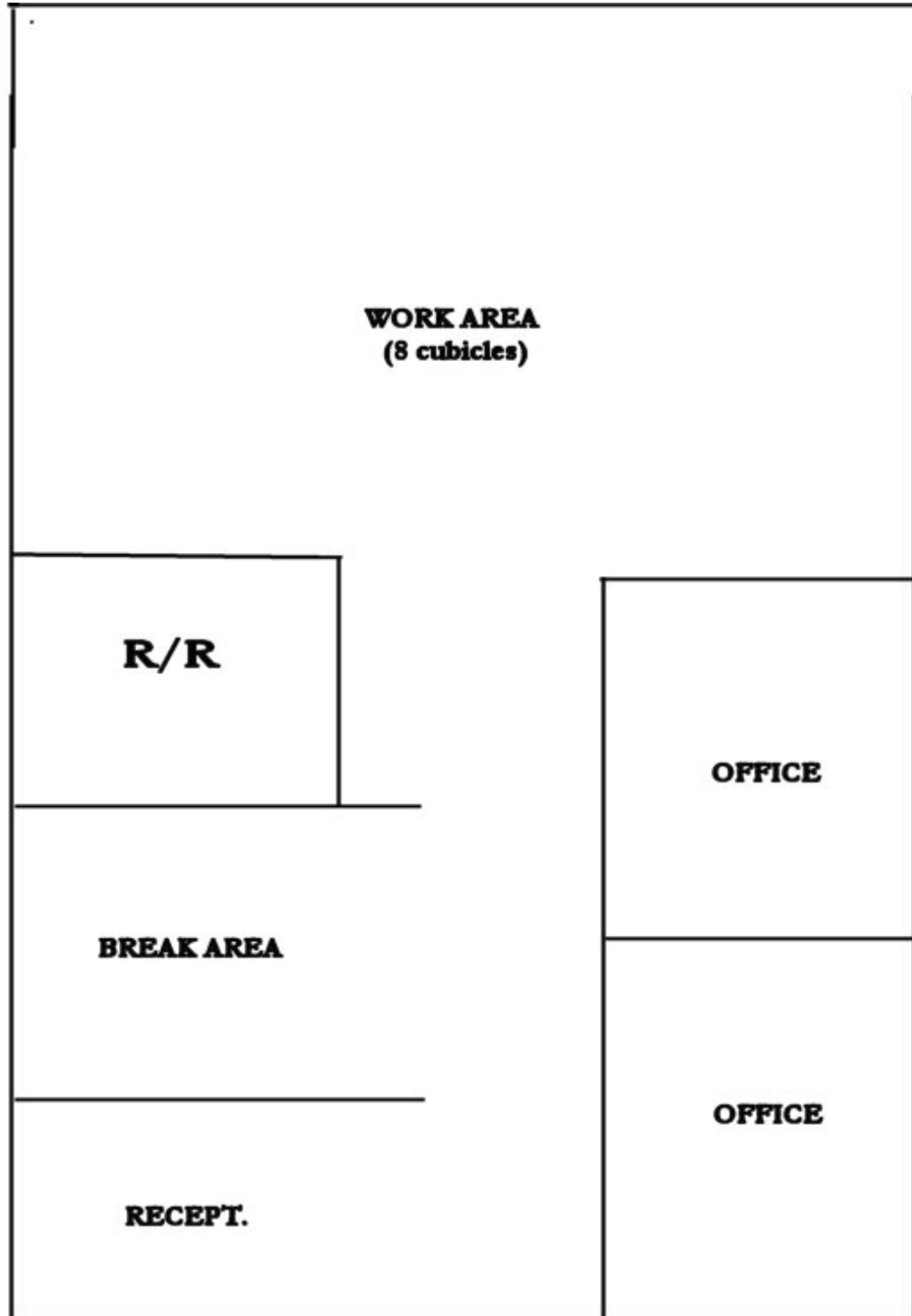
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*We assume the information contained to be correct. It is obtained from sources we regard as reliable, but assume no liability for errors or omissions*

Approx. Floor Plan  
Suite 120



**INTERIOR PHOTOS**



**AERIAL VIEW**

