

**FOR LEASE**  
PROFESSIONAL OFFICE  
SPACE

**555 W. SHAW  
AVENUE**  
FRESNO, CA

*For information, please contact:*

**Luke Tessman**

*Vice President - Office Division*

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CA RE Lic. #02008140

**NEWMARK**  
PEARSON COMMERCIAL

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Corporate License #00020875  
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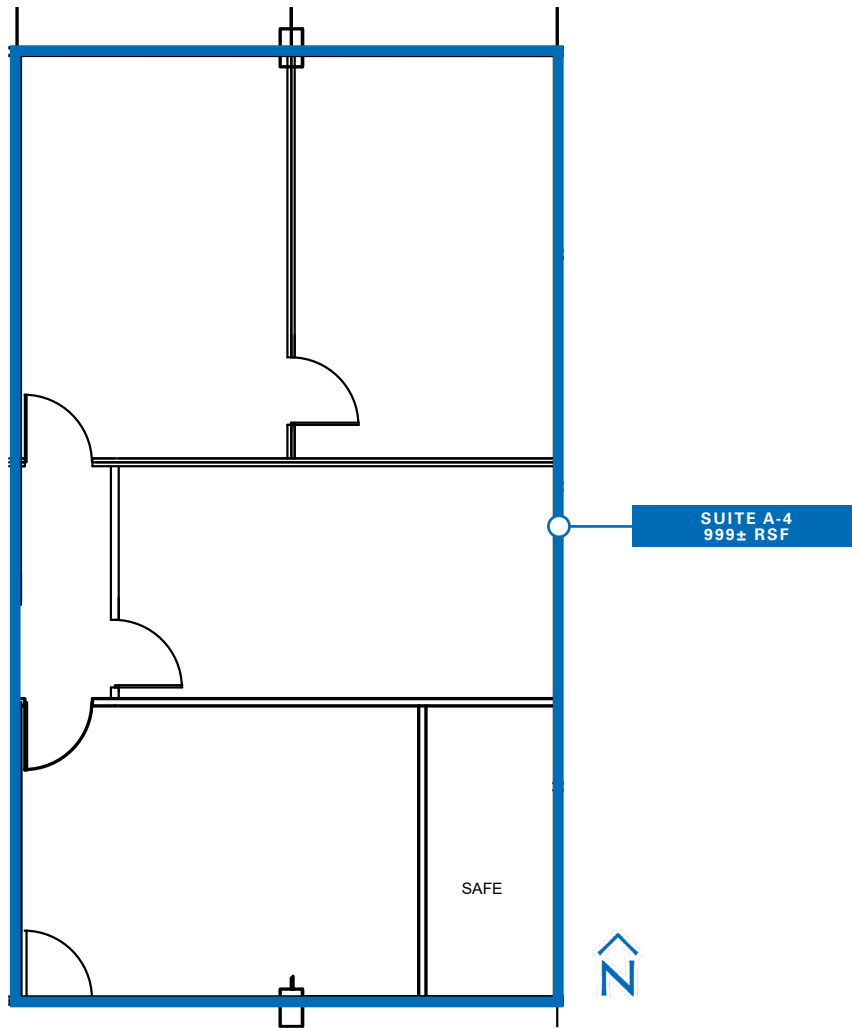
**FRESNO OFFICE**  
7480 N. Palm Ave., #101  
Fresno, CA 93711  
t 559-432-6200

**VISALIA OFFICE**  
3447 S. Demaree St.  
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t 559-732-7300

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FLOOR PLAN  
(Not to Scale)



## PROPERTY DESCRIPTION

This is a single-story office building complex located along West Shaw Avenue near Maroa Avenue. The property offers mature landscaping, beautiful landscaped breezeways, surface parking as well as some covered parking.

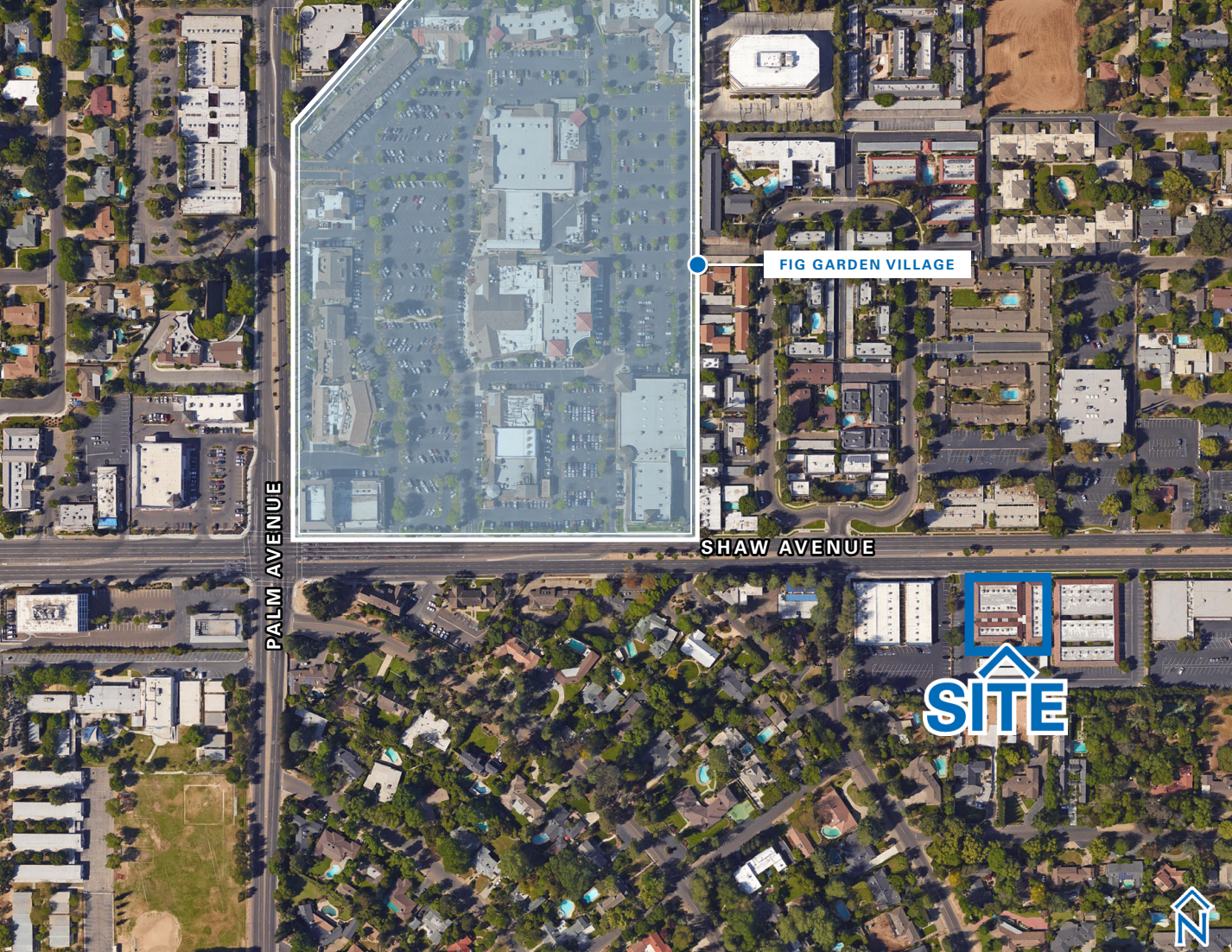
Located within walking distance to Fig Garden Shopping Center, Tenants have quick access to numerous daily services, such as grocery stores, restaurants, banking and public transportation. Access to Freeway 41 is a quick 5-minute drive.

## PROPERTY INFORMATION

<b>Available Space:</b>	Suite A-4   999± RSF
<b>Lease Rate:</b>	\$1.20 PSF per month, NNN
<b>Tenant Improvements:</b>	Tenant Improvement Allowance Available for Qualified Tenants
<b>Zoning:</b>	RP ( <i>Residential &amp; Professional</i> )

## HIGHLIGHTS

- Across From Fig Garden Village Shopping Center
- Experienced Ownership and Professionally Managed
- Quick Access to HWY 41
- Tenant Improvement Allowance Available



## Fig Garden Village

A retail icon within Fresno for more than 50 years that also serves as host for key community events. With a mix of national, regional and local retailers and over 50± stores ranging from clothing, electronics, food, health & beauty, household, jewelry, and sports & fitness, there's something for everyone and plenty to experience.

### Tenants Include:

-  ANTHROPOLOGIE
-  ARIAT
-  CHASE
- BANANA REPUBLIC
-  CVS pharmacy
- WILLIAMS-SONOMA
-  verizon
-  Madewell
-  WELLS FARGO
-  CHIPOTLE MEXICAN GRILL
- 
- 
- 
-  COLD STONE CREAMERY
-  Eddie Bauer
-  jamba
-  Edible ARRANGEMENTS
-  the Habit BURGER GRILL
-  Hungry Bear
-  WHOLE FOODS MARKET

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AVAILABLE FOR LEASE

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