

AVAILABLE FOR LEASE  
OFFICE COMPLEX

6051 N. FRESNO STREET  
FRESNO, CA



**NEWMARK**  
PEARSON COMMERCIAL

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**FRESNO OFFICE:** 7480 N. Palm Ave. #101, Fresno, CA 93711, t 559-432-6200 | **VISALIA OFFICE:** 3447 S. Demaree St., Visalia, CA 93277, t 559-732-7300

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<b>Availability:</b>	4 Suites
<u>Floor 1</u>	
<i>Suite 101*:</i>	4,067± RSF
<i>Suite 103 &amp; 105*:</i>	4,229± RSF ( <i>Available Immediately</i> ) <i>*Suites can be combined to 8,269± RSF</i>
<u>Floor 2</u>	
<i>Suite 200:</i>	3,672± RSF
<i>Suite A:</i>	2,644± RSF
<i>Suite B:</i>	2,656± RSF
	<i>*Suite numbers to be determined</i>
<b>Lease Rate:</b>	\$2.35 PSF / Month, Full Service Gross
<b>Tenant Improvements:</b>	Negotiable
<b>Tenancy:</b>	Multiple
<b>Year Built:</b>	1988
<b>Parking Type:</b>	Underground & Surface
<b>Parking Ratio:</b>	4/1000± SF
<b>Zoning:</b>	CC ( <i>Commercial Community</i> )

#### PROPERTY DESCRIPTION

Fresno-Bullard Park consists of 16 buildings and more than 215,000 rentable square feet that is primarily leased by medical/office tenants, including the 29-bed Fresno Surgical Hospital. The Fresno Bullard Park is extremely popular due to its proximity to the Fresno Surgical Hospital, as well as Saint Agnes Medical Center, Kaiser Medical Center, and Valley Children's Hospital.

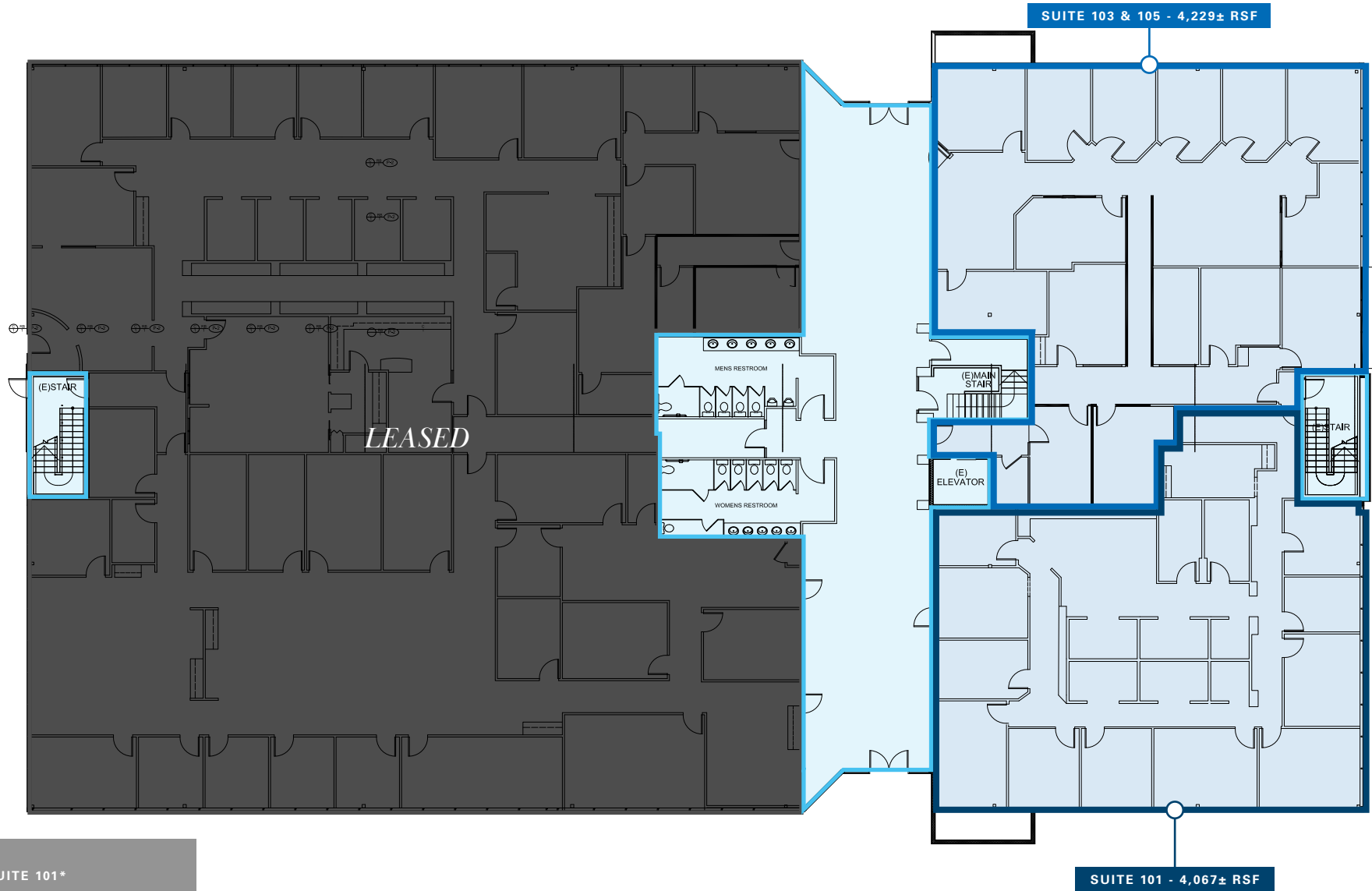
#### HIGHLIGHTS

- Building Signing Available
- Tenant Improvements Available
- Secure Underground Parking



**\$2.35 (PSF/Monthly)**  
LEASE RATE

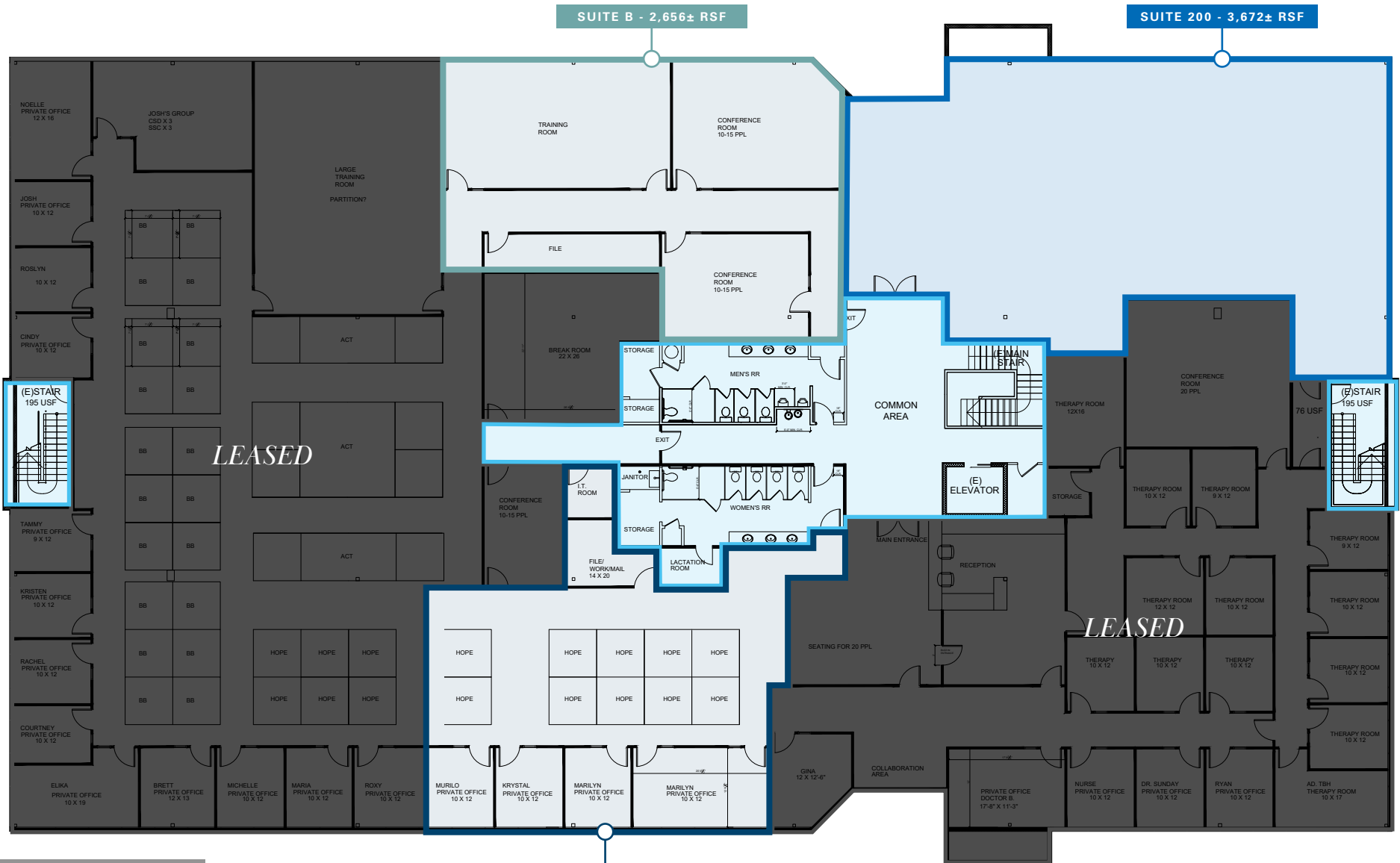
**Full Service**  
LEASE TYPE



KEY

- SUITE 101\*
- SUITE 103 & 105\*
- LEASED
- COMMON AREA

\*Suites can be combined to 8,269± RSF



SUITE B - 2,656± RSF

SUITE 200 - 3,672± RSF

SUITE A - 2,644± RSF

- KEY**
- SUITE A
  - SUITE B
  - SUITE 200
  - LEASED
  - COMMON AREA
- \*Suite numbers to be determined*

**6051 N. FRESNO STREET**  
FRESNO, CA

**INTERIOR**  
PHOTOS



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**INTERIOR**  
PHOTOS





RIVER PARK SHOPPING CENTER

KOHL'S

KAISER MEDICAL CENTER

SAINT AGNES MEDICAL CENTER

HERNDON AVENUE

COSTCO WHOLESALE

HOBBY LOBBY

FRESNO STREET

FIRST STREET

AHWAHNEE MIDDLE SCHOOL

BLACKSTONE AVENUE

41

LAWSON MOTORSPORTS

TURNERS OUTDOOR SUPPLY

Jeep RAM

BULLARD AVENUE

TOYOTA

CHEVROLET

TARGET

McDonald's

NISSAN

41

SITE

ROBINSON ELEMENTARY SCHOOL

Save Mart

HOOVER HIGH SCHOOL

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