

OFFICE FOR LEASE

RENOVATED PROFESSIONAL OFFICE SPACES AVAILABLE IN FRESNO, CA

4747 N First St, Fresno, CA 93726



OFFERING SUMMARY

AVAILABLE SF:	1,500 - 5,000 SF
LEASE RATE:	\$1.00 SF/month (Fixed Utilities @ \$0.25 SF/Month)
LOT SIZE:	1.394 Acres
BUILDING SIZE:	16,140 SF
ZONING:	R-P
MARKET:	Central Fresno
SUBMARKET:	N First Street Office

PROPERTY HIGHLIGHTS

- ±1,500 to ±3,500 SF Available | Move-In Ready Condition
- Prime Location Behind Fashion Fair Mall
- Private Offices, Open Rooms, Multiple Entrance Points
- Ample Private Parking w/ Gated Access
- ±1.39 Acres of Manicured Grounds and Lush Landscape
- Multiple Configurations Available: Dentist/Doctor & General
- New Paint & Flooring | Parking on All Sides of Building
- Well-Known Freestanding Office Building + Parking
- Convenient Location Between CA-41 and CA-180
- Excellent Presence Surrounded with Quality Tenants
- Excellent Shaw Vicinity Surrounded with Quality Tenants

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PROPERTY OVERVIEW

±1,500 – 5,000 SF spaces available in a ±16,140 SF Professional Office Building: Move-In Ready office spaces with fresh paint and new flooring. Excellent Fresno location behind Fashion Fair Mall, abundant parking lot conveniently located on all sides of the building.

#128 of ±3,500 SF offers a move-in ready space that consist of multiple rooms. This space is a former dentist and doctor office; eligible for TI's and offers a flexible layout.

#122 of ±1,500 SF offers a wide-open space that has a wall in the center creating an open area in the front and back, restroom and kitchenette/breakroom. This space is undergoing a full remodel providing new floor, paint, restroom fixtures, baseboard, updated lighting, etc.

#132 of ±1,500 SF consist of Reception/Waiting Area, Back office, (3) treatment rooms, Open Room, Prep/Breakroom, Bathroom, X-Ray/Lab Room.

LOCATION OVERVIEW

This office building is located north of E Gettysburg Avenue, east of N Orchard Street, south of E Shaw Avenue and west of N First Street in Fresno, California.



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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
4747 N First Street #128	Medical	\$1.00 SF/month	Fixed Utilities @ \$0.25 SF/Month	3,422 - 5,000 SF	Negotiable	Multiple Rooms
4747 N First Street #132	Medical	\$1.00 SF/month	Fixed Utilities @ \$0.25 SF/Month	1,500 SF	Negotiable	Reception/Waiting Area, Back office, (3) treatment rooms, Open Room, Prep/Breakroom, Bathroom, X-Ray/Lab Room.
4747 N First Street #122	Executive Suites	\$1.00 SF/month	Fixed Utilities @ \$0.25 SF/Month	1,500 SF	Negotiable	Large open room with a wall creating an open area in the front and the back, restroom and kitchenette/breakroom.

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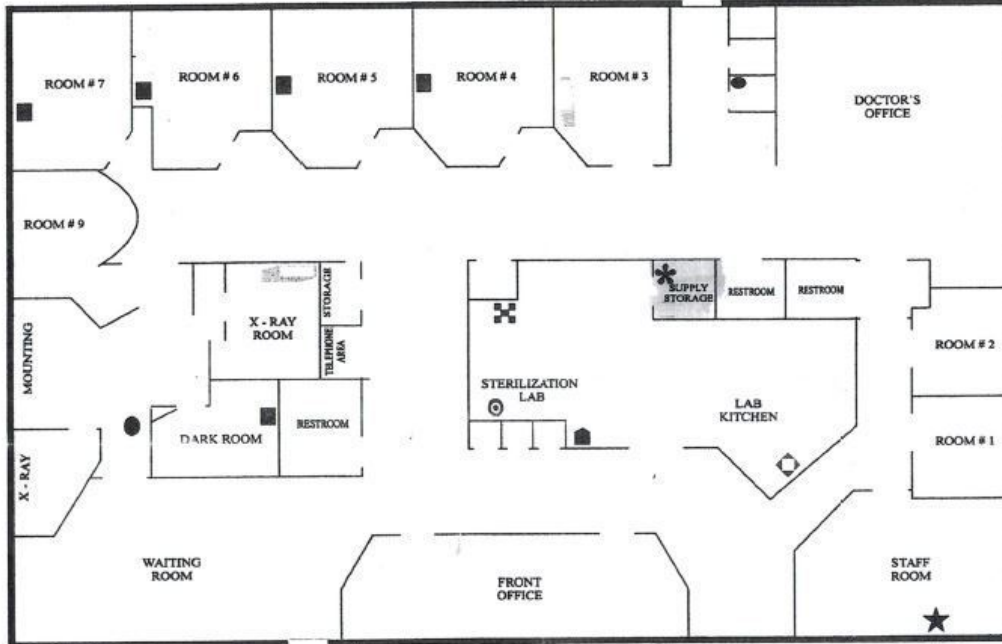
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FLOOR PLAN FOR #128

EXIT



FLOOR PLAN FOR #132

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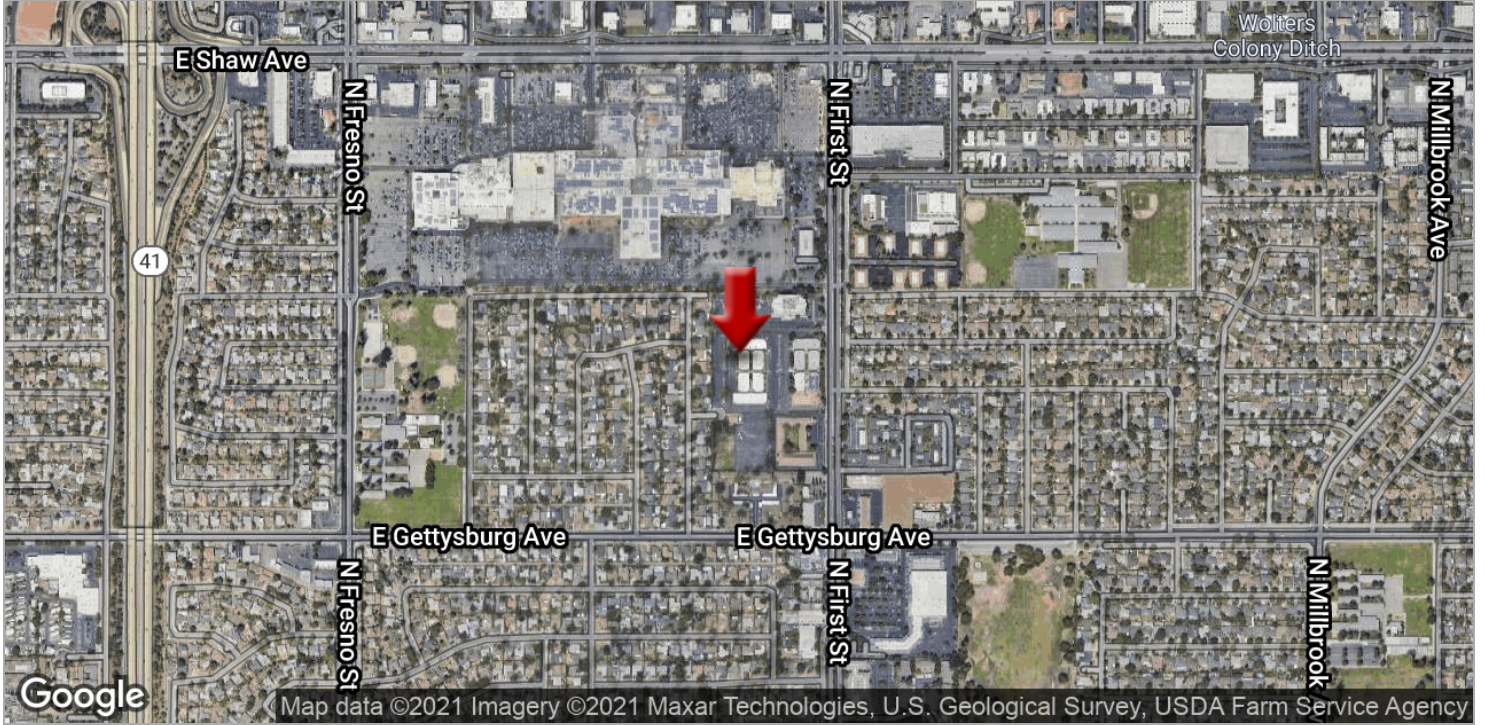
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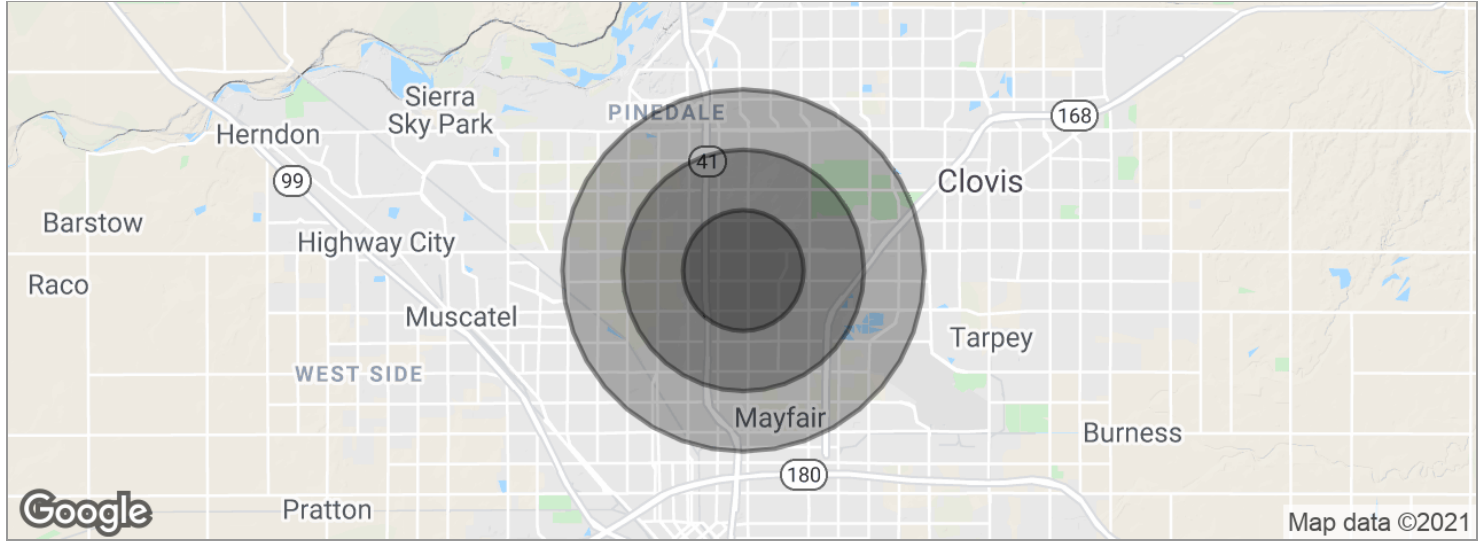
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POPULATION	1 MILE	2 MILES	3 MILES
Total population	20,922	75,122	151,226
Median age	28.9	30.2	31.7
Median age (male)	28.1	29.5	30.7
Median age (Female)	30.1	30.9	32.8
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	7,458	26,896	53,824
# of persons per HH	2.8	2.8	2.8
Average HH income	\$47,991	\$49,529	\$53,982
Average house value	\$200,138	\$226,216	\$253,120
ETHNICITY (%)	1 MILE	2 MILES	3 MILES
Hispanic	36.7%	39.0%	39.6%
RACE (%)	1 MILE	2 MILES	3 MILES
White	61.1%	61.0%	62.0%
Black	10.9%	7.9%	6.0%
Asian	11.3%	10.6%	10.6%
Hawaiian	0.1%	0.1%	0.1%
American Indian	0.7%	0.7%	0.8%
Other	9.9%	13.3%	15.0%

* Demographic data derived from 2010 US Census

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