



PROFESSIONAL CLASS "A" OFFICE SPACE FOR LEASE
30 RIVER PARK PLACE WEST
FRESNO, CA 93720

5% COMMISSION TO OUTSIDE BROKER!



PROPERTY INFORMATION

TYPE: OFFICE/MEDICAL

MARKET SECTOR: WOODWARD PARK

LOCATION: 30 River Park Place West

AREA: 73,000 SF Building

PROPERTY HIGHLIGHTS:

- Prime North Fresno Location
- Great Restaurants and amenities within walking distance
- Class "A" Building
- Planned lobby, common area, restrooms, landscape renovations and the addition of electric vehicle charging stations.

**FOR ADDITIONAL INFORMATION,
PLEASE CONTACT:**

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FORTUNE ASSOCIATES

Commercial Real Estate Brokerage



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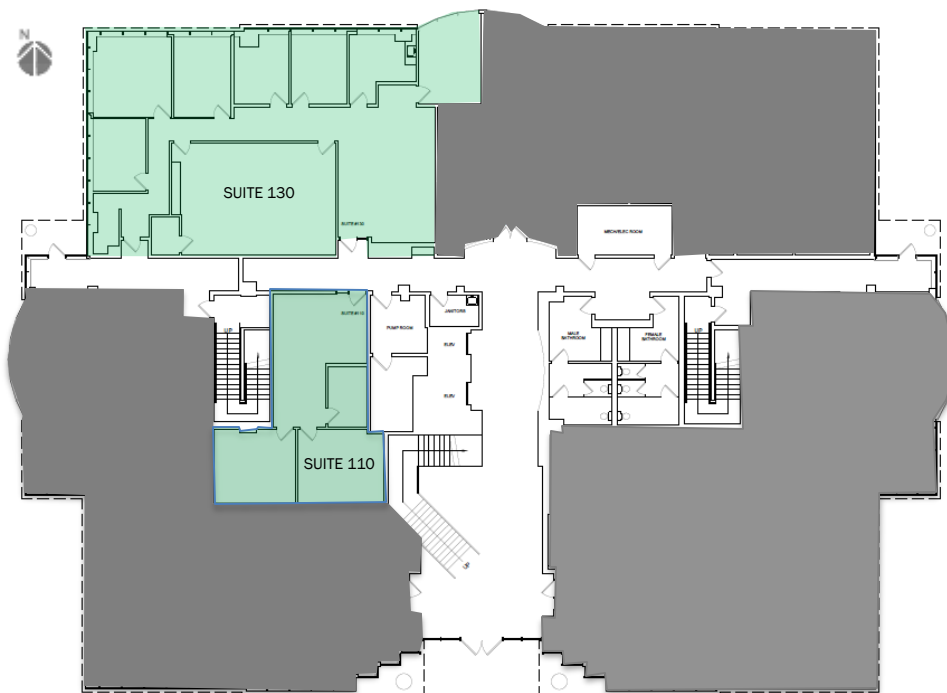
PROPERTY INFORMATION

LOCATION: 30 River Park Pl West AVAILABLE: Immediately AVAILABLE SPACE: 35,434 square feet ZONING: "O" Office LEASE RATE: \$1.70 Triple Net TENANT IMPROVEMENTS: Negotiable COMMON AREA IMPROVEMENTS: Landlord in process of upgrading common area lobby. (see attached specs) PROPERTY DESCRIPTION: Located in the prestigious Woodward Park area of Northeast Fresno. This multi-story Class A professional office building offers a diverse mix of office and medical tenants. The property is in close proximity to Highway 41, and within walking distance of a number of amenities.		AVAILABLE SUITES			
		FLOOR	SUITE	SIZE/RSF	DESCRIPTION
		1	110	993	Two private offices, reception area and storage room.
		1	130	3,289	Open work area, training room, exterior private offices.
		2	260	5,103	Seven private offices, conference room, reception area, break room, storage and IT room
		2	280	3,590	Built-in reception, 2 offices, lounge, storage and large open work area.
		3	340	14,749	Primarily large open work area, executive offices on north end of space.
		4	420	3,136	Excellent space with 6 exterior private offices, conference room, lounge and work room.

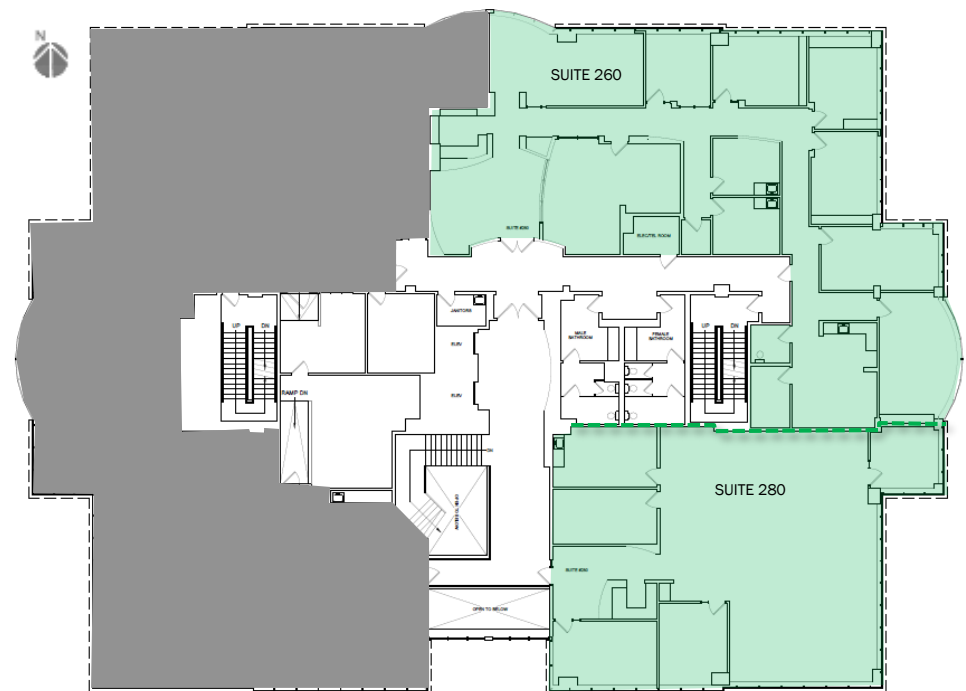



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1ST FLOOR PLAN



2ND FLOOR PLAN

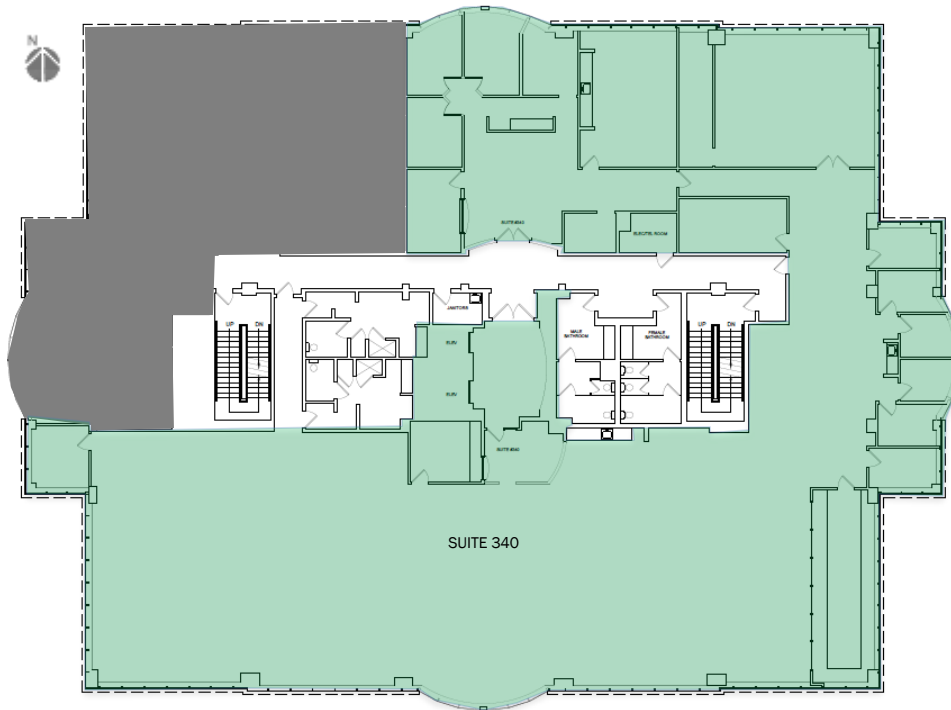


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3RD FLOOR PLAN



4TH FLOOR PLAN

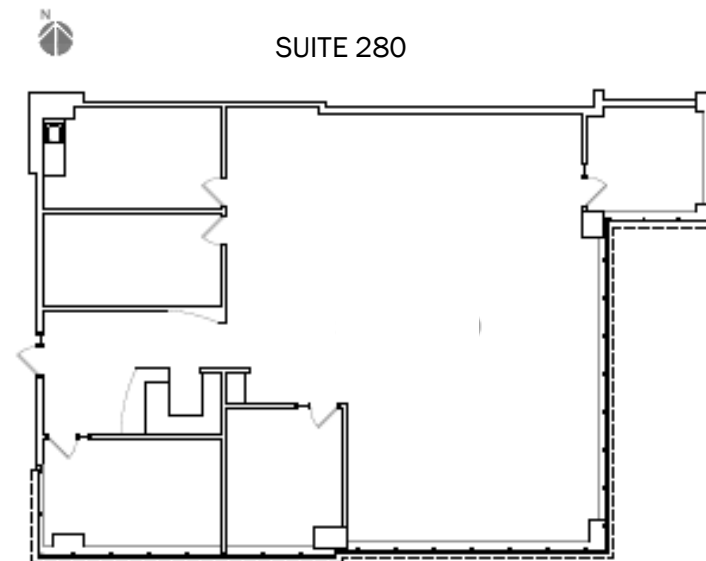
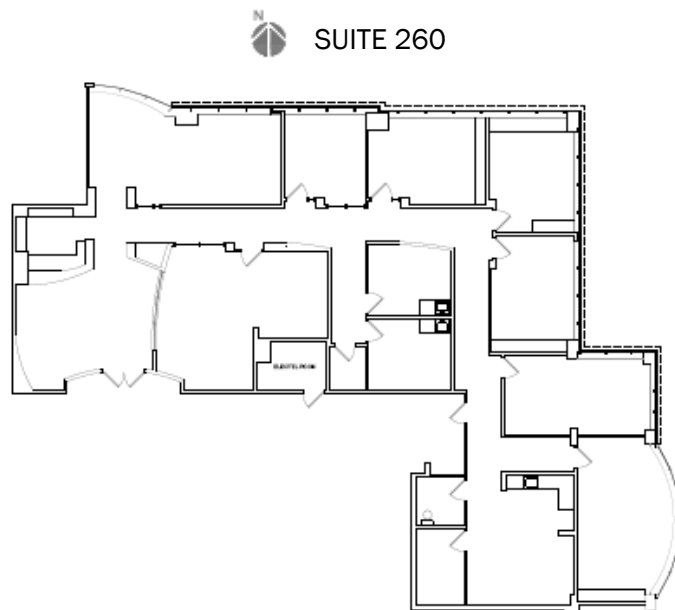
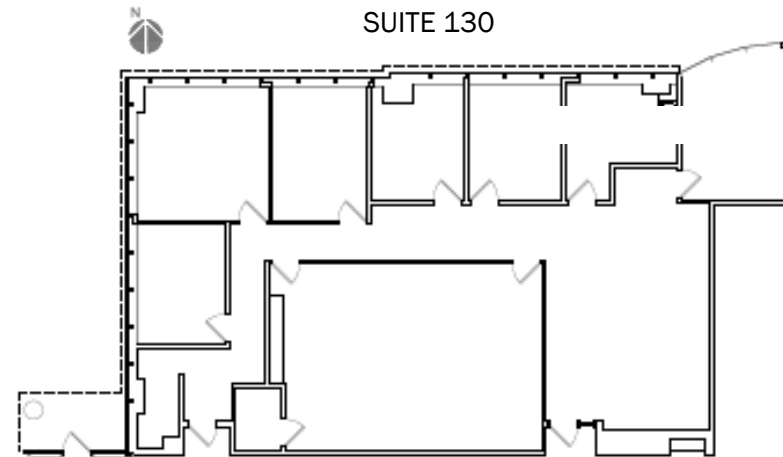
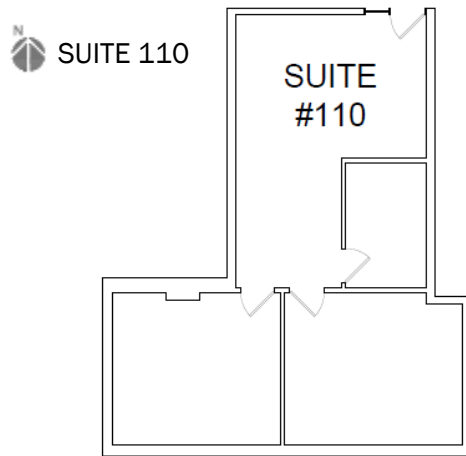


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FLOOR PLANS

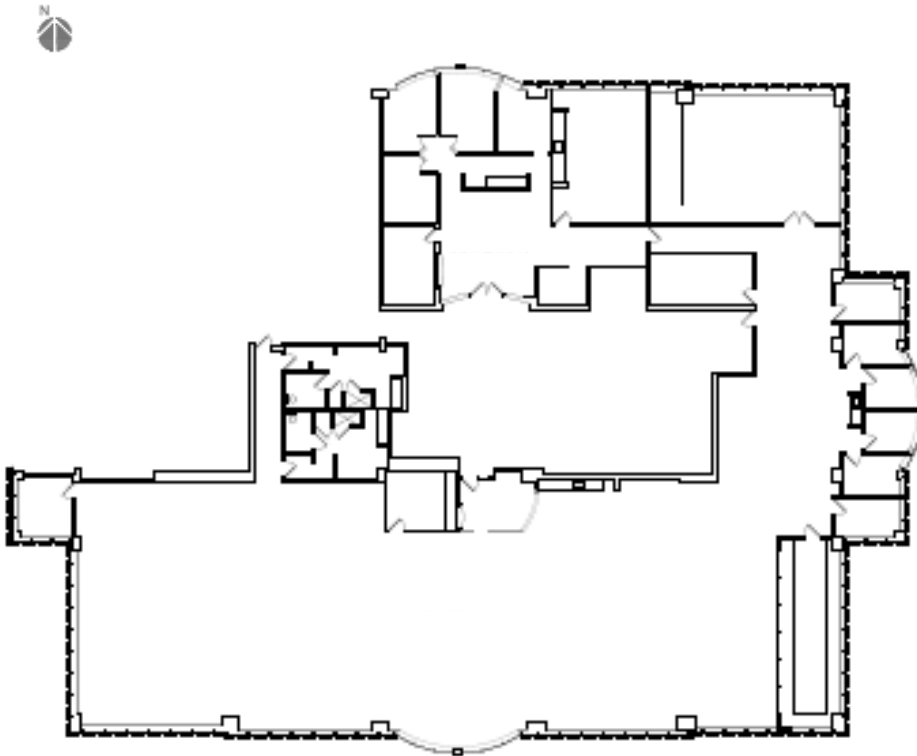




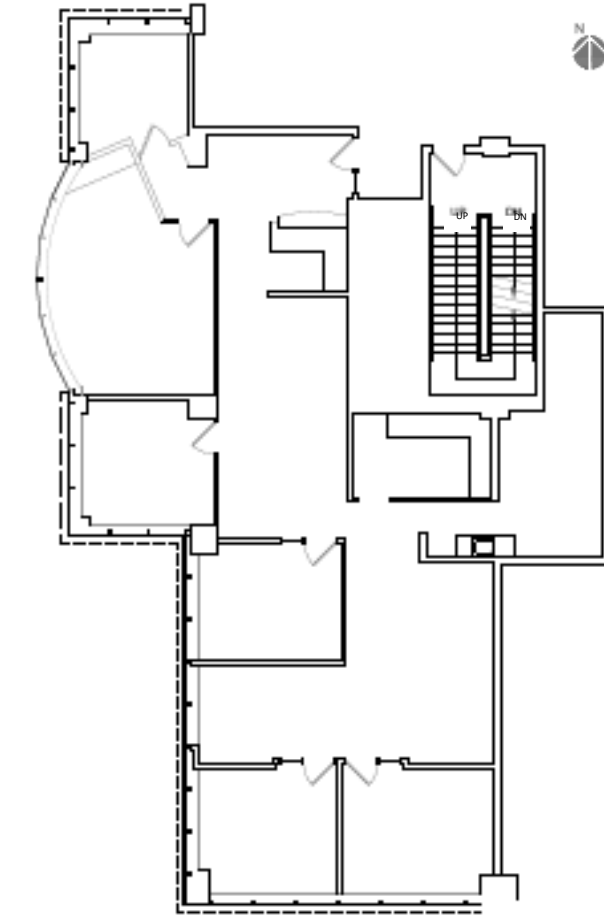
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FLOOR PLANS

SUITE 340



SUITE 420





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