

AVAILABLE FOR LEASE

Professional Office Space



**For Additional Information
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10 River Park Place East - Fresno, California

Newmark Grubb
Pearson Commercial

FRESNO OFFICE: 7480 N Palm Ave Suite 101 Fresno CA 93711, T 559.432.6200

VISALIA OFFICE: 3447 S Demaree St Visalia CA 93277, T 559.732.7300

www.ngpearson.com

Independently Owned and Operated

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

AVAILABLE FOR LEASE

10 River Park Place East - Fresno, CA



PROPERTY DETAILS

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| | |
|-----------------------------|-------------------------------------------------------------------------|
| Available Space: | Suite 208 - 2,045± SF Suite 220 - 3,416± SF Suite 240 - 8,426± SF |
| Lease Rate: | \$2.25/SF per month, Full Service |
| Tenant Improvements: | Negotiable |
| Parking: | 5 spaces per 1,000± SF |

PROPERTY DESCRIPTION

The subject space is contained within a four-story, Class 'A' office building located off of Audubon Drive and Friant Avenue overlooking Woodward Park. In addition to easy access to Freeway 41, all ancillary services such as banking, shopping, food service, and public transportation are in close proximity. On-site amenities include an on-site shower/locker-room facility, which can be used by tenants who wish to bike or jog at the park. For after-hour visitors there is an entry-way call-in box. A standing guard patrols the premises for added security. Overall, the project offers a professional working environment that is unparalleled in the North Fresno office market.



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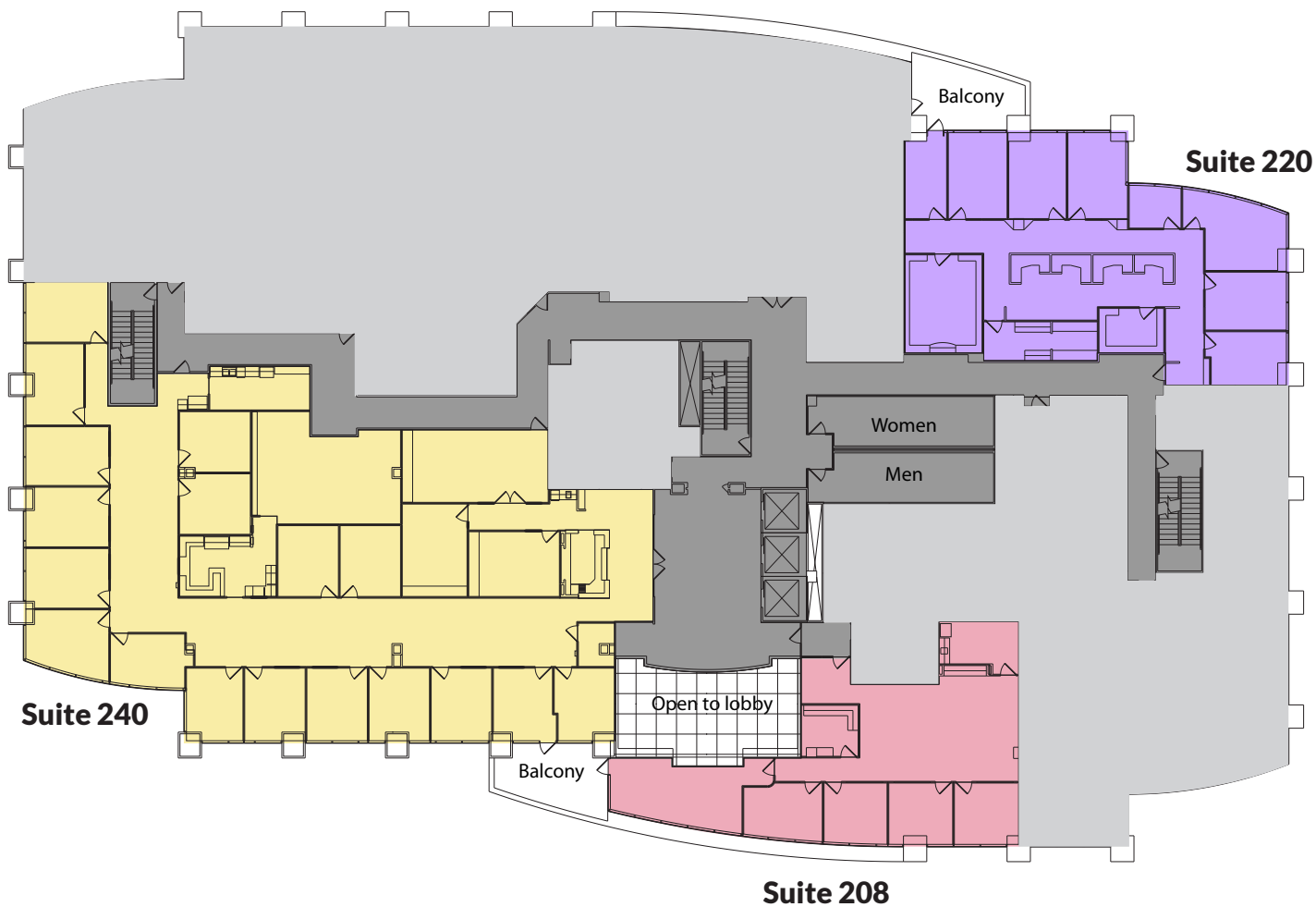
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Professional Office Space



FLOOR PLAN



CURRENT DIVISION

Suite 208 - 2,045±SF

Suite 220 - 3,416± SF

Suite 240 - 8,426±SF

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AERIAL MAP

| | | | | | |
|----|----------------------------------|----|---------------------------|----|----------------------------|
| 1 | FRESNO HEART & SURGICAL HOSPITAL | 18 | BAYA FRESH | 35 | KOHL'S |
| 2 | Applebee's | 19 | BevMo! | 36 | SAVE MART SUPERMARKETS |
| 3 | Chick-fil-A | 20 | Famous Dave's | 37 | SURF-THRU EXPRESS CAR WASH |
| 4 | IN-N-OUT BURGERS | 21 | LOWE'S | 38 | Walgreens |
| 5 | JOANN | 22 | Sam's Club | 39 | SPORTSMAN'S WAREHOUSE |
| 6 | WESTWOOD'S BBQ | 23 | BED BATH & BEYOND | 40 | WELLS FARGO |
| 7 | Chipotle | 24 | ROSS | | |
| 8 | PF CHANG'S | 25 | Sprouts Farmers Market | | |
| 9 | California Pizza Kitchen | 26 | Michaels | | |
| 10 | ELEPHANT BAR RESTAURANT | 27 | Marshalls | | |
| 11 | COLD STONE CREAMERY | 28 | OfficeMax | | |
| 12 | Pismo's COASTAL GRILL | 29 | BEST BUY | | |
| 13 | ULTA | 30 | TARGET | | |
| 14 | NORDSTROM RACK | 31 | Yard House | | |
| 15 | HomeGoods | 32 | REGAL ENTERTAINMENT GROUP | | |
| 16 | RED ROBIN | 33 | KREI | | |
| 17 | PANDA EXPRESS | 34 | macy's | | |



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