



Colliers

Accelerating success

Office Space For Lease

7045 N. Fruit Avenue
Fresno, California

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Property Highlights

- Prime office space, located in northwest Fresno
- Easy access to Freeway 41 on/off ramps
- Numerous banking, restaurants and retail amenities nearby
- Monument signage available
- Some existing furniture available for Tenant's use

Property Summary

7045 N. Fruit Avenue | Fresno, California

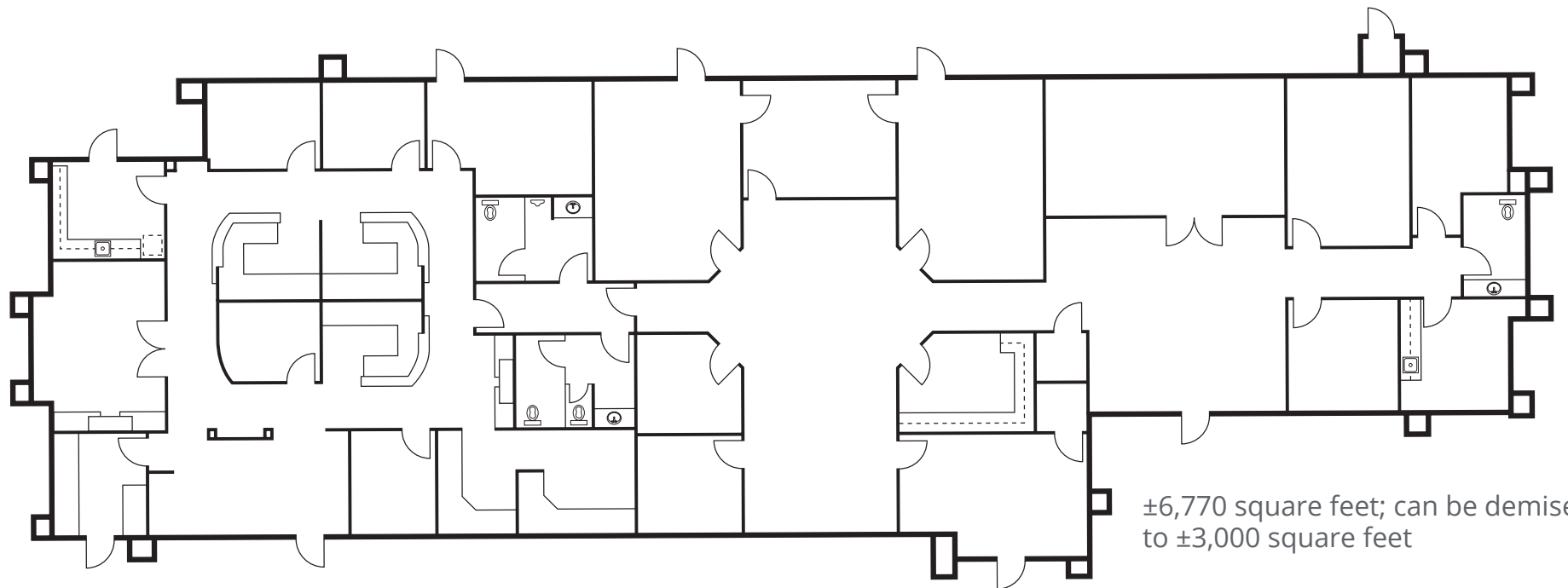
Located at the northwest corner of Fruit and Herndon Avenues

Available

Approximately 6,770 rentable square feet, which can be leased in its entirety or split into 2 suites of approximately 2,372 and 4,398 rentable square feet. The suite features upgraded interior with several private offices, conference rooms, break areas, open work areas, large work rooms and interior restrooms.

Lease Rate

\$1.90 psf, per month, Modified Gross. Tenant to pay P.G.&E. and janitorial service.



±6,770 square feet; can be demised to ±3,000 square feet

Interior Photos



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