

AVAILABLE FOR LEASE

MEDICAL OFFICE



PROPERTY INFORMATION

Available Space:

1642 E. Herndon Avenue #104: 1,602±SF*

1646 E. Herndon Avenue, #106: 2,226± SF

1680 E. Herndon Avenue, #103: 1,800± SF

1680 E. Herndon Avenue, #104: 800± SF*

*Available with 30-60 days notice

Lease Rate: \$1.55 per SF - plus utilities and janitorial service

Tenant Improvements: Negotiable

Parking Ratio: 4:1,000 SF plus on-street parking

PROPERTY DESCRIPTION

This is a single story medical complex located on Herndon between Millbrook & Cedar Avenues in the heart of a medically dense area. It offers excellent visibility along the Herndon Avenue thoroughfare and there are numerous ancillary services in the area including retail, gas, food services and public transportation. Highway 41 on/off ramps are in proximity as well.



For Additional Information Please Contact:

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1642, 1646, & 1680 East Herndon Avenue - 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.

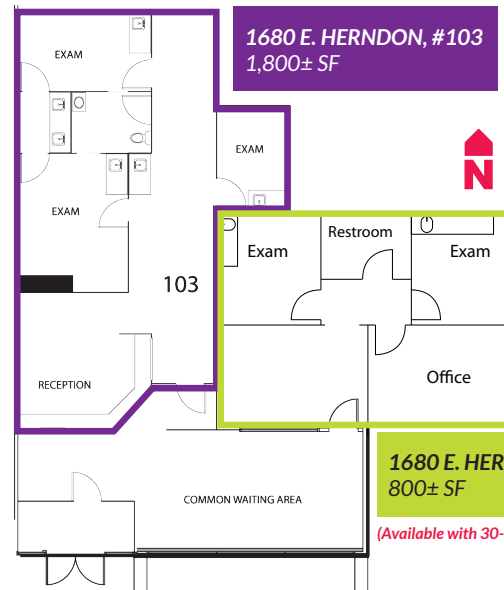
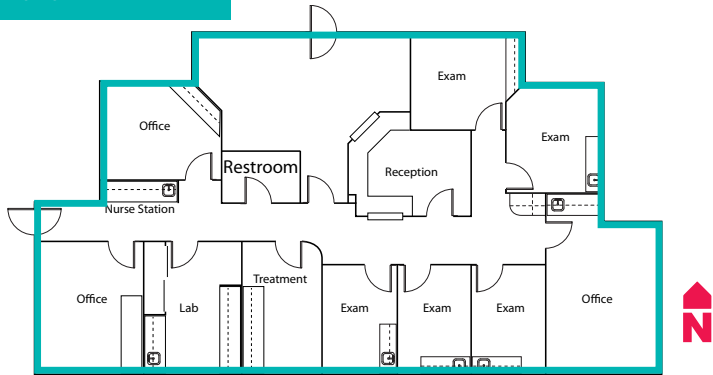
AVAILABLE FOR LEASE

1642, 1646, & 1680 E. HERNDON AVENUE - FRESNO, CA



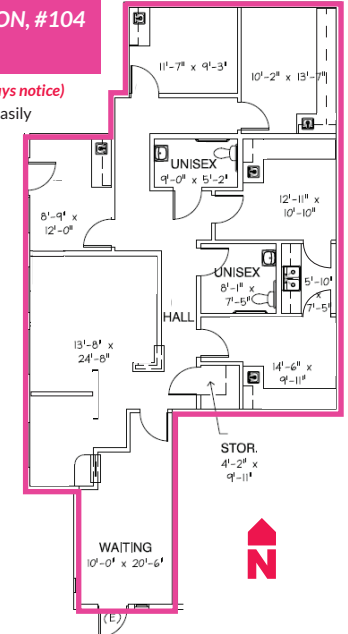
FLOOR PLANS

1646 E. HERNDON, #106
2,226± SF



1642 E. HERNDON, #104
1,602± SF

(Available with 30-60 days notice)
*Currently a salon but easily converted to medical



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