

FOR LEASE > OFFICE SPACE



Herndon Armstrong Professional Center

NWC HERNDON & ARMSTRONG AVENUES, CLOVIS, CALIFORNIA



Property Summary > Office Space

Located in the northwest corner of Herndon and Armstrong Avenues, Clovis, California. Project is developed into separate parcels and some buildings can be sold on an individual basis.

Property Features

- > Available Space: Ranging from 2,481 RSF to 5,115 RSF
- > Lease Rate: \$1.75 PSF, NNN
- > Lease Term: Five to Ten year term.
- > Tenant Improvement Allowance: \$40.00 per usable square foot.
- > Signage: Exterior building fascia signage available.

- Excellent Corner Visibility.
- New Signalized Intersection.
- Close to Kaiser Permanente & Clovis Community Hospital.
- Restaurants, Banks & Retail Shopping Services Nearby.
- Close to Freeway 168/Fowler and Freeway 168/Temperance Interchanges.

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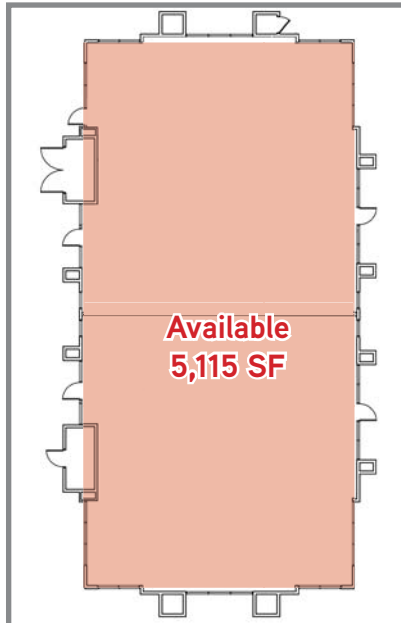
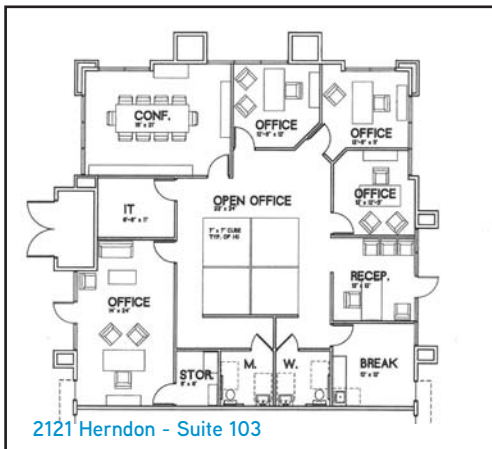
COLLIERS INTERNATIONAL
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Herndon Armstrong Professional Center > Floor Plans

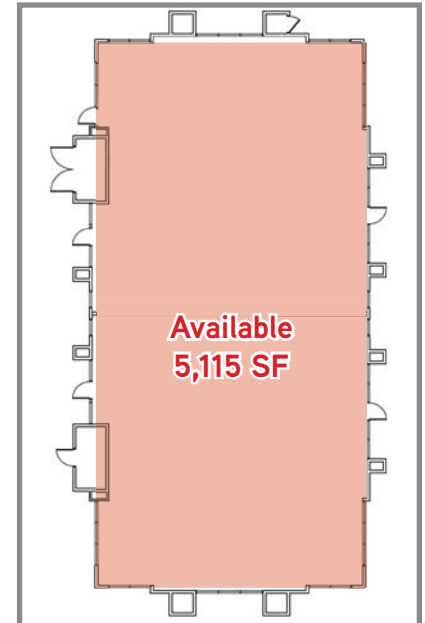
NWC HERNDON & ARMSTONG AVENUES, CLOVIS, CA

ADDRESS	RSF	LEASE RATE
2101 Herndon Avenue (To be Built)	5,115	\$1.75 PSF, NNN
2121 Herndon Avenue, Suite 103	2,481	\$1.75 PSF, NNN
2121 Herndon Avenue (Shell)	2,481	\$1.75 PSF, NNN
2137 Herndon Avenue (Shell)	2,557	\$1.75 PSF, NNN
2181 Herndon Avenue (Shell)	2,557	\$1.75 PSF, NNN
2187 Herndon Avenue (To be Built)	5,115	\$1.75 PSF, NNN

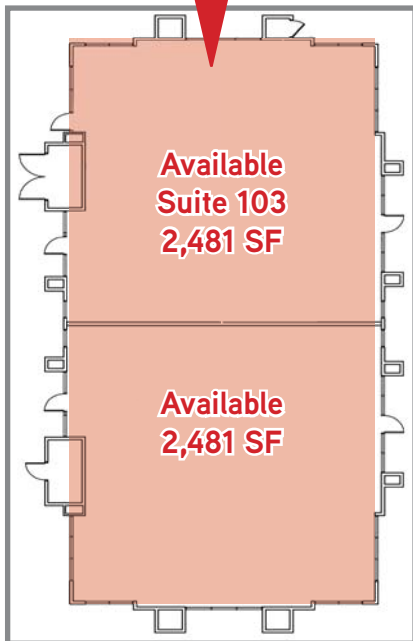
- Tenant List**
- Central Cal. Faculty Medical Group
 - David C. Freeman, DDS
 - Benjamin Magelby, DDS
 - Dry Creek Medical Group
 - Dry Creek Urgent Care
 - Weight Away Medical Clinic
 - PURE Wellness Center
 - Clovis Insurance Agency
 - Patrick J. Brauner, MD
 - Sierra Relief Chiropractic
 - Kevin J. Wingert, MD
 - Breckenridge Insurance Services
 - Isreal Brown Brantouh, MD
 - Sharmel Kasten, D.O.



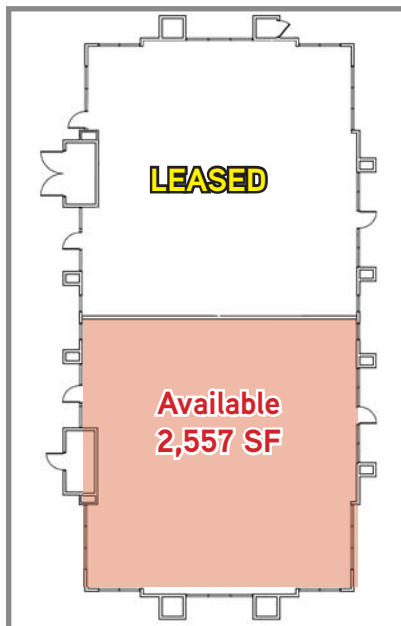
2101 Herndon Avenue



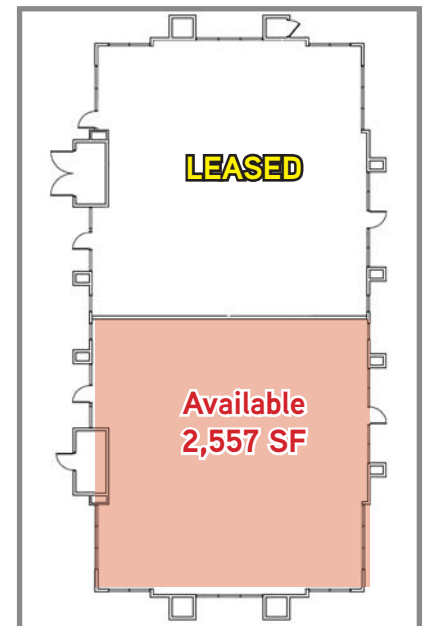
2187 Herndon Avenue



2121 Herndon Avenue



2137 Herndon Avenue



2181 Herndon Avenue

Herndon Armstrong Professional Center > Site Plan / Aerial

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