



## ~ OFFICE SPACE AVAILABLE ~

**1543-1581 West Shaw Avenue  
Fresno, California**



- ◆ Two small suites available – Approx. 668 sq. ft. and approx. 440 sq. ft.
- ◆ Great location; Shaw Avenue, between Fruit and West; near Fig Garden Village
- ◆ Convenient, high-traffic, high-visibility location; abundant parking
- ◆ Suites available for immediate occupancy
- ◆ Motivated Landlord; Free Rent and other incentives available

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### For Further Information Please Contact:

**JUSTIN R. TANCREDI** CA DRE#: 01372876

**GARRY OWENS** CA DRE#: 00800036

**Russell G. Smith, Inc.  
(559) 449-2424**

*We assume the information contained to be correct. It is obtained from sources which we regard as reliable, but assume no liability for errors or omissions*

# FOR LEASE OFFICE SPACE

**1543-1581 West Shaw Avenue  
Fresno, California**

- LOCATION:** 1543-1581 West Shaw Avenue
- AREA:** On the South side of Shaw Avenue just west of Fruit.
- AVAILABLE:**  
**1559 W. Shaw: Approx. 668 sq. ft.**  
**1579 W. Shaw: Approx. 440 sq. ft.**
- PRICE:** \$1.30 per square foot per month. Landlord pays PG&E,  
Tenant pays janitorial. 3% annual increases.
- IMPROVEMENTS:** Negotiable.
- PARKING:** Abundant, more than 5 stalls per 1,000 feet of lease space.
- SIGNAGE:** Directory and exterior signage available to all Tenants.
- COMMENTS:** This complex has a diverse tenant mix comprised of  
Dentists, Mortgage Lenders, Chiropractors, Counseling  
Agencies and more.

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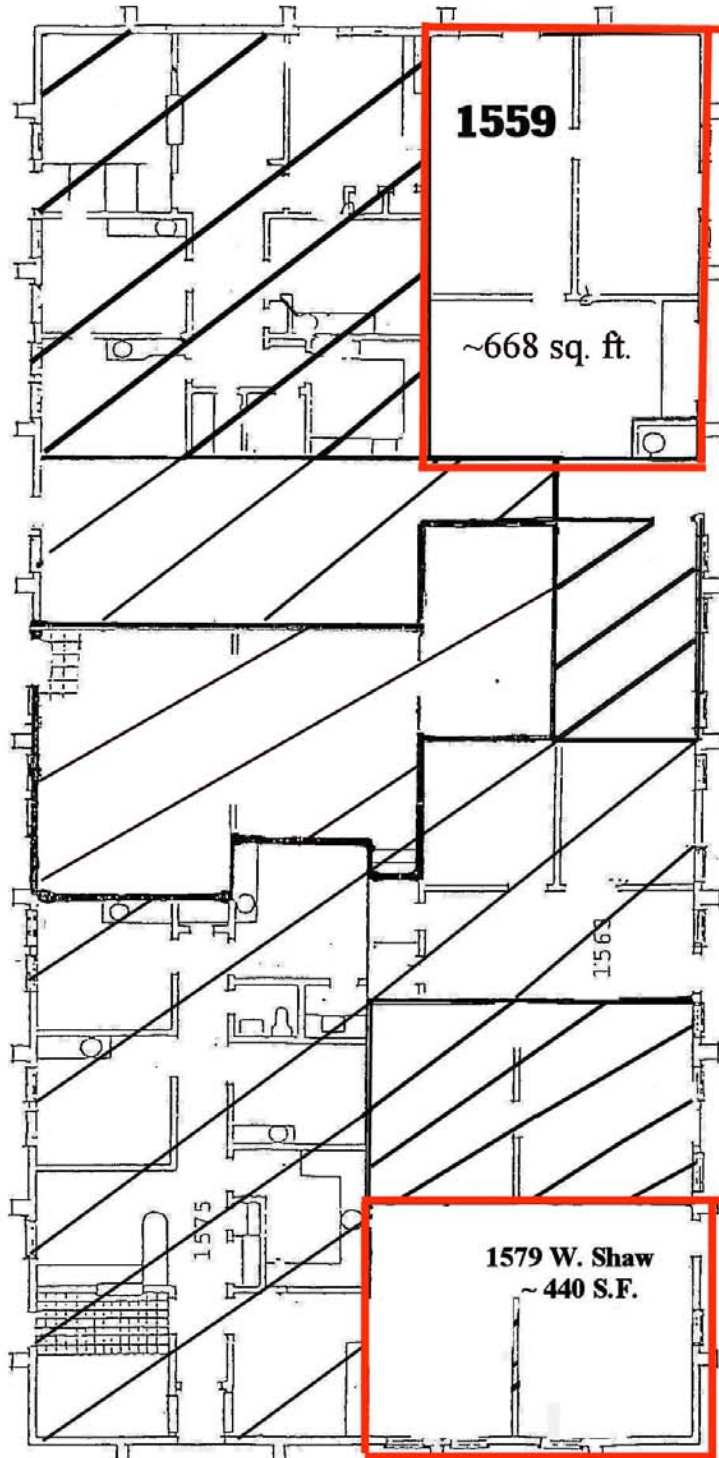
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FLOOR PLAN

BREEZEWAY

SHAW AVE.



1559

~668 sq. ft.

1563

1575

1579 W. Shaw  
~ 440 S.F.

PARKING

# AERIAL VIEW



# MAP VIEW

