



FOR LEASE

2719 N. Air Fresno Drive



- **High-quality office space located within close proximity to Fresno Airport**
 - **Up to 37,259 square feet of contiguous space**
 - **Convenient access to Highways 41, 180 and 168**
 - **Ideal layout for government users or call centers**

For Further Information Please Contact:

GARRY OWENS CA DRE#:00800036

JUSTIN TANCREDI CA DRE#:01372876

Russell G. Smith, Inc.
8080 N. Palm Avenue, Suite 207
(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

2719 N. Air Fresno Drive

PROJECT NAME: Santa Barbara Plaza
AREA: Airport Business Park
RENT: \$1.05 per sq. foot per month
AVAILABILITY: March 1, 2011 (estimated)
IMPROVEMENTS: Negotiable
SIGNAGE: Signage is available on the building's fascia, at Tenant's expense.
PARKING: Excellent parking ratio; on-site and on-street parking readily available

<u>SUITE</u>	<u>SIZE</u>	<u>LAYOUT</u>	<u>RENT</u>
107	Approx. 37,259 sf.	Traditional office layout with large open areas.	<u>\$39,121.95 per month</u> (\$1.05/sf)

- **2719 N. Air Fresno is currently occupied by the United States Small Business Administration, who is expected to vacate the suite in February, 2011.**
- **This suite may be divided into various configurations and can be customized to meet most Tenant's needs.**
- **Tenant is responsible for utilities, janitorial and trash. 3% annual escalations.**

For Further Information Please Contact:

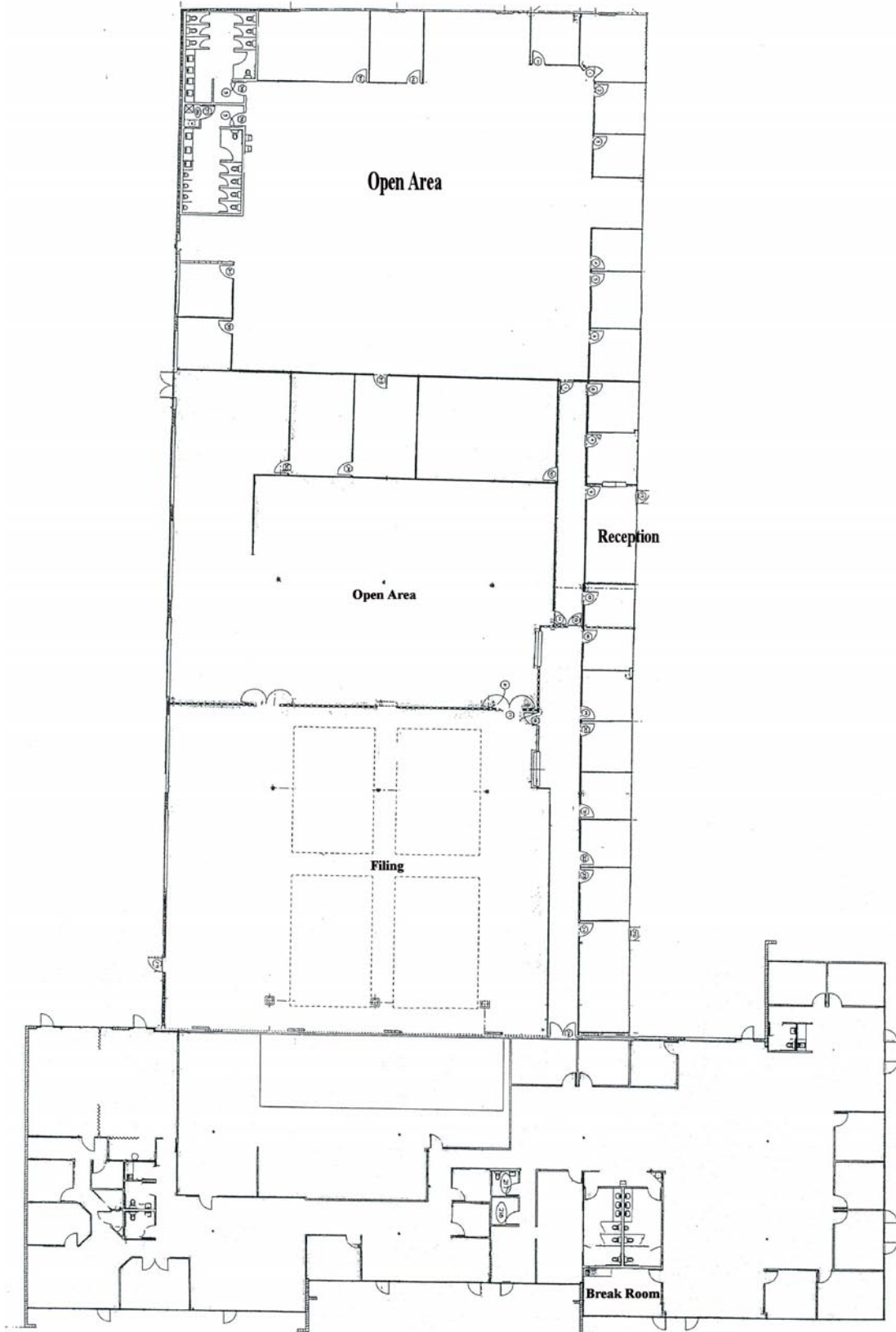
GARRY OWENS CA DRE#:00800036
JUSTIN R. TANCREDI CA DRE#:01372876

Russell G. Smith, Inc.
8080 N. Palm Avenue, Suite 207
(559) 449-2424

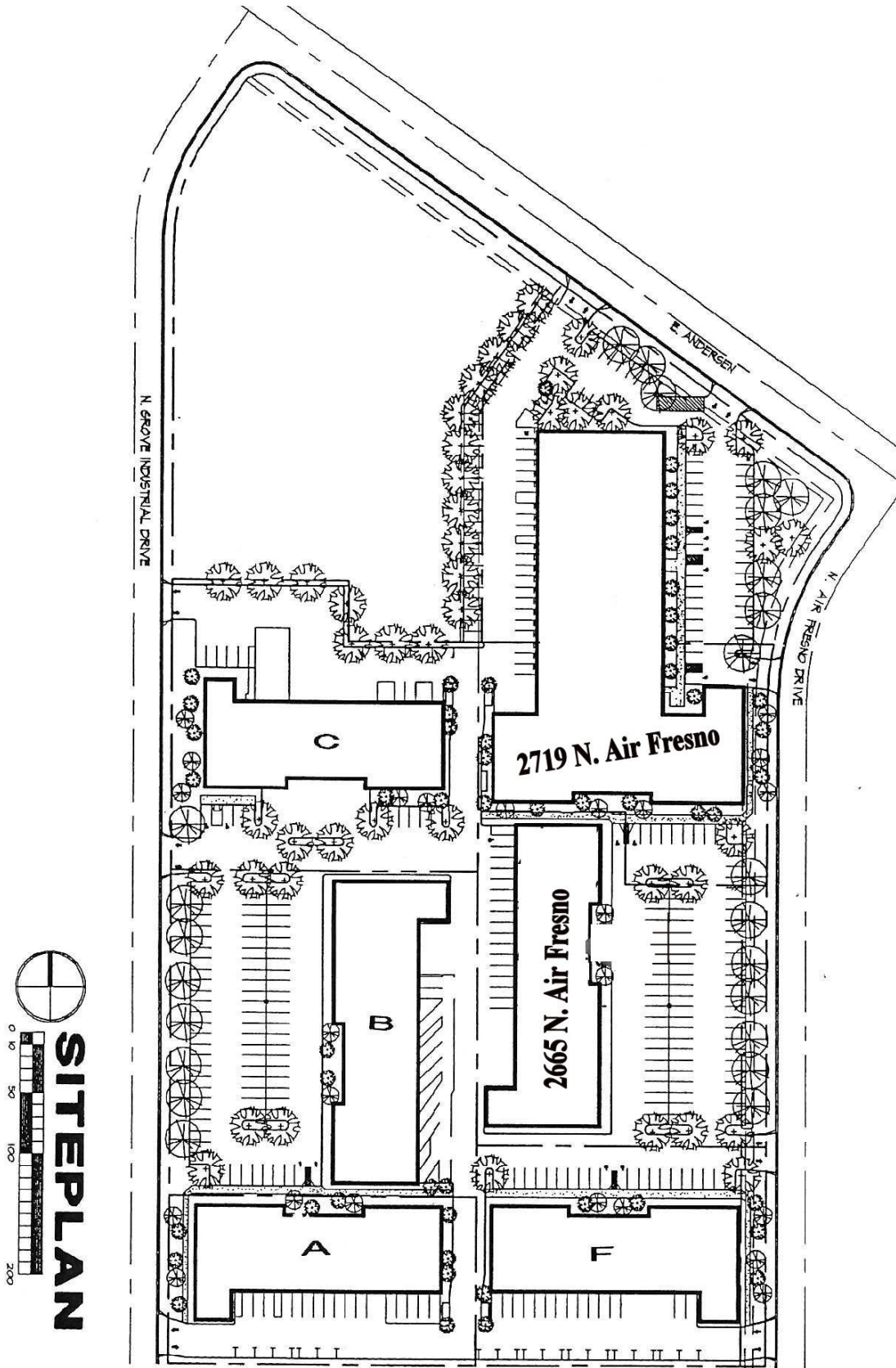
APPROXIMATE FLOOR PLAN

2719 N. Air Fresno Drive

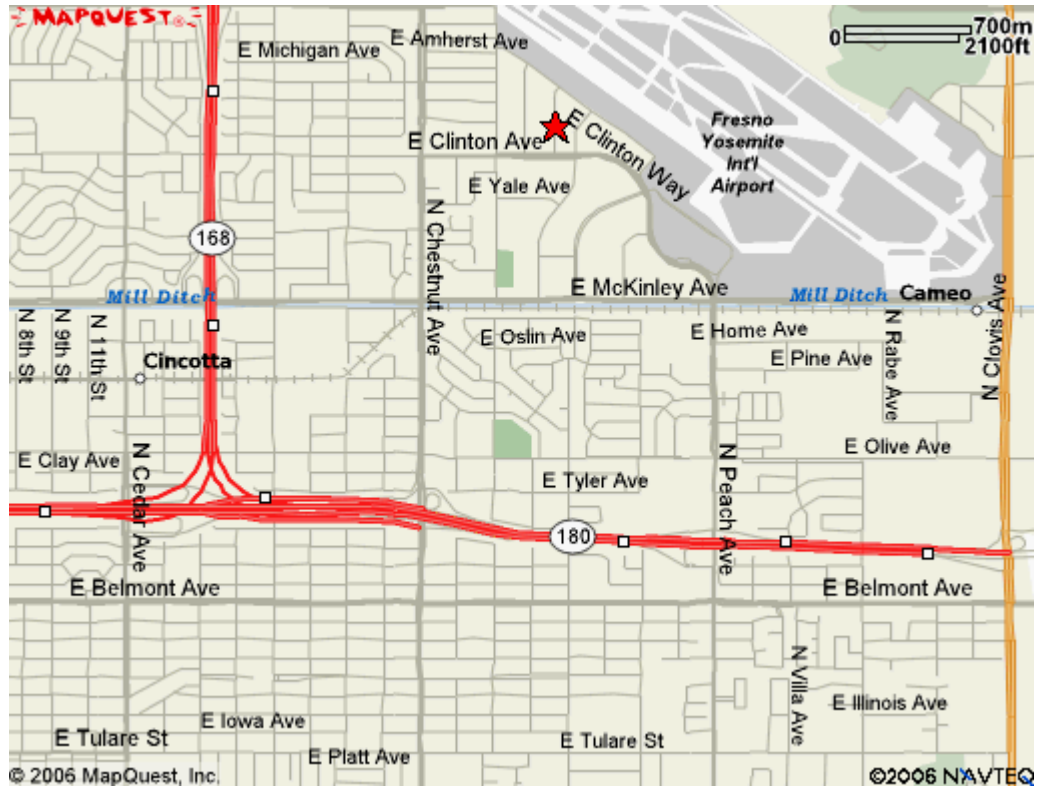
Suite 107 - Approximately 37,259 sq. ft.



SITE PLAN



MAP VIEW



AERIAL VIEW

