

247

E Nees Ave

Fresno, CA 93720



±17,794 - 59,956 SF Available For Sublease

Brand New Call Center!

CONTACT FOR MORE INFORMATION:

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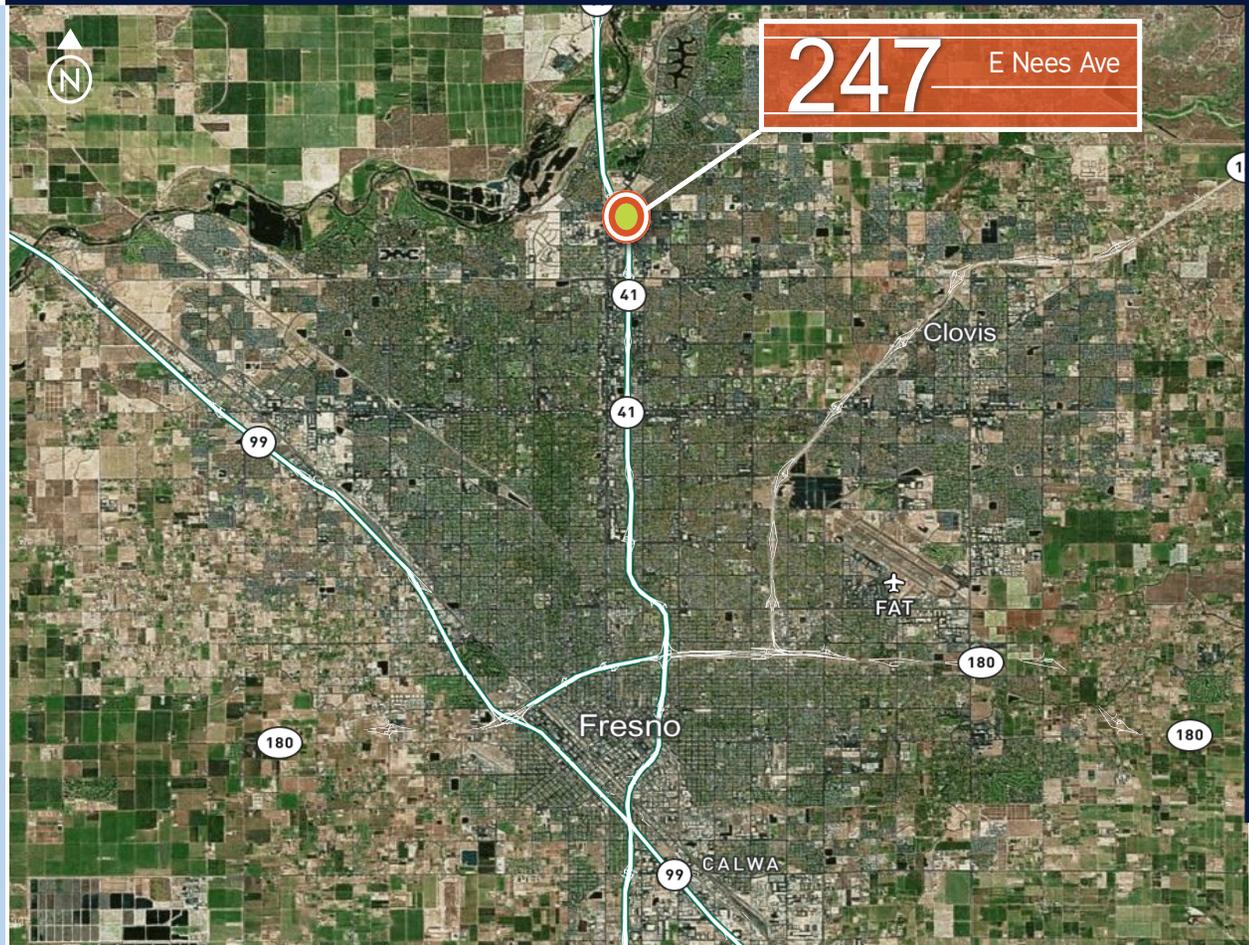
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PROPERTY DETAILS:

3-story office building totaling ±65,574 SF is located in northern Fresno. The convenient location is walking distance from the Marketplace at River Park and is close proximity to Highway 41 and CA-99.

PROPERTY FEATURES:

- Built in 2018, TI completed in 2020
- Parking ratio: 5.34/1,000 SF, 350 spaces plus 4 EV chargers
- 16 conference/office rooms
- Kitchenettes on each floor
- On-site fitness center
- Loading dock
- Operational warehouse
- Indoor bike lockers



Building Amenities

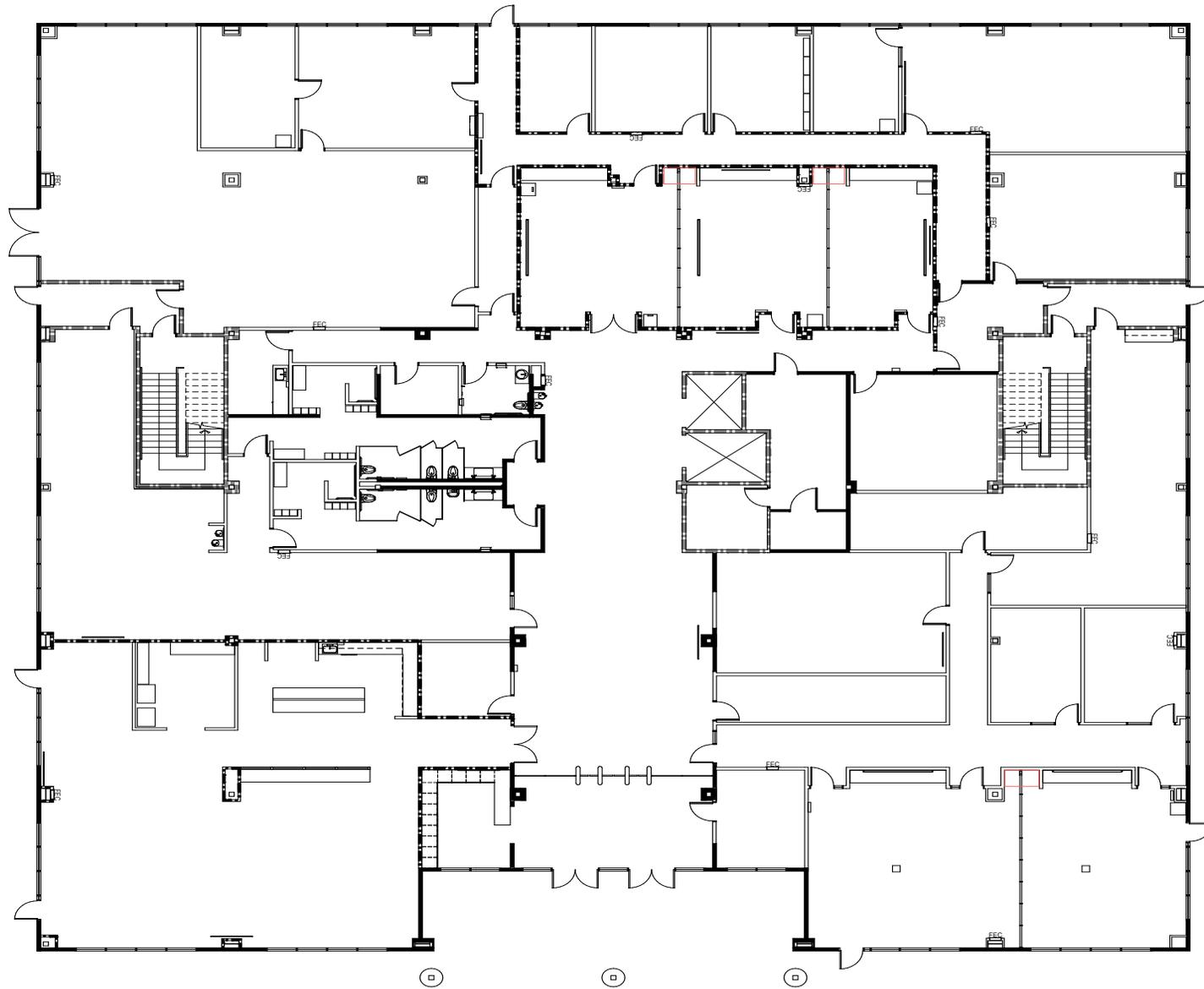


Building Photos



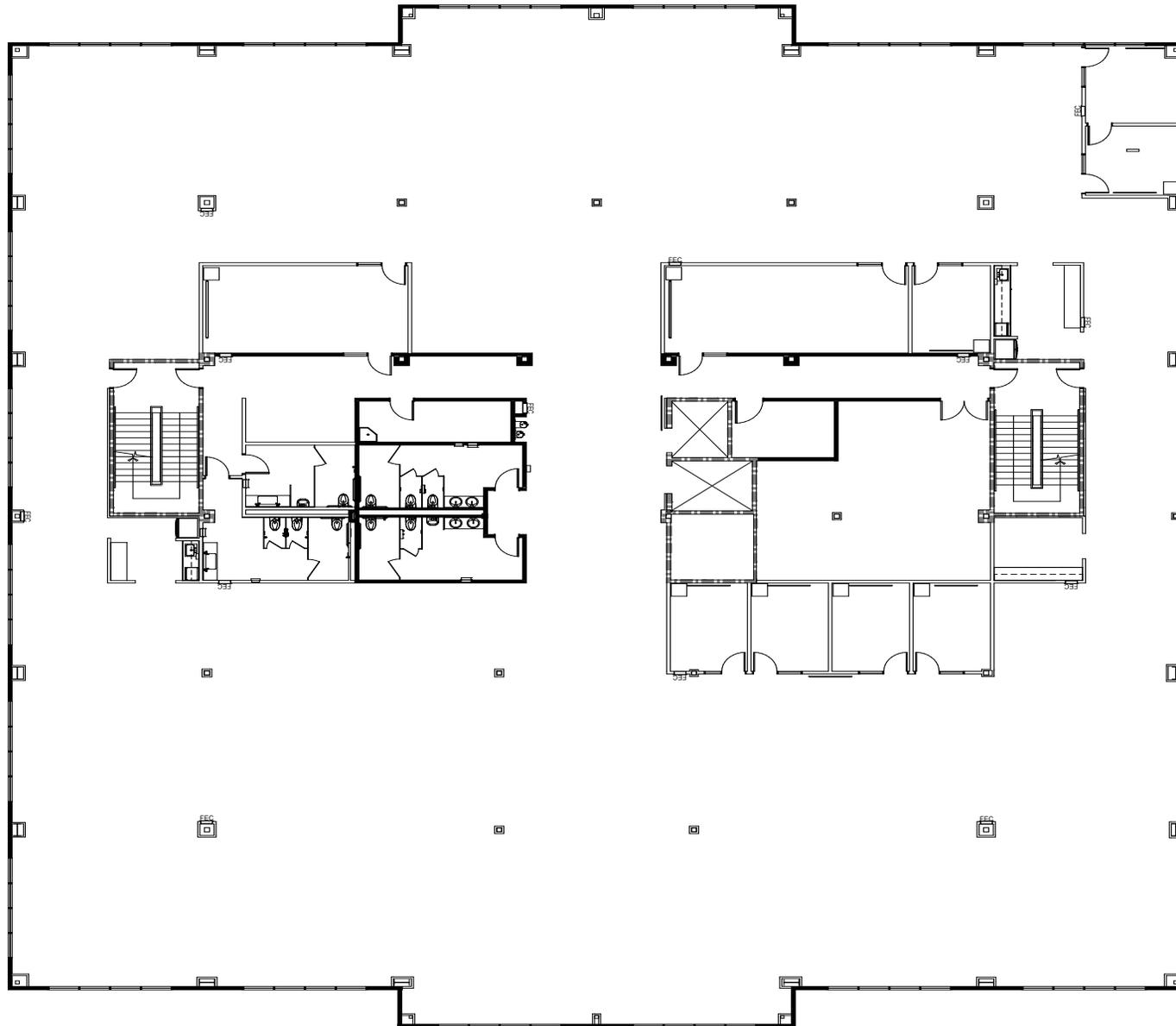
Floor Plans

FIRST FLOOR - 17,974 RSF



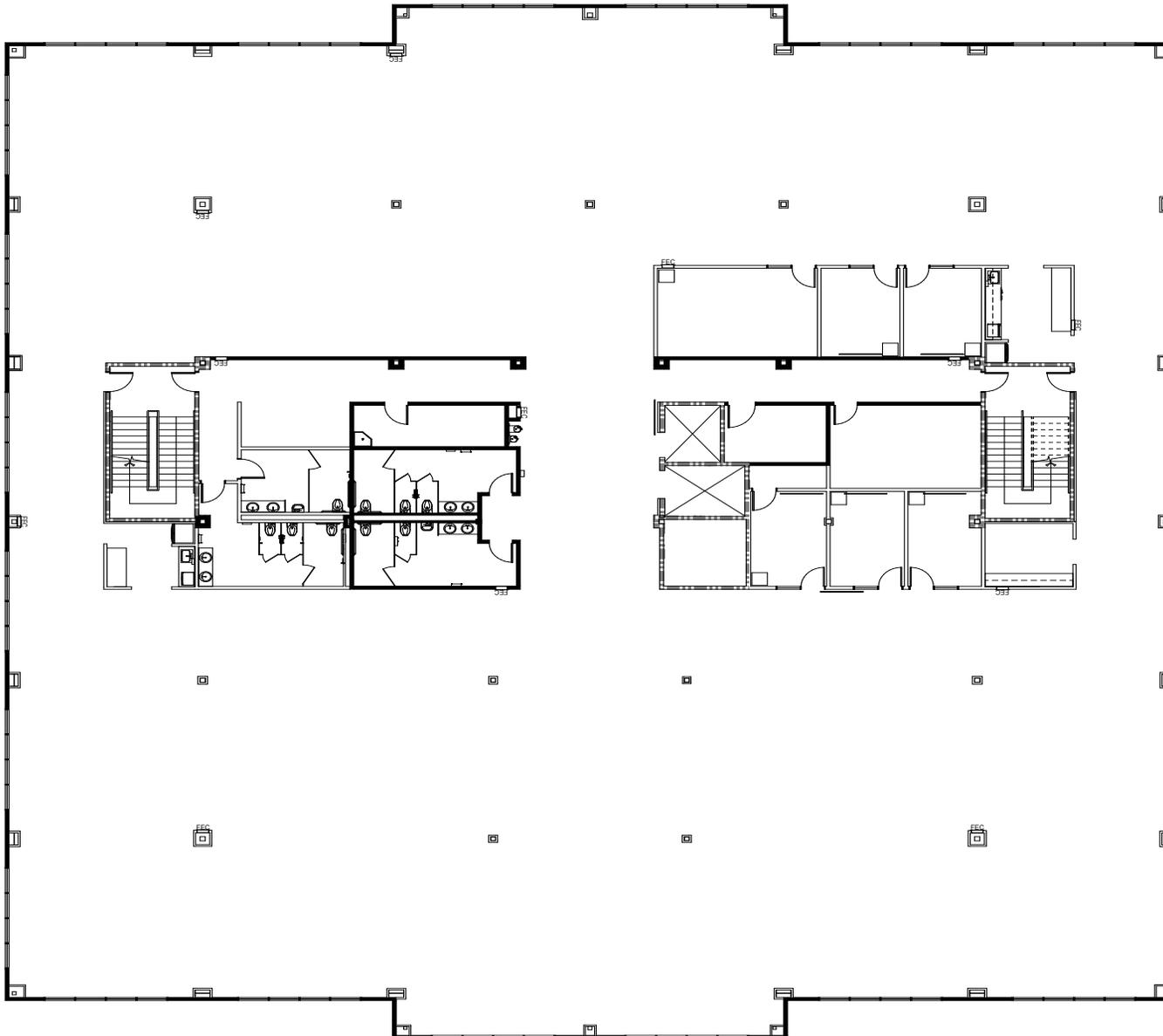
Floor Plans

SECOND FLOOR - 20,957 RSF



Floor Plans

THIRD FLOOR - 21,025 RSF



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