

FOR LEASE > OFFICE SPACE

# 1300 E. Shaw Avenue

FRESNO, CALIFORNIA



## Property Summary

Located on Shaw Avenue, just west of Sixth Street. Prime office space along the East Shaw corridor with abundant parking. This garden style complex consists of brick and stucco buildings with floor to ceiling exterior glass. Located in close proximity to popular restaurants, shopping centers, and financial institutions and offers easy access to both Freeways 41 and 168.

AGENT: BRETT TODD  
559 256 2439  
FRESNO, CA  
[brett.todd@colliers.com](mailto:brett.todd@colliers.com)  
BRE #01912244

AGENT: SCOTT BUCHANAN  
559 256 2430  
FRESNO, CA  
[scott.buchanan@colliers.com](mailto:scott.buchanan@colliers.com)  
BRE #01389446

COLLIERS INTERNATIONAL  
7485 N. Palm Avenue, #110  
Fresno, CA 93711  
[www.colliers.com/fresno](http://www.colliers.com/fresno)

FOR LEASE > OFFICE SPACE

# 1300 E. Shaw Avenue

FRESNO, CALIFORNIA

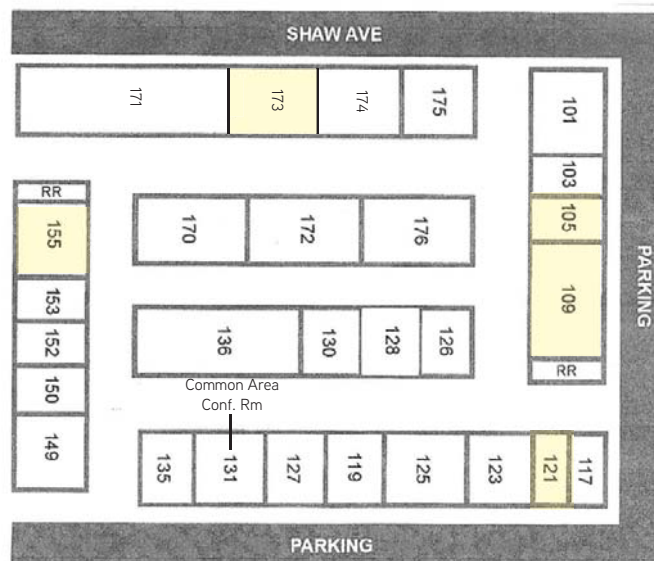
## Property Summary

- > Affordable Lease Rate for Quality East Shaw Office Space
- > Situated in the Heart of the East Shaw Financial District, Near CSUF
- > Easy Access to/from both Freeways 41 and 168
- > Located in Close Proximity to Several Amenities and Retail Services
- > Excellent Parking: Approximately 4.5 stalls per 1,000 square feet of leasable space
- > Common Area Conference Room for Tenant use
- > Lease Rate: \$1.45 PSF, modified gross. Includes water, sewer, trash and P.G.&E.



*Common Conference Room*

SUITE	RSF	RATE/RSF/MO	COMMENTS
105	765	\$1.45 Modified Gross	Three private offices.
109	2,366	\$1.45 Modified Gross	Large open area and four private offices.
121	1,200	\$1.45 Modified Gross	Four private offices, open area and wet bar.
155	2,122	\$1.45 Modified Gross	Lobby, reception area, breakroom, treatment/private offices and restroom.
173	1,643	\$1.45 Modified Gross	Two private offices and large open bullpen area.



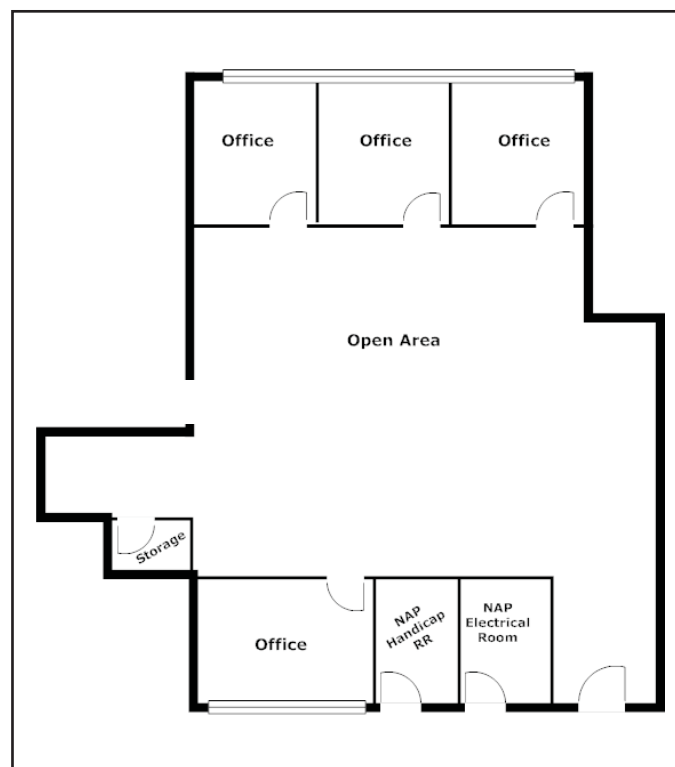
This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2014. All rights reserved.



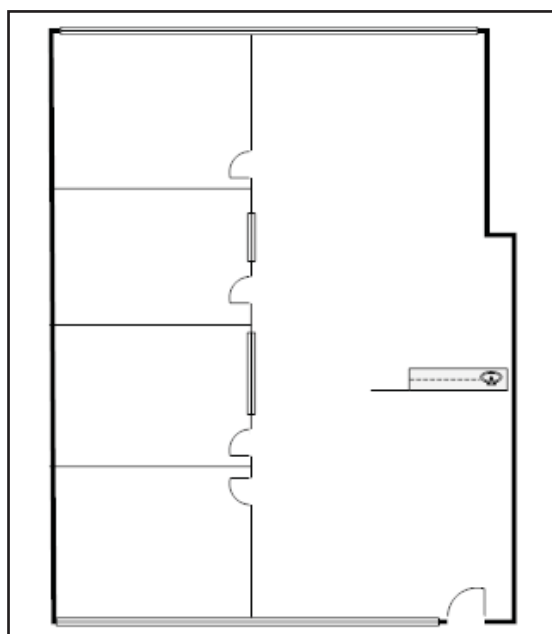




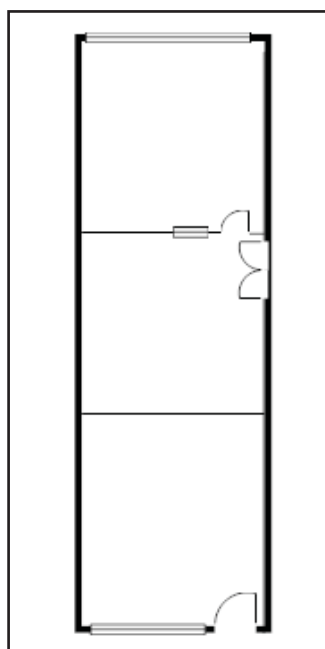
**Suite 155: 2,122 RSF**



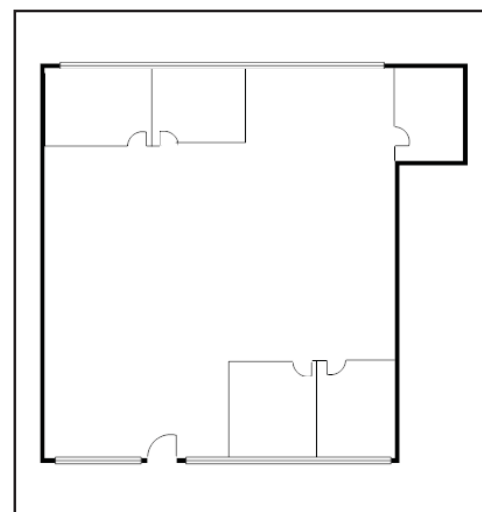
**Suite 173: 1,643 RSF**



**Suite 121: 1,200 RSF**



**Suite 105: 765 RSF**



**Suite 109: 2,366 RSF**  
*Available May 2017*

## Floor Plans Not to Scale

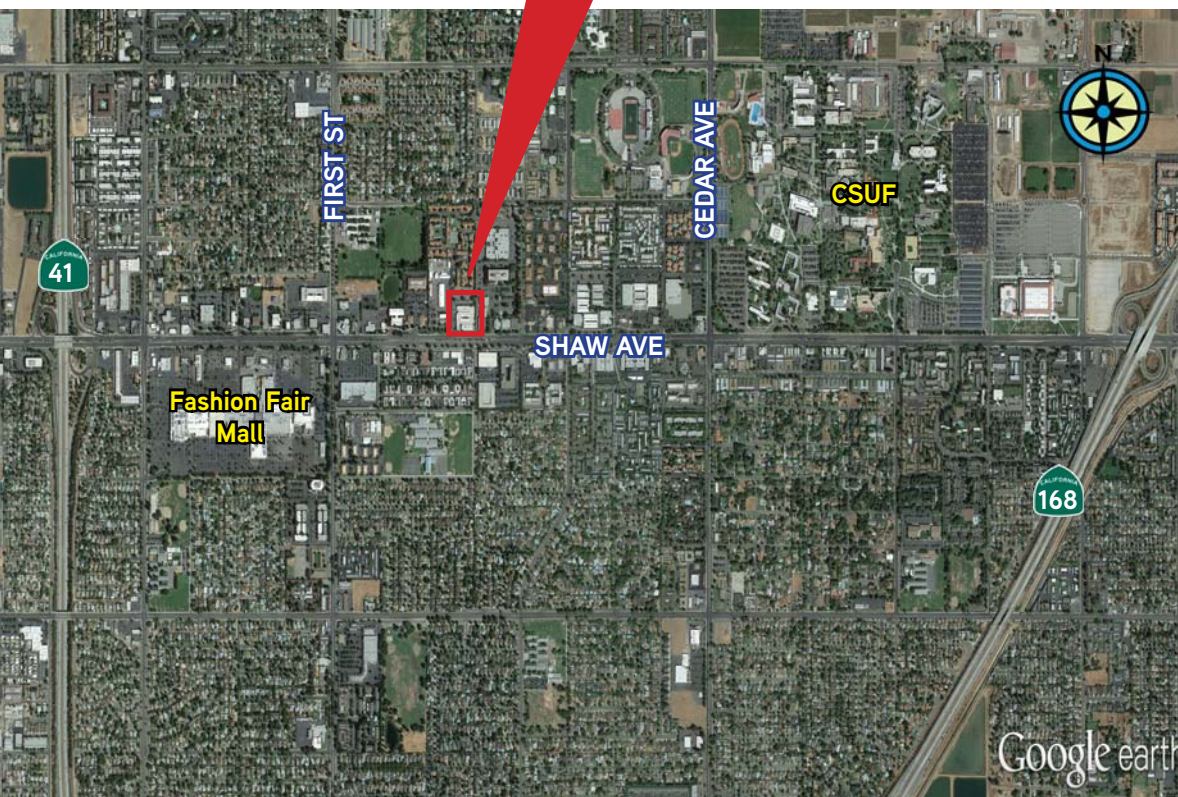
This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2014. All rights reserved.



FOR LEASE > OFFICE SPACE

# Aerial

1300 E. SHAW AVENUE, FRESNO, CALIFORNIA



## Contact Us

AGENT: BRETT TODD  
559 256 2439  
[brett.todd@colliers.com](mailto:brett.todd@colliers.com)  
BRE #01912244

AGENT: SCOTT BUCHANAN  
559 256 2430  
[scott.buchanan@colliers.com](mailto:scott.buchanan@colliers.com)  
BRE #01389446

**COLLIERS INTERNATIONAL**  
7485 N. Palm Avenue, #110  
Fresno, CA 93711  
[www.colliers.com/fresno](http://www.colliers.com/fresno)

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2014. All rights reserved.

