

OFFICE FOR LEASE

FUNCTIONAL MEDICAL OFFICE SPACES IN FRESNO, CA

3727 N First St, Fresno, CA 93726



OFFERING SUMMARY

AVAILABLE SF:	1,233 - 1,774 SF
LEASE RATE:	\$1.00 - 1.25 SF/month (MG)
LOT SIZE:	28,755 SF
BUILDING SIZE:	8,085 SF
ZONING:	CO - Office Commercial
MARKET:	Central Fresno
SUBMARKET:	Manchester

PROPERTY HIGHLIGHTS

- Multiple Medical Office Spaces Available!
- Various Floorplans: \pm 1,233 SF to \pm 1,817 SF Available
- Functional Existing Layout | Move-In Ready Condition
- Quality Tenant Mix in the Building
- Private Offices, Open Rooms, Multiple Entrance Points
- Ample Parking and Mature Landscaping
- Easy Access | Separate Suites | Multiple Configurations
- Busy & Established Corridor w/ Retail Growth
- Close Proximity to Traffic Generators
- Convenient Location Off Corner Parcel Provides Excellent Visibility
- Ethernet/Phone Connections & High Speed Internet Ready
- Tenant Improvement Available | Free Rental Concessions Available
- Located Near Professional Offices, Banks, Restaurants & Shopping
- Well-Known Freestanding Office Building Off Corner Location

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PROPERTY OVERVIEW

±1,233-1,817 SF of medical office spaces located off N First Street in Fresno, CA. There are 3 spaces available that included: Suite #106 has ±1,817 SF and features a reception, waiting area, check in counter, 2 private offices, 7 exam rooms lab area and 2 restrooms. Suite #101 has ±1,233 SF and features a reception, waiting area, 4 exam rooms, break-room, lab room, storage and restroom. Suite #103 has ±1,774 SF and features an open reception area, waiting room, multiple private offices, lab, nurses station, work area, three private restrooms and storage area (previous orthodontist office). There are 27 parking spaces (1 ADA), and 15 spaces in front of the building providing ample parking. This building is located on a corner parcel which, provides excellent visibility, and secured via Iron security gates/LED parking lights. New roof/insulation in 2018, all HVAC's less than 10 years old, and interior offers various configurations.

LOCATION OVERVIEW

This free-standing medical office building is proximity located on the northwest corner of North First Street and Garland Avenues. This prime location provides excellent First Avenue exposure and signage, easy accessibility to Freeway 41 on and off ramps, and close proximity to shopping, restaurants and banking.

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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM
Suite 103	Medical	\$1.00 SF/month	Modified Gross	1,774 SF	Negotiable
Suite 106	Medical	\$1.25 SF/month	Modified Gross	1,817 SF	Negotiable
Suite 101	Medical	\$1.25 SF/month	Modified Gross	1,233 SF	Negotiable

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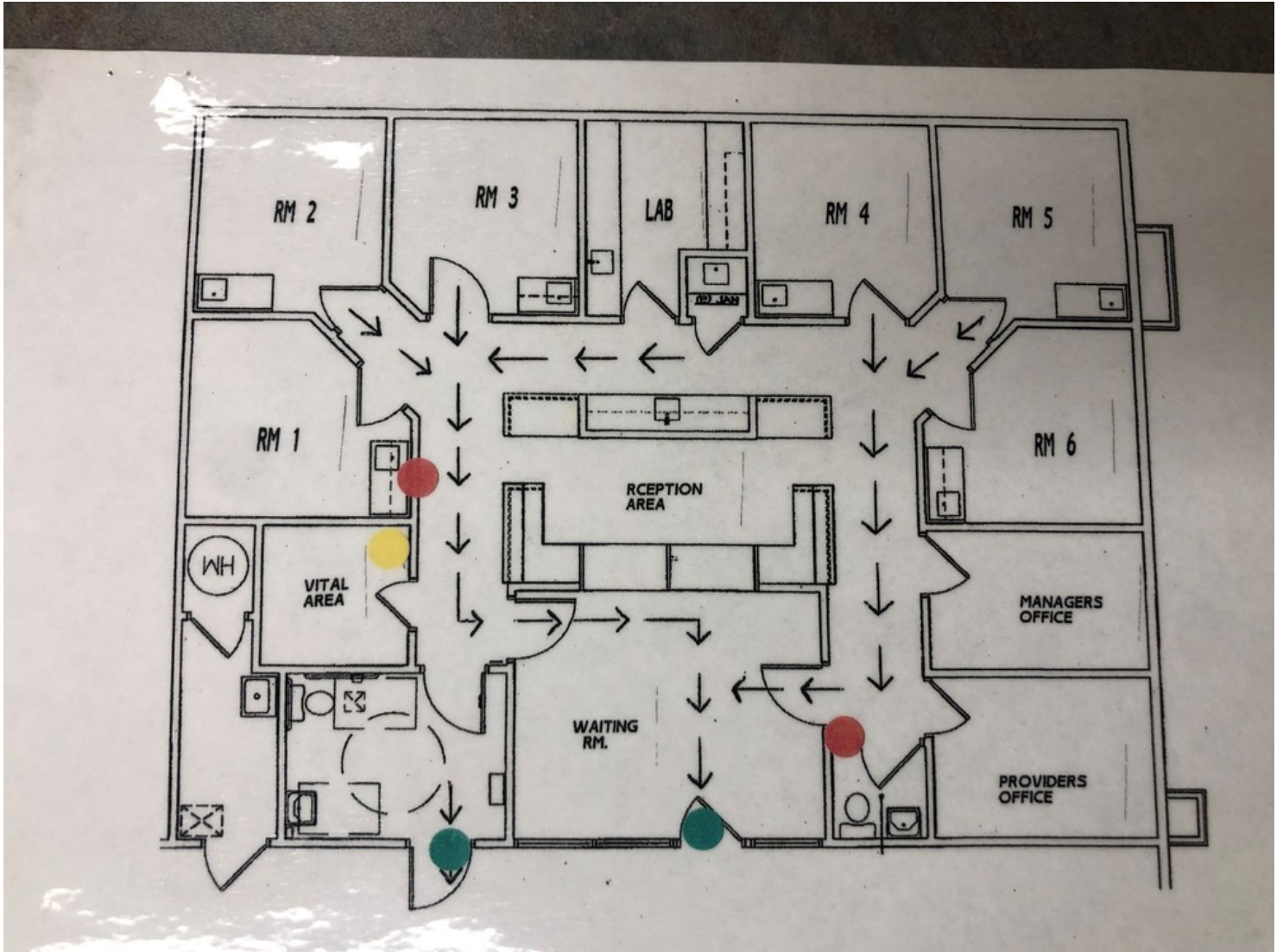
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SUITE #106

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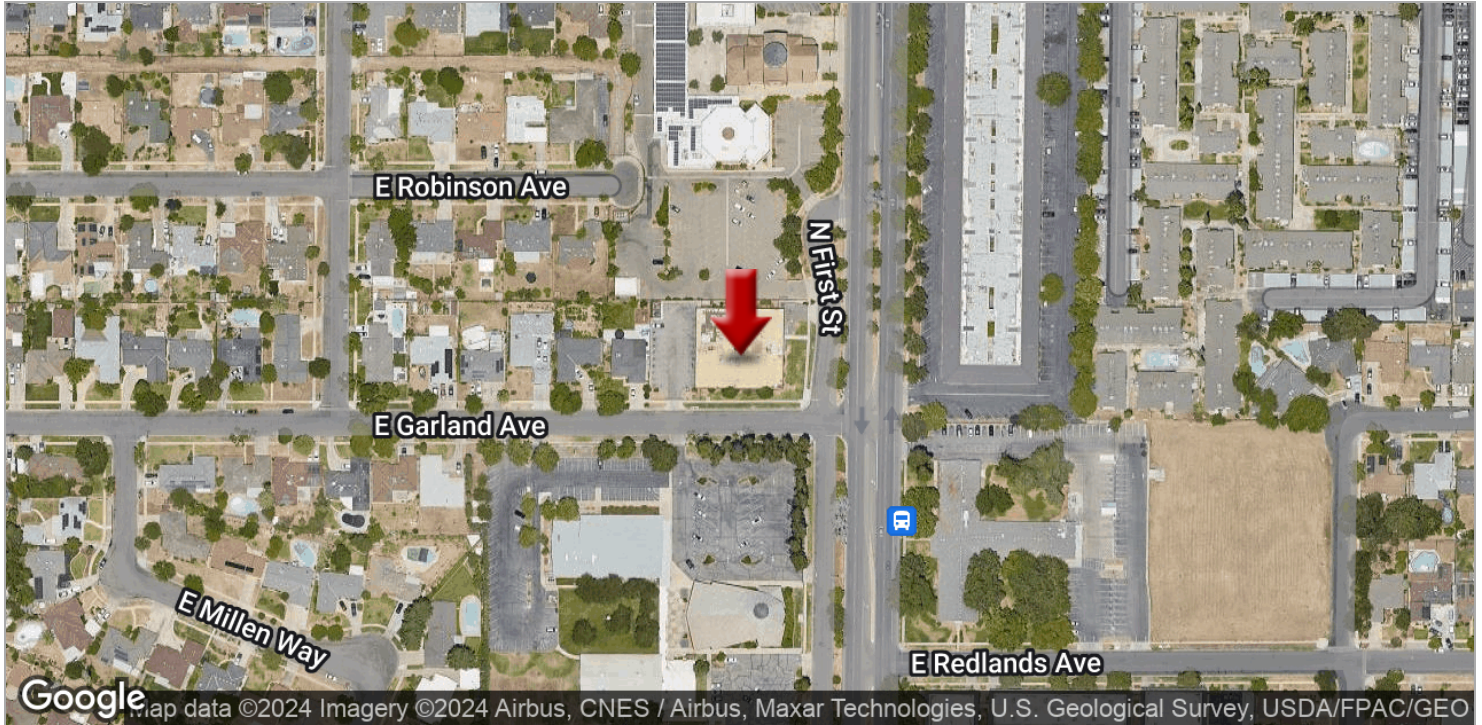
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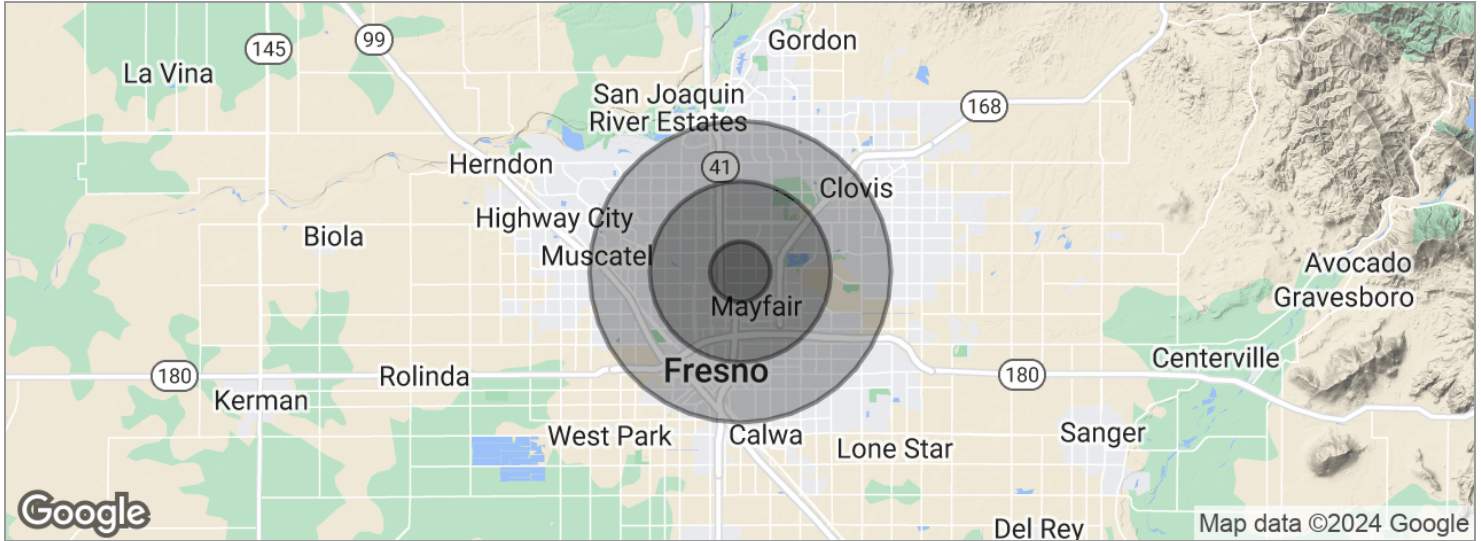
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	22,383	173,476	432,419
Median age	29.7	28.8	30.2
Median age (male)	30.4	28.1	29.1
Median age (Female)	29.7	29.8	31.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	7,377	57,660	142,478
# of persons per HH	3.0	3.0	3.0
Average HH income	\$41,846	\$47,297	\$49,646
Average house value	\$181,270	\$247,403	\$260,399
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	49.4%	48.8%	48.4%
RACE (%)	1 MILE	3 MILES	5 MILES
White	52.5%	54.5%	55.3%
Black	6.3%	6.2%	6.7%
Asian	12.3%	12.5%	10.6%
Hawaiian	0.0%	0.1%	0.1%
American Indian	0.7%	1.0%	1.2%
Other	22.0%	21.0%	21.8%

* Demographic data derived from 2020 ACS - US Census

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