



## EAST SHAW CORRIDOR OFFICE FOR LEASE

± 1,020 SF  
± 4,075 SF  
AVAILABLE

# 1535 E. SHAW

FRESNO, CA

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## 1535 E. SHAW

### OFFICE SPACE AVAILABLE

Discover the perfect location for your business at 1535 E Shaw, situated on the bustling Shaw corridor with seamless access to Hwy 41 or Hwy 168.

Benefit from the convenience of nearby amenities, including dining, shopping, and professional services, all within a vibrant business community. Elevate your business presence with a prestigious address and enjoy the ease of connectivity and visibility that comes with this strategic location.

### PROPERTY INFORMATION

|                  |                                 |
|------------------|---------------------------------|
| Lease Rate:      | \$1.35 PSF                      |
| Lease Type:      | Modified Gross                  |
| Available Space: | Suite 100: ±4,075 SF            |
|                  | Suite 103: ±1,020 SF            |
| Year Built:      | 1978                            |
| Parking:         | Parking lot in back of building |
| Zoning:          | CMX (Corridor/Center Mixed Use) |

- High traffic area
- Easy access to Hwy 41 & 168
- Close proximity to amenities
- Mature Landscaping

# AERIAL – SITE PLAN





# NEIGHBORHOOD AERIAL MAP

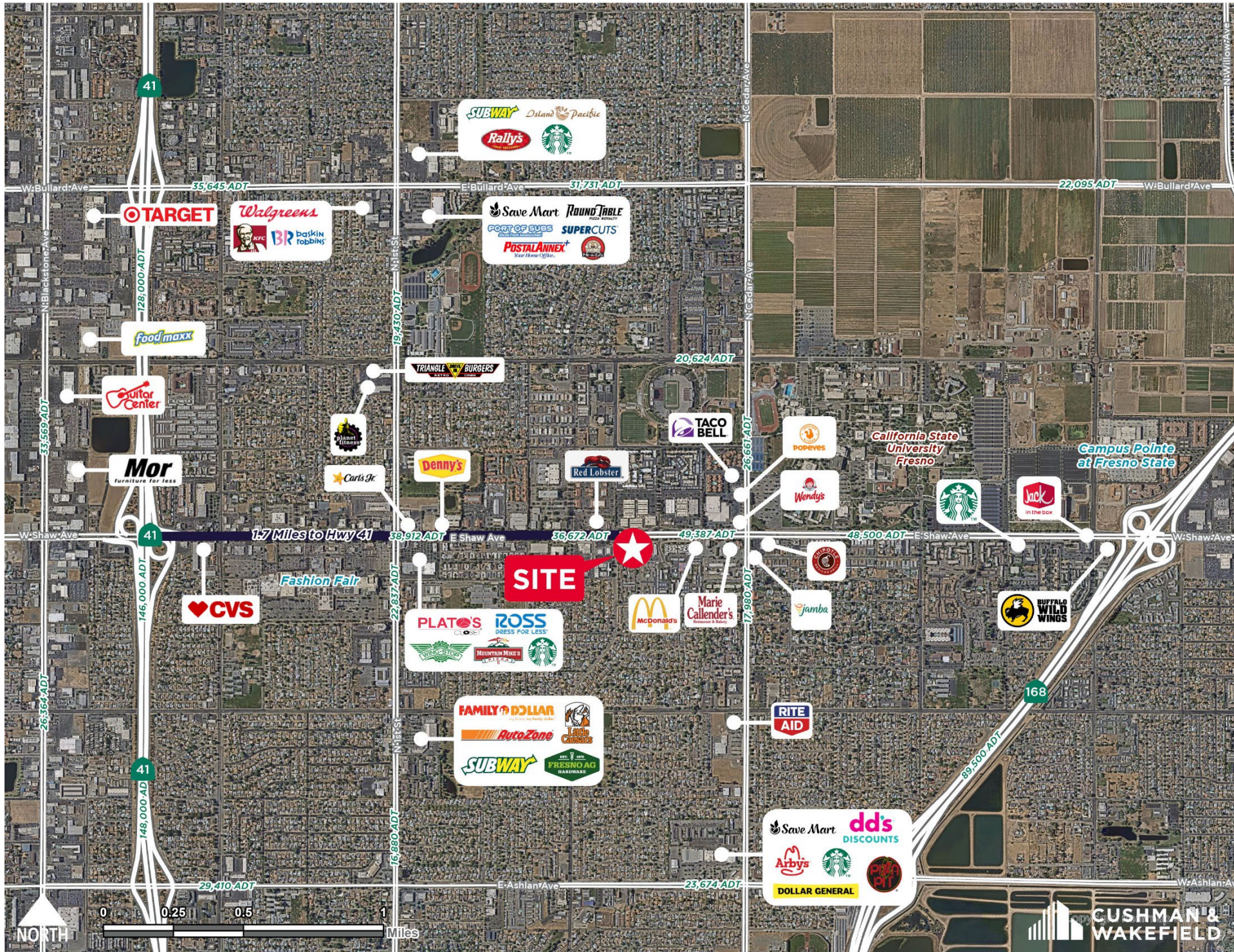




PHOTO GALLERY







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