

747
R STREET
Fresno, California

**For Lease
OFFICE**

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// PROPERTY FEATURES



GREAT DOWNTOWN LOCATION

- ON-SITE FOOD COURT
- BRAND NEW BUILD OUT
- MODERN EFFICIENT WORKSPACE
- ANCHORED BY CITY OF FRESNO
- FURNISHED SPACE OPTIONAL



AVAILABLE SPACE

- $\pm 10,746$ SF – 1st OFFICE SPACE
- $\pm 15,544$ SF – 1st OFFICE SPACE
- $\pm 26,290$ SF – 1st FLR SPACE TOTAL
- OFFICE SPACE DEMISABLE
- $\pm 12,401$ SF – BASEMENT SPACE



EASY HWY ACCESS TO 41, 168, 99 & 180



LEASE RATE: \$2.00/sf/mo.
NNN LEASE



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// BUILDING INFORMATION

BUILDING SIZE

±73,737 SF

AVAILABLE SPACE

OFFICE 1,000 SF – 26,290 SF
BASEMENT 12,401 SF

LEASE RATE

\$2.00/sf/mo.

LEASE TYPE

NNN

SITE SIZE

1.3 ACRES

YEAR RENOVATED

2022

STORIES

2

CONSTRUCTION

MASONRY

ZONING

DTG (DOWNTOWN GENERAL)

ELEVATORS

1 PASSENGER

LIGHTING

HIGH-EFFICIENCY LED

SPRINKLERS

YES

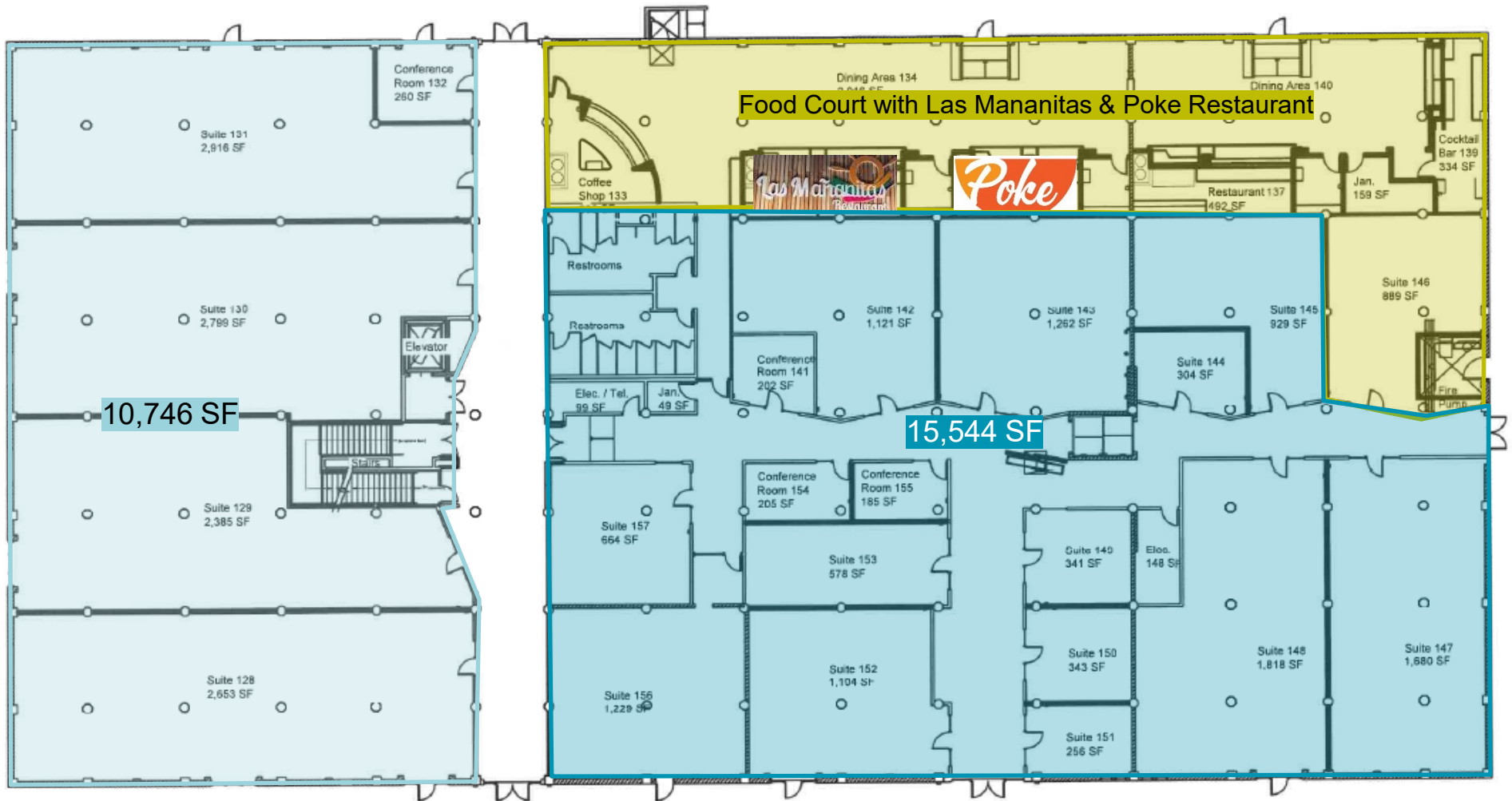
FURNITURE

YES



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// FLOOR PLANS



Food Court – 7,949 SF

Northside – 10,746 SF

Southside – 15,544 SF

Combined Entire 1st Floor – 26,290 SF

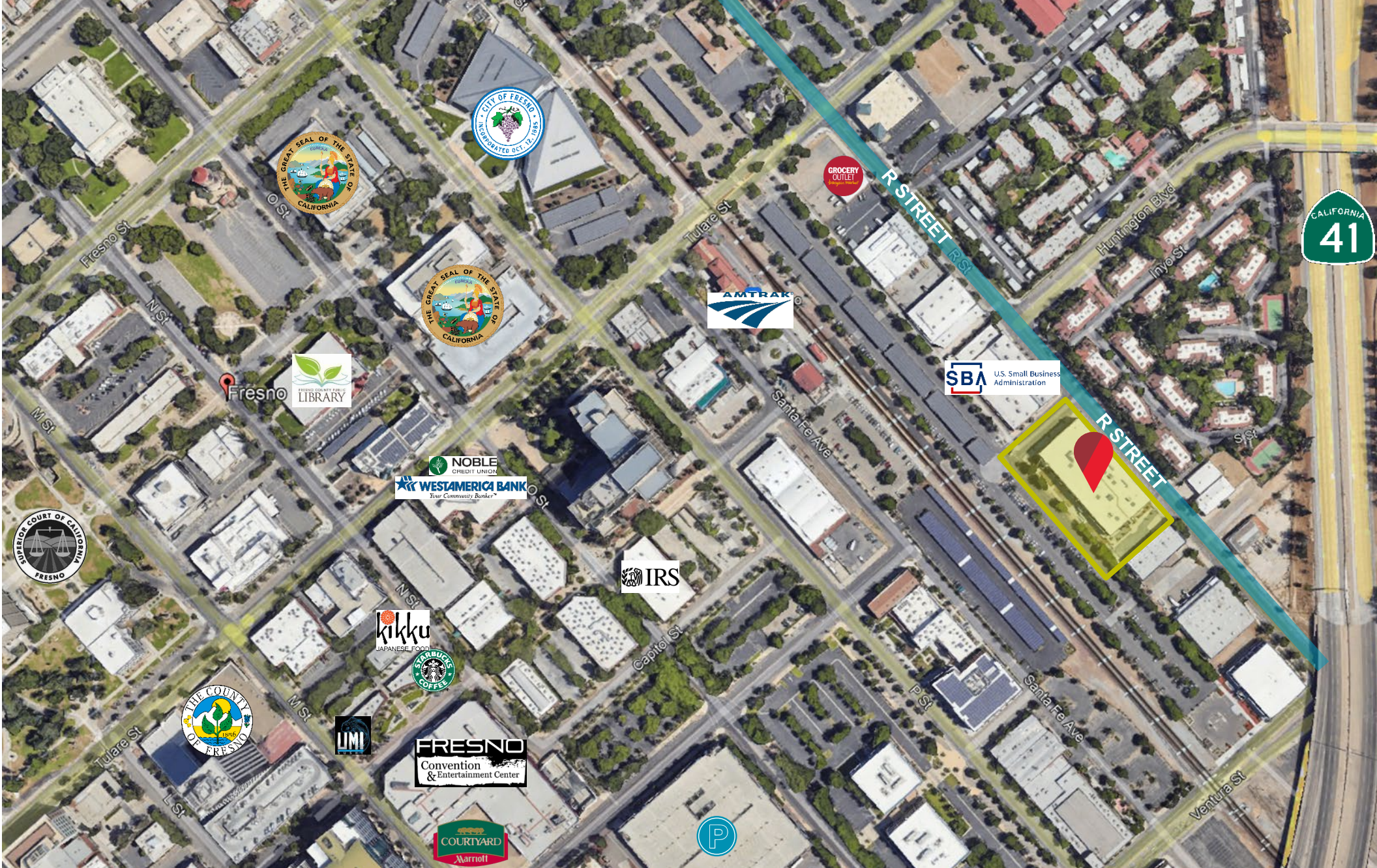


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// FLOOR PLANS

Basement Area:
12,401sf





COMMUNITY AERIAL MAP



SITE: 747 R STREET

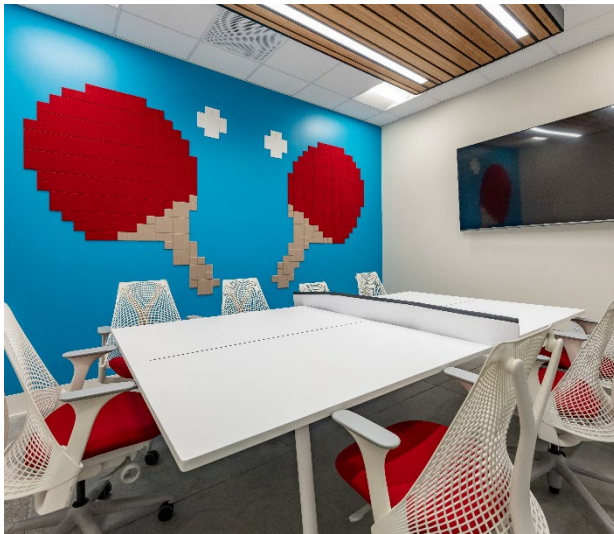
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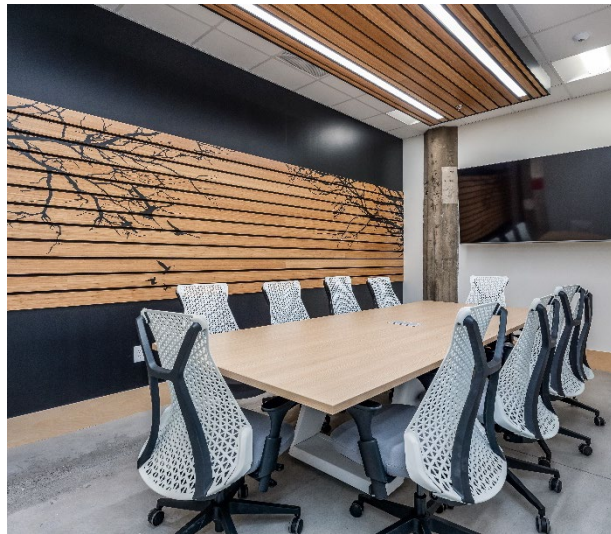


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// GALLERY



CONFERENCE ROOM



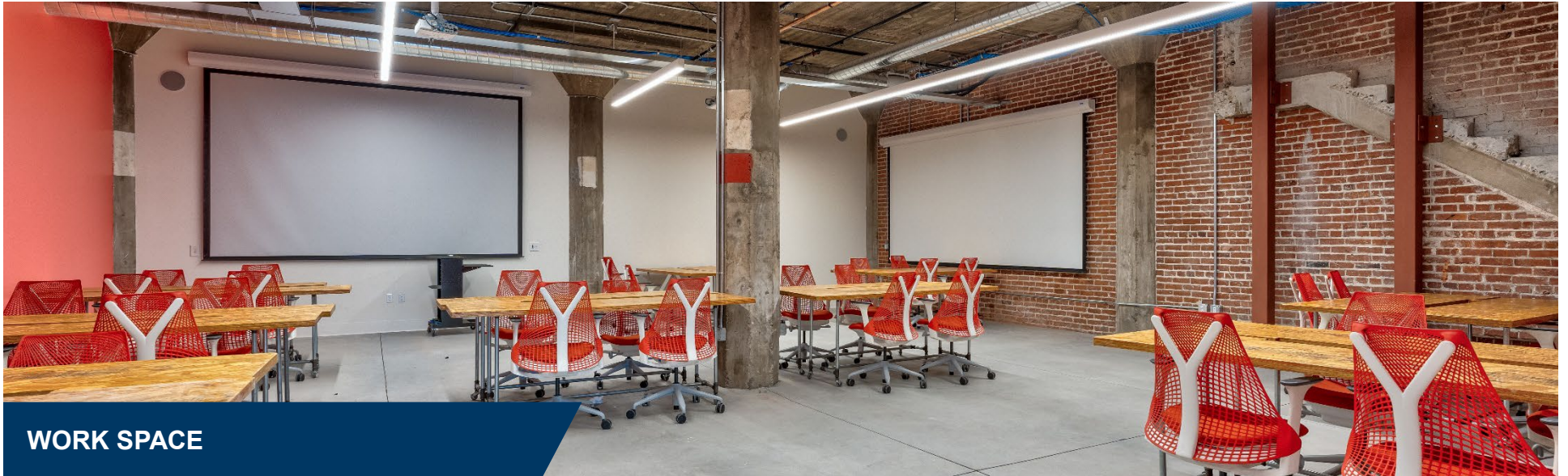
CONFERENCE ROOM



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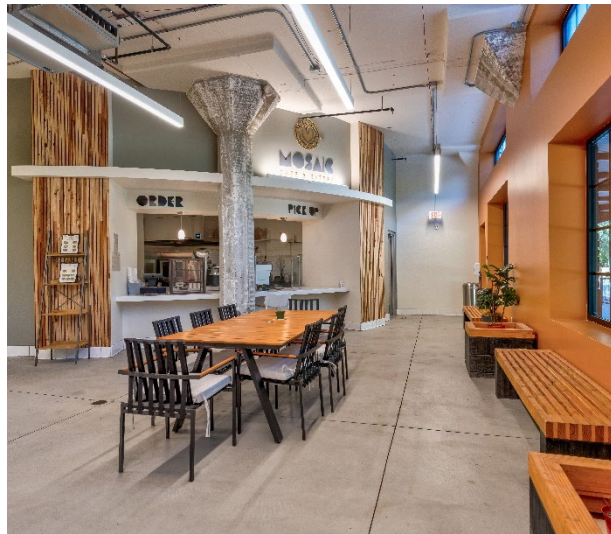
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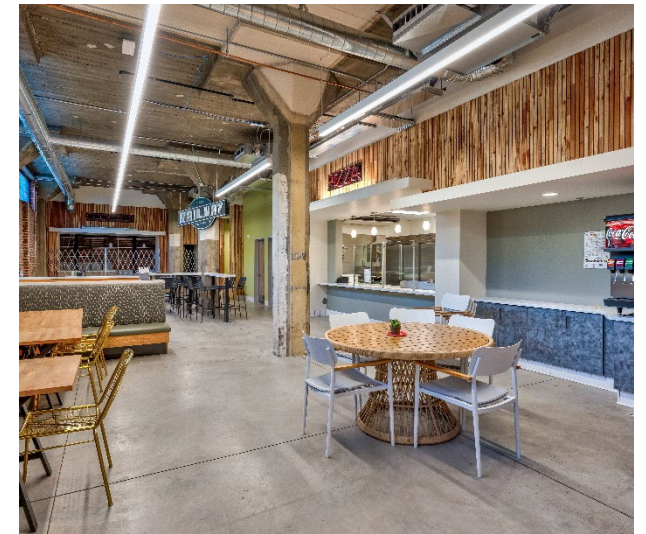
WORK SPACE



RECEPTION



ONSITE FOOD COURT



FOOD COURT

// GALLERY



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// CONTACT

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