

51,264 SF OFFICE SPACE

5104 N
BLYTHE

FRESNO, CALIFORNIA

BETWEEN 17TH & 18TH STREETS

EXCLUSIVE LEASING AGENT



**CUSHMAN &
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5104 N BLYTHE

PROPERTY OVERVIEW

5104 N. Blythe is 100% vacant and was most recently occupied by a national call center.

The building is elevator served, has excess power with a backup generator and can be easily bifurcated to accommodate flexibility in tenancy and square footage requirements.

The **Parking Lot** adjacent to the building includes 298 surface stalls, has lighting, and features two points of ingress and egress. This adjacent lot can be used to either expand the total parking count to 485 stalls, or as potential future buildable space.

OFFICE SPACE AVAILABLE

Lease Rate	\$1.35 - \$1.40 PSF
Lease Type	NNN
SF Available	±51,264 SF
Divisible to	±12,500 SF
Stories	2
Year Built	1998
Parking	187 stalls (3.65/1,000) ability to expand to 485 (9.5/1,000) with adjacent parking lot spaces
APN	509-091-37S & 509-091-36S
Zoning	RMX (Regional Mixed Use)
Use	Office
Construction	Reinforced Concrete

5104 N
BLYTHE

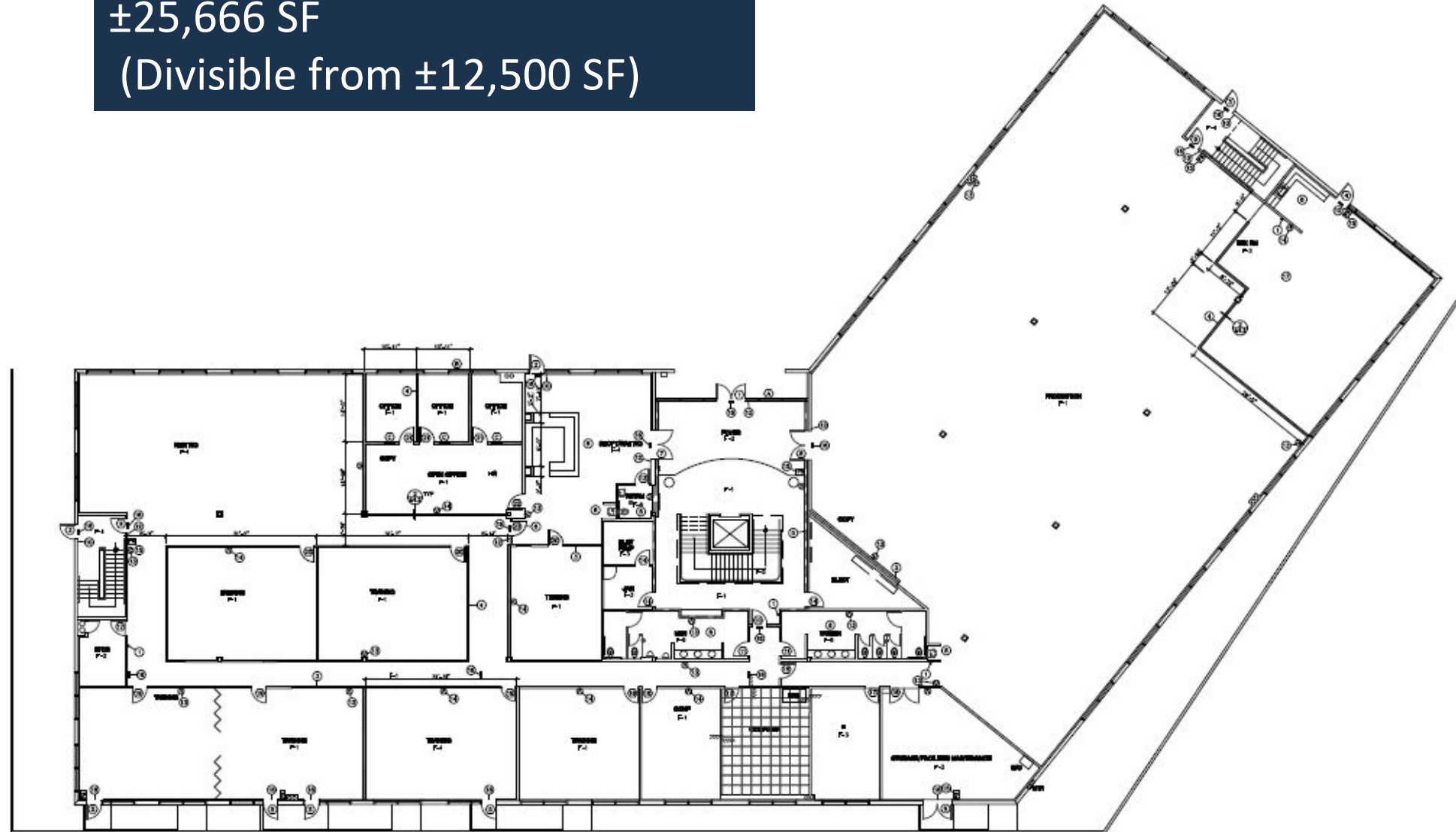
POTENTIAL EXPANDED PARKING
OR
POSSIBLE BUILDABLE DEVELOPMENT SPACE



1ST FLOOR GROUND FLOOR

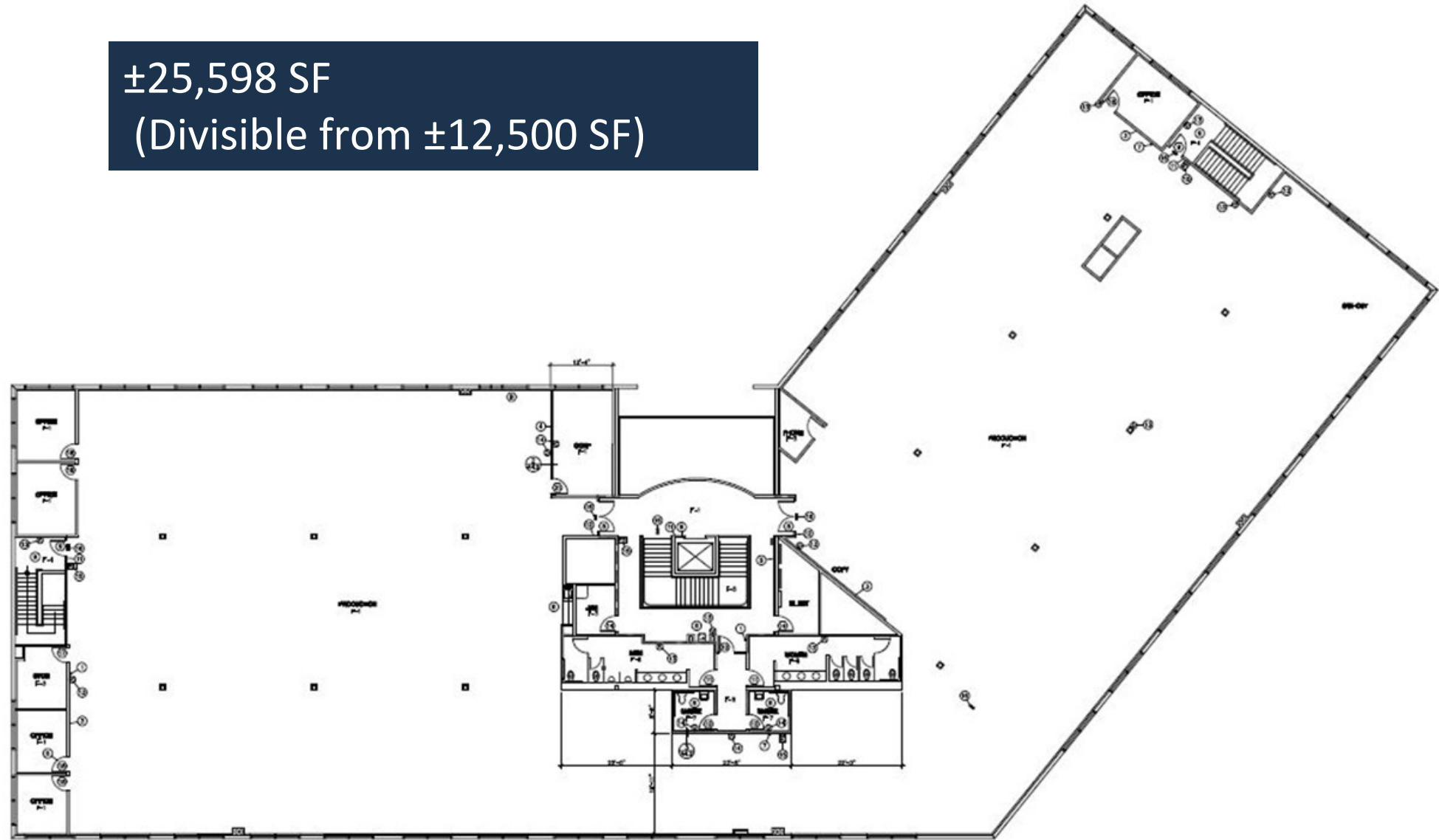
FLOOR PLAN

±25,666 SF
(Divisible from ±12,500 SF)



**2nd FLOOR
TOP FLOOR
FLOOR PLAN**

**±25,598 SF
(Divisible from ±12,500 SF)**

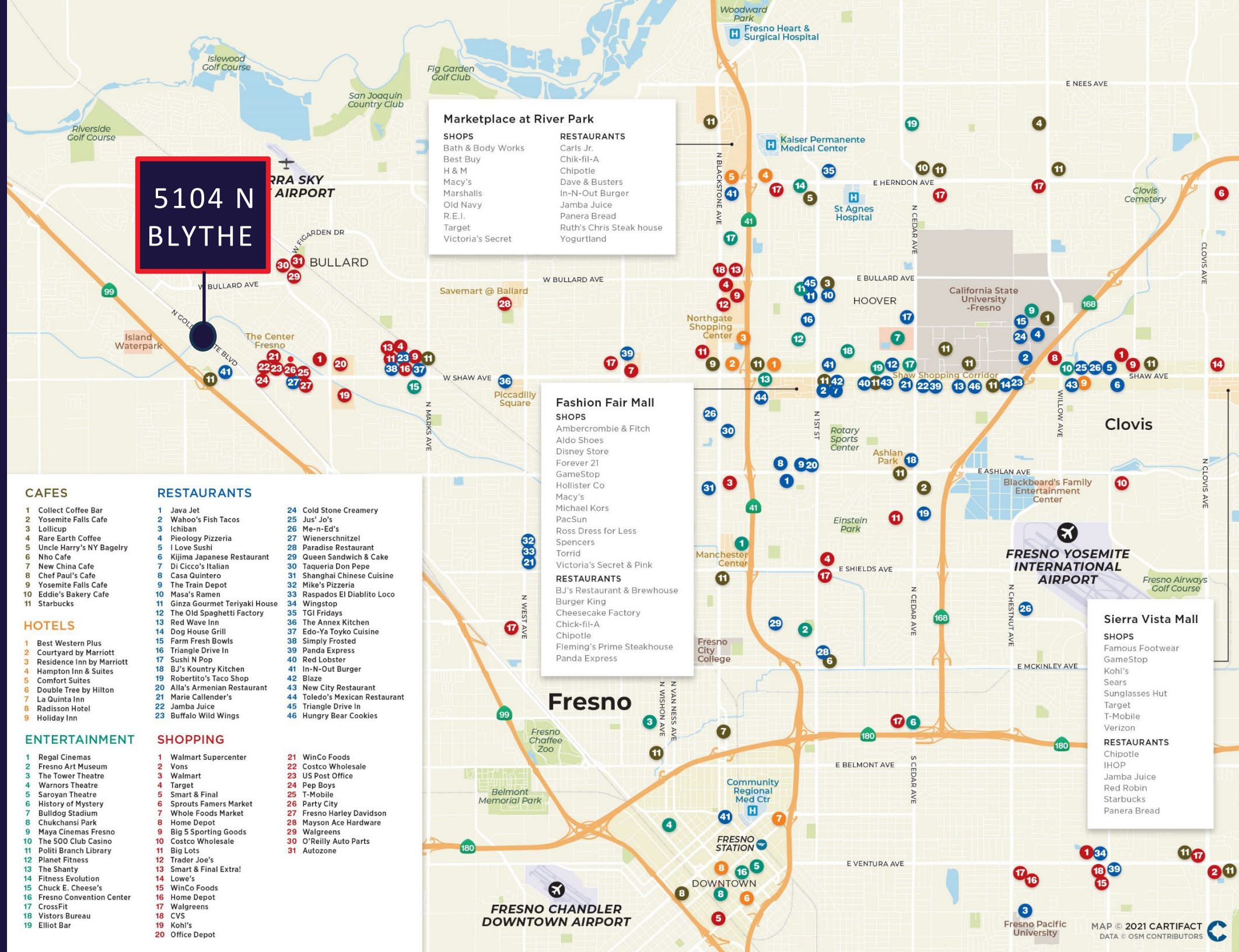


NEIGHBORHOOD AERIAL



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AREA AMENITIES MAP



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PHOTOS



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