

FOR LEASE OR SALE



1333 + 1385  
EAST SHAW AVENUE



# PROPERTY HIGHLIGHTS

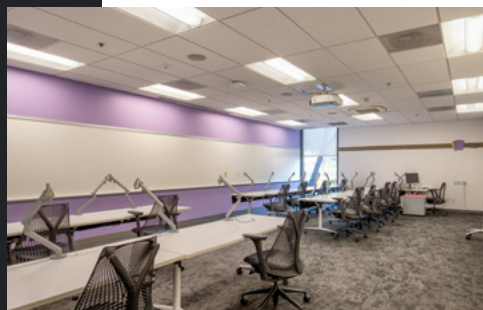
## 2 OFFICE BUILDINGS

1333 East Shaw Avenue: ±29,613 SF

1385 East Shaw Avenue: ±97,387 SF

Total Square Footage: ±127,000 SF

- Lease Rate: Inquire with Broker
- Sale Price: Inquire with Broker
- Lot size: 8.69 Acres
- Year built: 1984
- Zoning: CMX
- Recently remodeled
- On-site parking garage 7/1,000
  - Surface parking and parking garage
  - Gated parking
- LED lighting throughout
- ADA Accessible Interior bathrooms
- Raised floor for data center
- Signage Available
- Tenant Improvements available



# SITE PLAN

SHAW AVENUE

1333

1 STORY BRICK / STUCCO BLD.  
±29,613 SF

1385

2 STORY GLASS / STUCCO BLD  
± 97,387 SF  
(48,694 SF PER FLOOR)

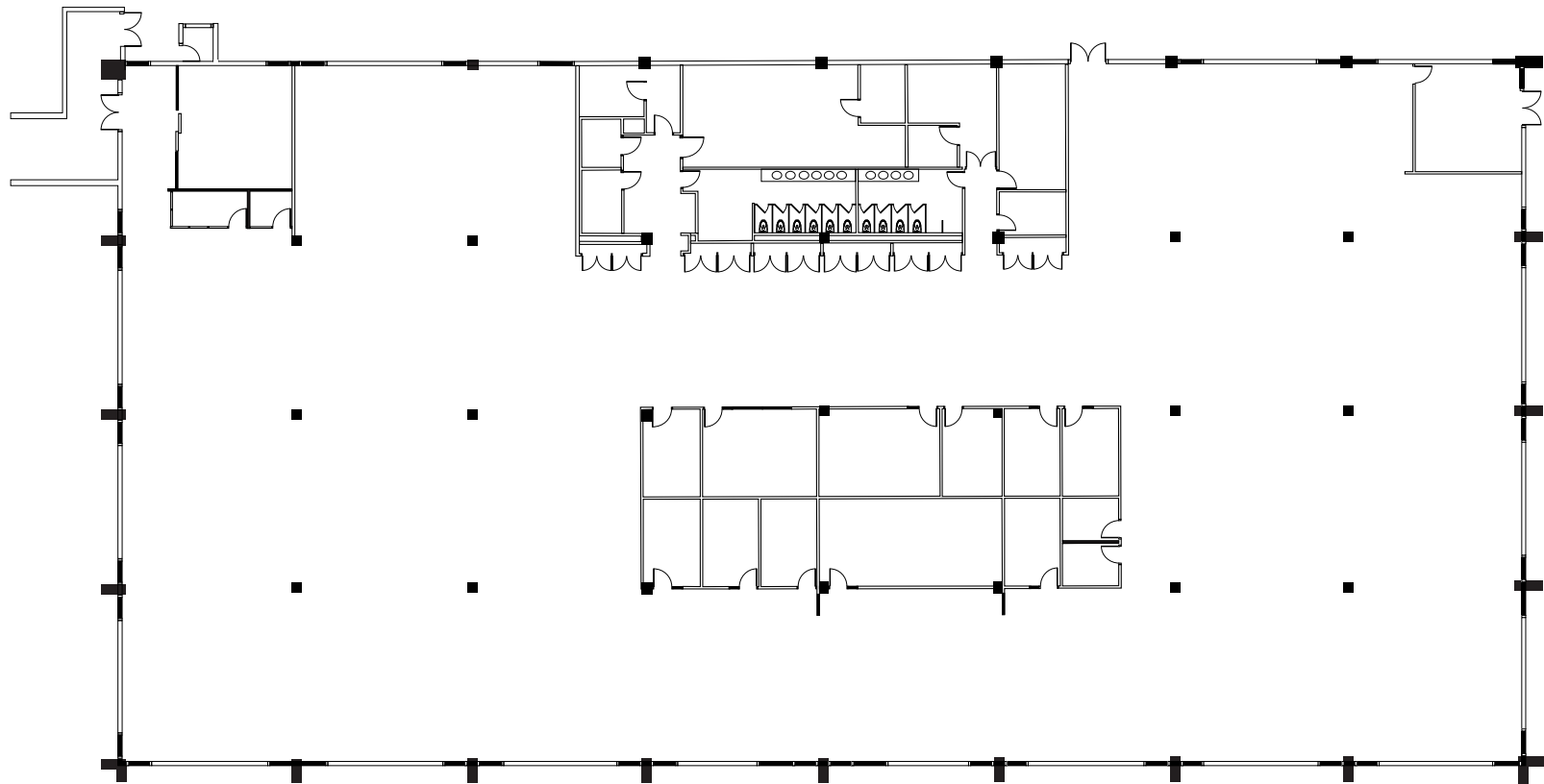
P  
1365

3 LEVEL PARKING STRUCTURE

FOURTH STREET

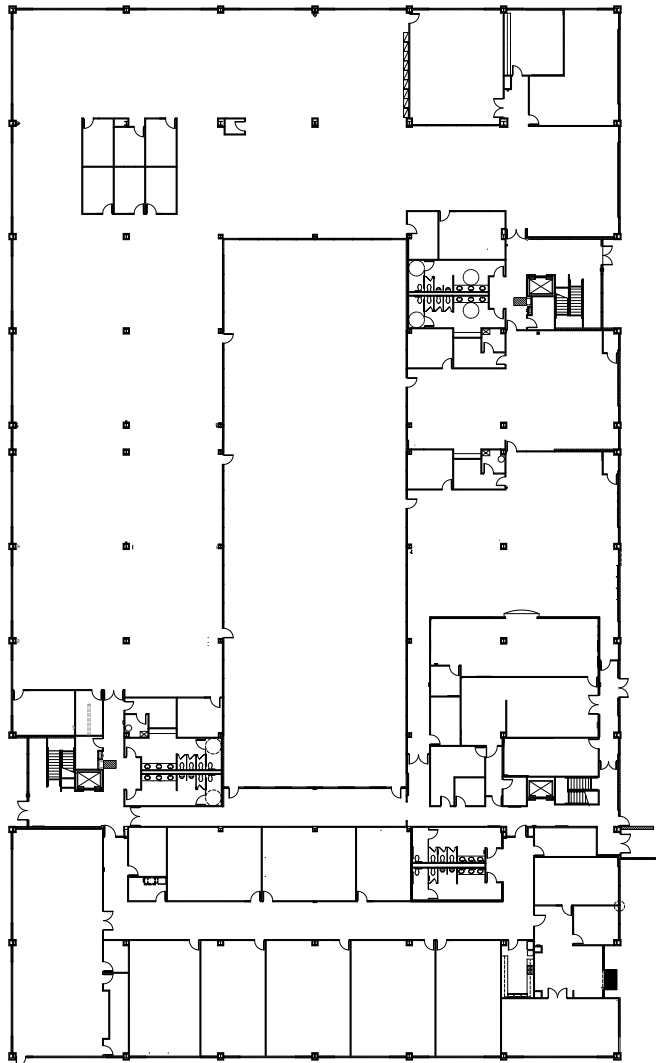
1333 EAST SHAW AVE.  
**BUILDING 1**

1ST FLOOR | 29,613 SF

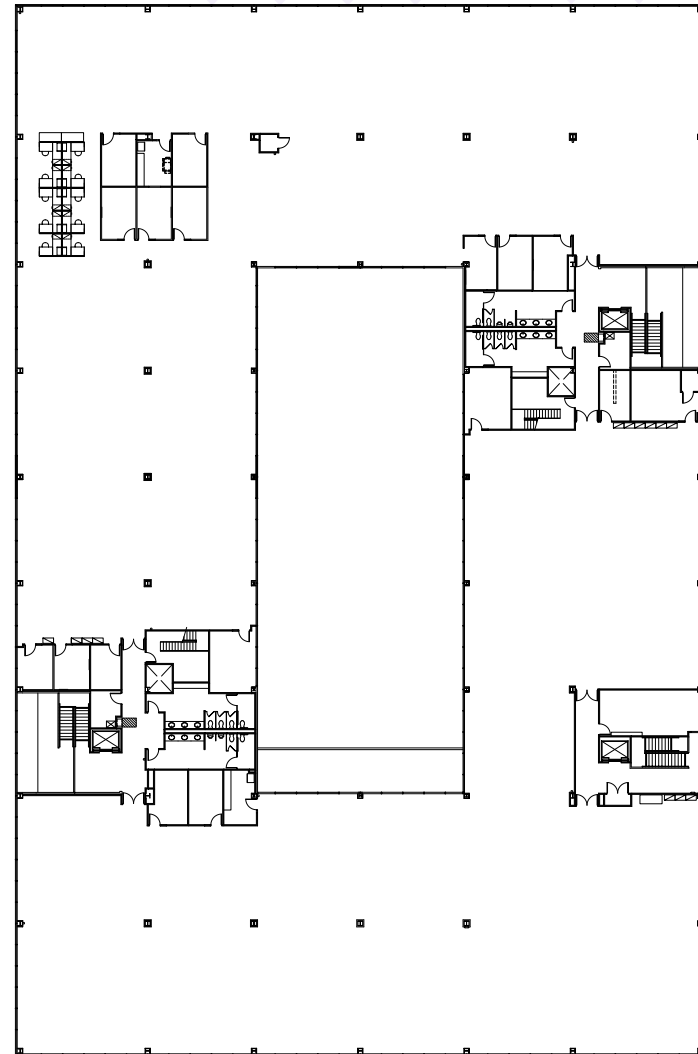


1385 EAST SHAW AVE.  
**BUILDING 2**

1ST FLOOR | 48,694 SF



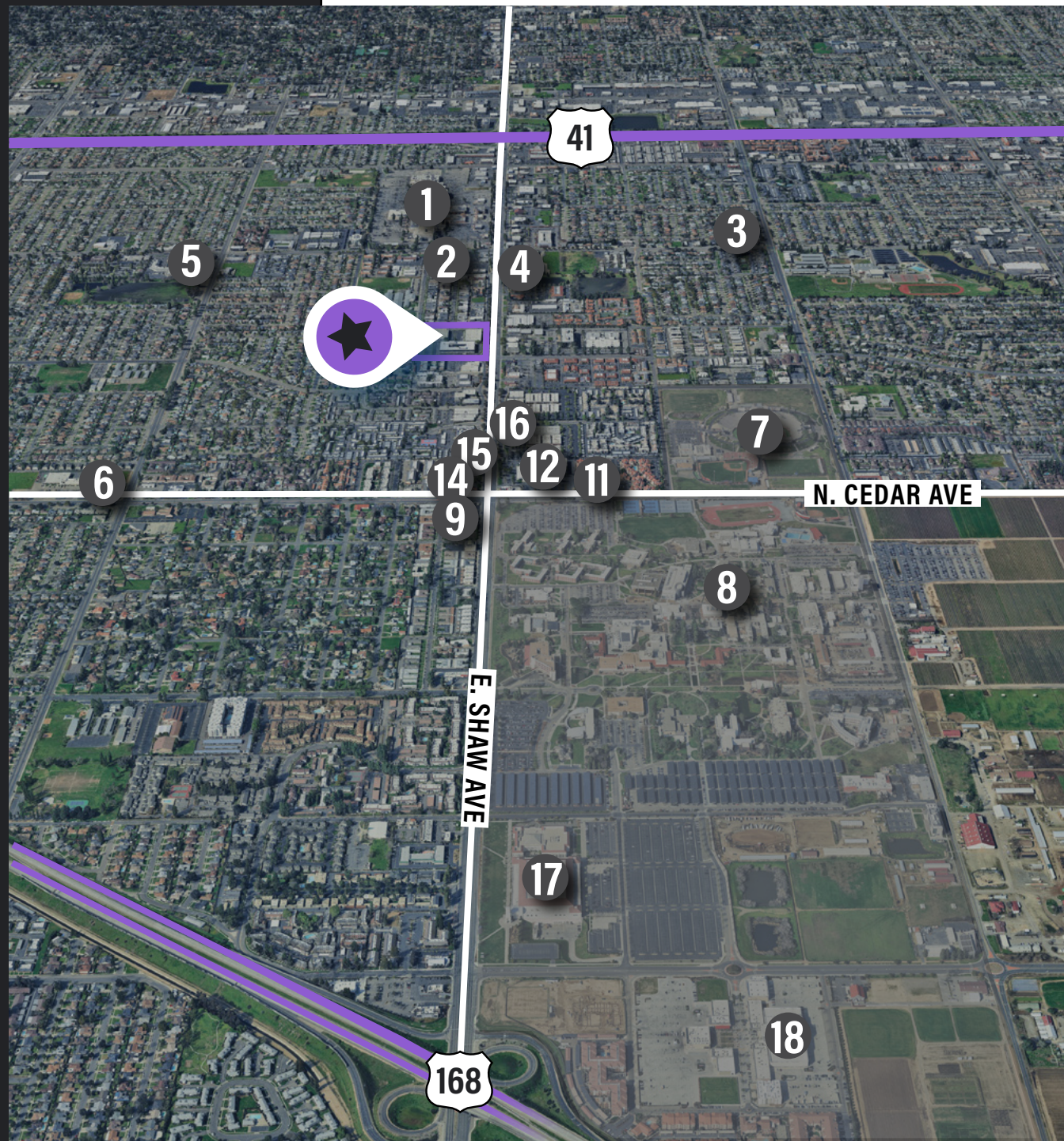
2ND FLOOR | 48,694 SF





# NEARBY AMENITIES

1. FASHION FAIR SHOPPING MALL
2. ROSS
3. PLANET FITNESS
4. DENNY'S
5. ACE HARDWARE  
SUBWAY  
LITTLE CAESARS PIZZA
6. RITE AID
7. CSU FRESNO BULLDOG STADIUM
8. CSU FRESNO CAMPUS
9. WENDY'S
10. OLD SPAGHETTI FACTORY
11. TACO BELL
12. POPEYES
13. CHIPOTLE
14. JAMBA JUICE
15. MCDONALDS
16. MARIE CALLENDER'S
17. MACY'S
18. SAVE MART CENTER
19. CAMPUS POINTE







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