



145 SHAW AVENUE

CLOVIS, CA

Terri Giovacchini
Director
License 00964226
+1 559 433 3530
terri.giovacchini@cushwake.com

Marcus Velasquez
Associate
License 02237168
+1 559 892 4216
marcus.velasquez@cushwake.com

**FOR LEASE IN CLOVIS
±2,400 SF OFFICE**





145 SHAW AVENUE

Discover prime commercial opportunities in the heart of Clovis at 145 Shaw Avenue.

These highly visible spaces offer excellent access along a major corridor, ideal for businesses seeking a strong presence in a thriving market.

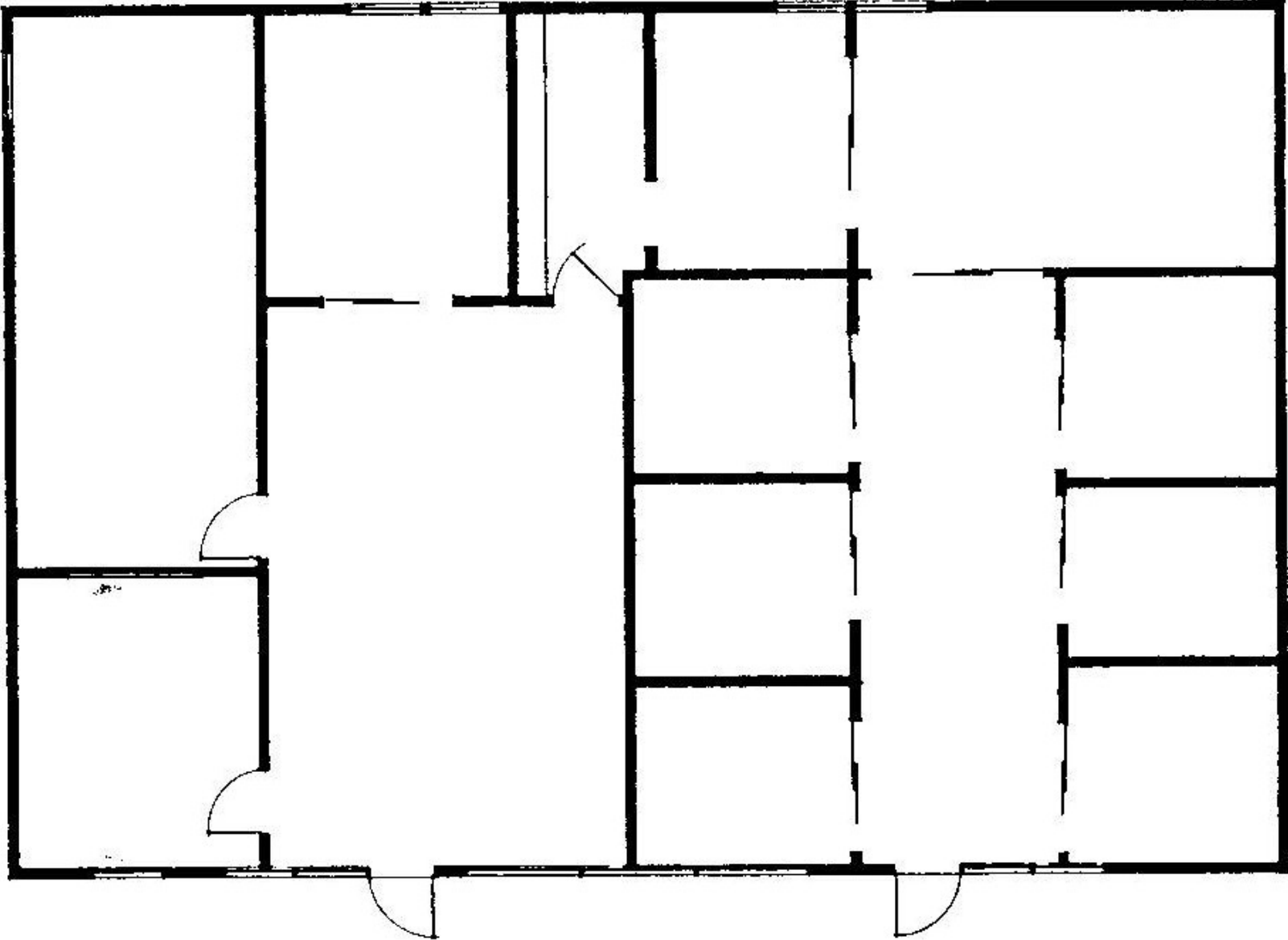
With flexible options for retail and office users, this location combines convenience, visibility, and functionality to support your growth.

PROPERTY INFORMATION

145 Shaw:	2,400 SF Office Space
Lease Rate:	\$1.50/sf
NNN:	\$0.38/sf
Signage:	Monument & Suite Signage
Parking:	On-Site Parking Available
Year Built:	1978

- Prime Location on Shaw Avenue
- Convenient on-site parking
- 35,585 ADT
- Close proximity to Community Medical Center, CSU Fresno, & Hwy 168

145 SHAW OFFICE FLOOR PLAN



EXISTING FLOOR PLAN – BLDG. C
145 SHAW AVENUE, CLOVIS, CALIFORNIA

6-4-06

SITE AERIAL



AERIAL MAP





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