

FOR LEASE

8225 N. FRESNO ST. FRESNO, CA

±10,000 SQ. FT.
DIVISIBLE

DUNAVANT OF CALIFORNIA

TONY CORTOPASSI

Lic#01413706

Managing Director

+1 559 433 3549

tony.cortopassi@cushwake.com



Cushman & Wakefield

9 River Park Pl E, 101

Fresno, CA 93720

www.cushmanwakefield.com



PROPERTY INFORMATION

The subject building is located in close proximity to Fresno's main corridors - Friant Avenue and Freeway 41. Additionally, the building is surrounded by numerous support services such as retail stores, hotels, banking and restaurants.

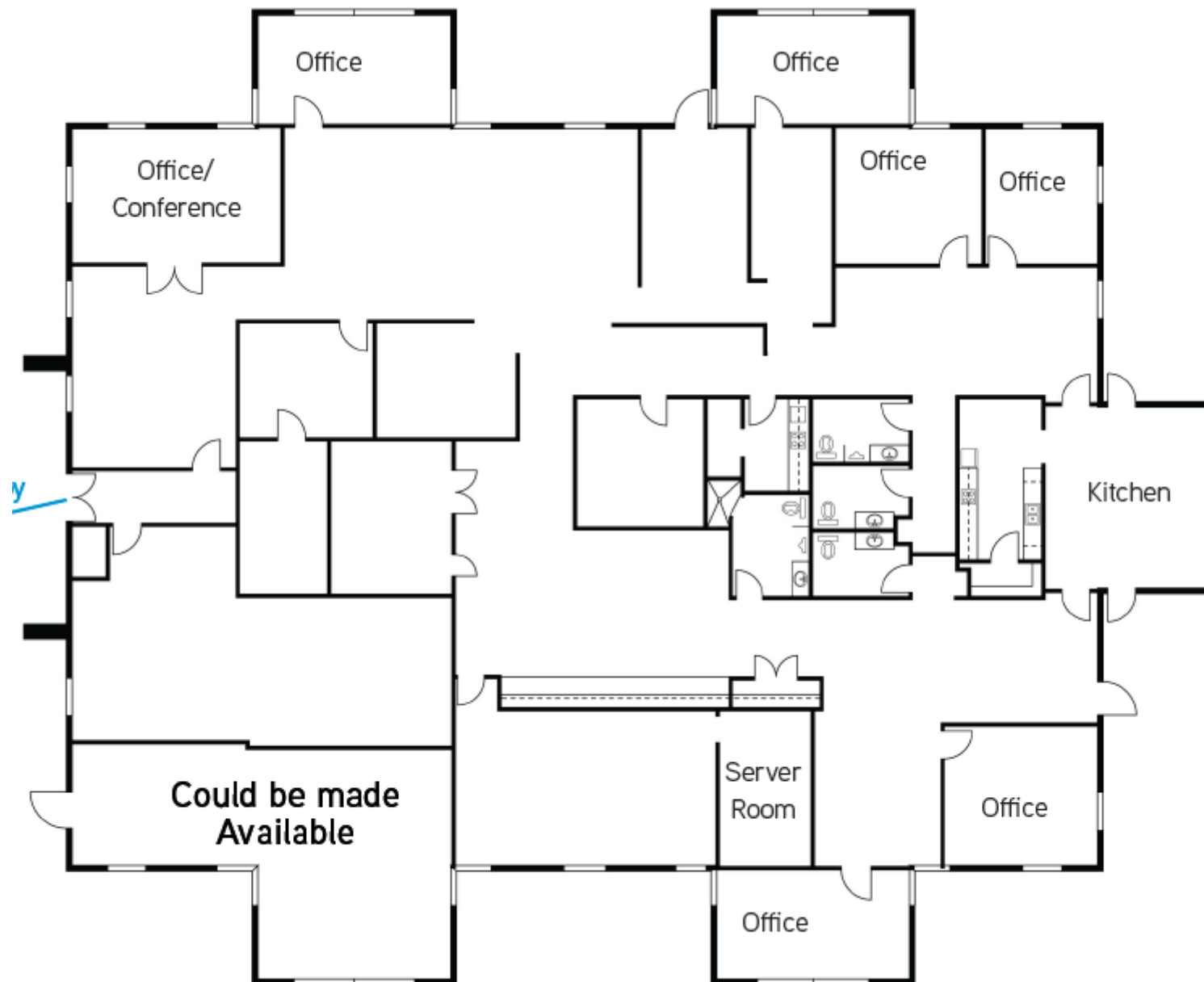
The Dunavant Building is just down the street from River Park Regional Shopping Center, Park Crossing, Woodward Park and Kaiser Hospital.

Building Size:	±21,026 SF
Space Available:	±4,075 – 10,000 SF
Tenant Improvements:	Negotiable
Zoning:	CC (Commercial Community)
Asking Lease Rate:	\$2.00/SF/NNN
Year Built:	1993

- Solar Panels
- Gated Parking
- Class "A" Building
- Park like complex
- Outdoor space with access to trails
- Excellent Proximity to Hwy 41

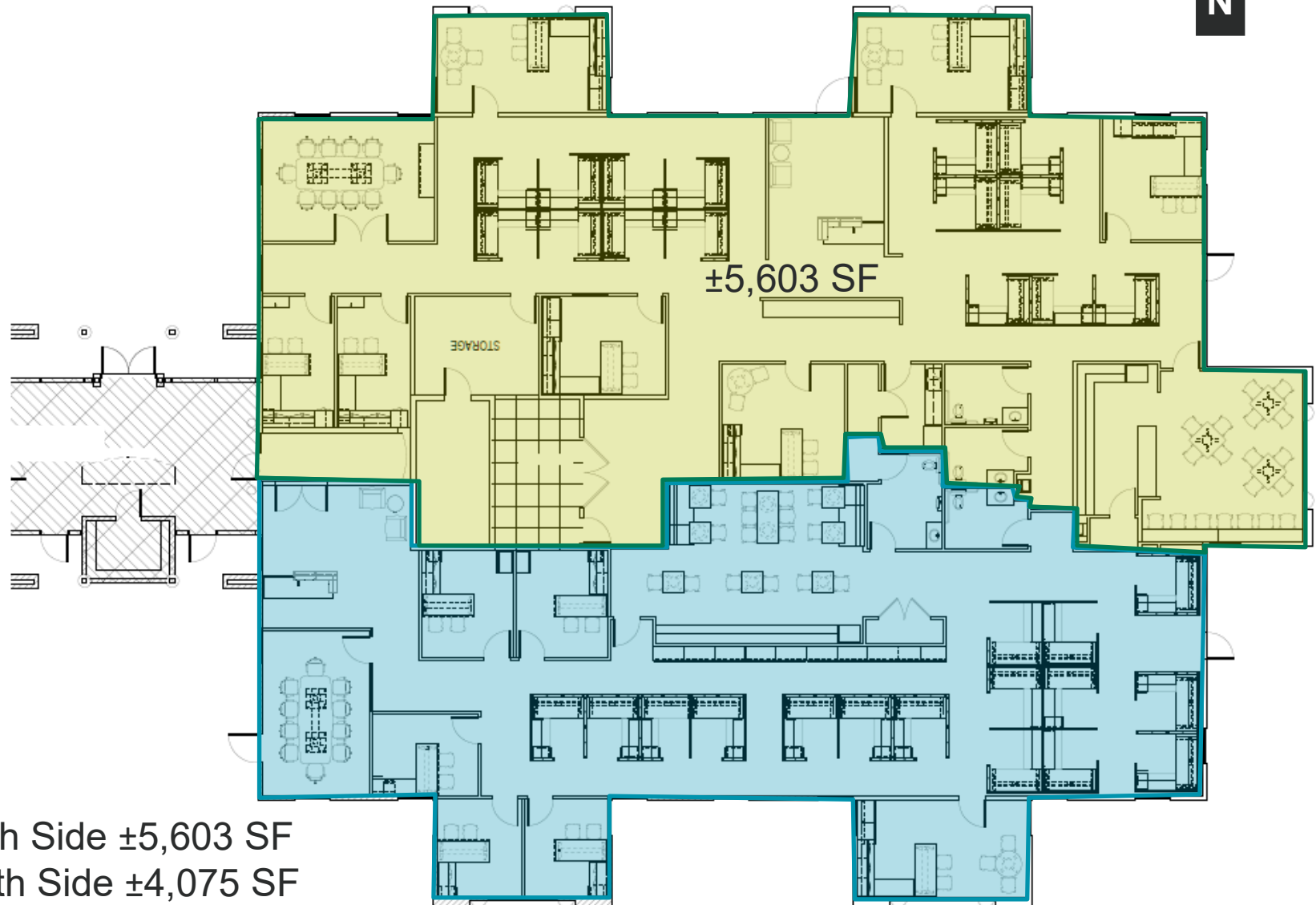


FLOOR PLAN

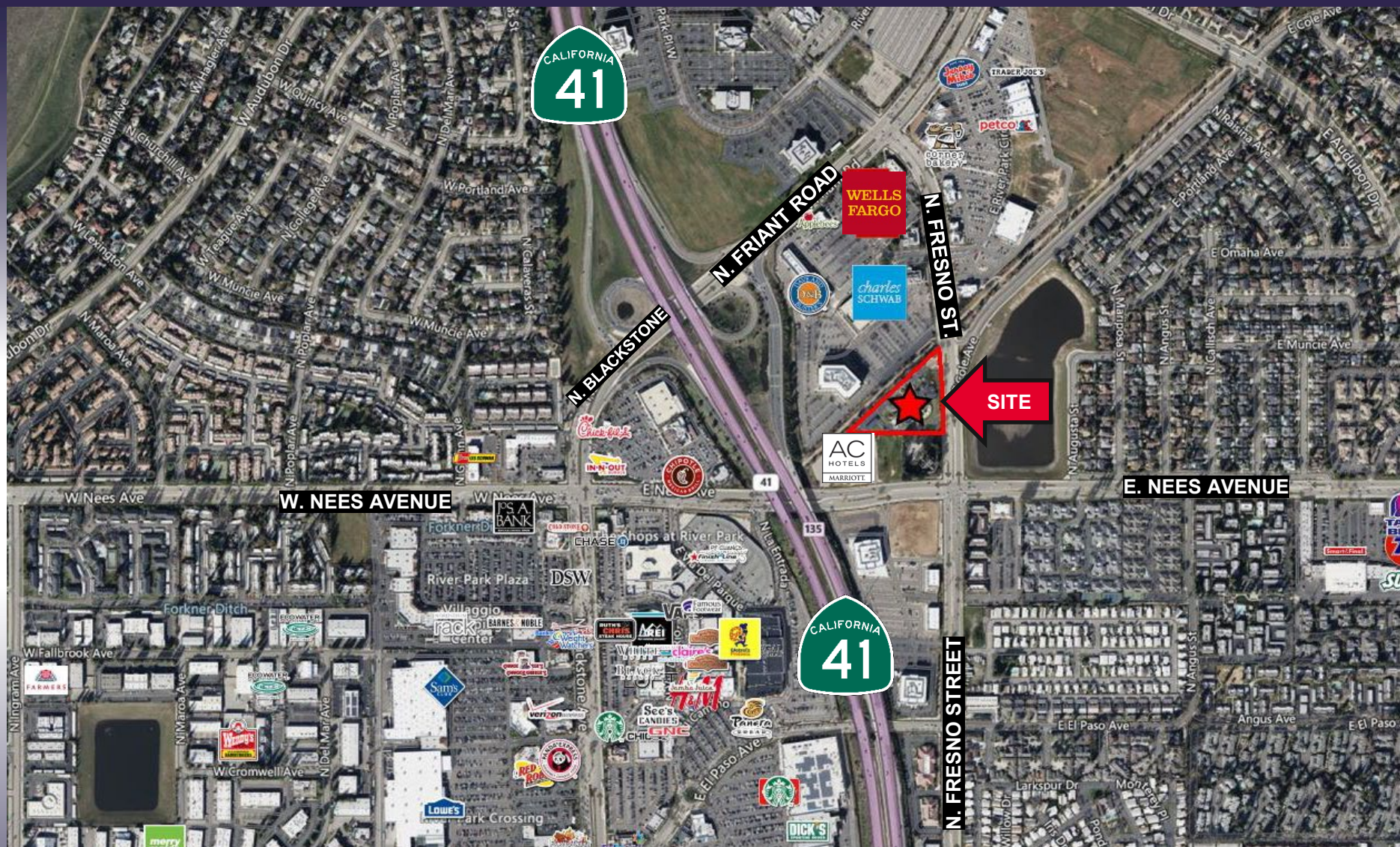


DEMISED FLOOR PLAN

Potential demising plan



North Side $\pm 5,603$ SF
South Side $\pm 4,075$ SF



NEIGHBORS



**WELLS
FARGO**



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FOR MORE INFORMATION, PLEASE CONTACT:

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