

FOR LEASE > OFFICE SPACE

3636 N. First Street

MEDICAL/DENTAL AND GENERAL OFFICE SPACE



FREE RENT INCENTIVES | COMMISSION INCENTIVES

- Easy access to and from Freeway 41 and 168
- Abundant Parking Facilities with on-site covered parking
- Near Bus Lines and all major services
- Close to Manchester Regional Shopping Mall & Veteran's Hospital

BOBBY FENA, SIOR
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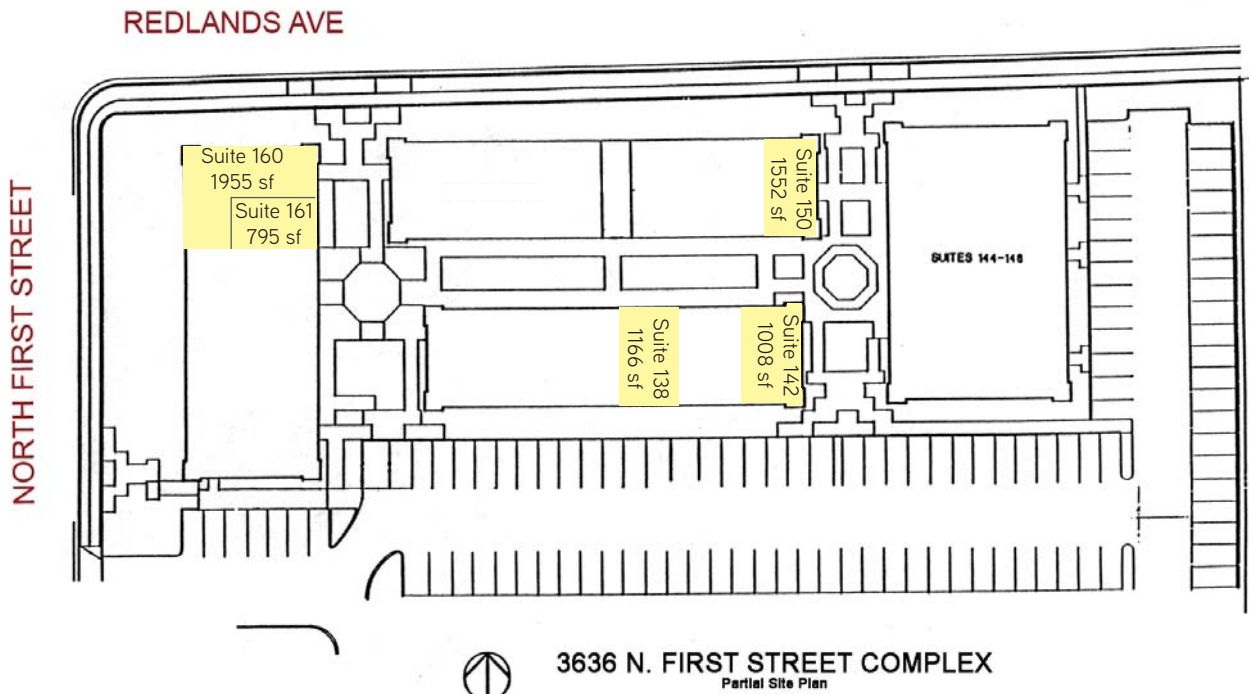
Property Summary

- > Location: On First Street between Dakota & Shields
- > Available Space:

Suite 138 - Approx. 1166 sf	Suite 160 - Approx. 1955 sf
Suite 142 - Approx. 1008 sf	*Suite 161 - Approx. 795 sf
Suite 150 - Approx. 1552 sf	

**Suites 160 & 161 can be combined for 2,750 SF*
- > Lease Rate: \$1.05 per square foot per month, plus utilities & janitorial
- > Free Rent/Incentive: Landlord will provide one (1) month of free rent credit for each year of the Lease Term. Minimum three (3) year term is required. Tenant shall remain responsible for the cost of its own utilities and janitorial service during the free rent period.
- > Commission Incentive: Landlord will pay the procuring broker a bonus commission of \$1.00 per square foot, in addition to the normal split arrangement.

Site Plan



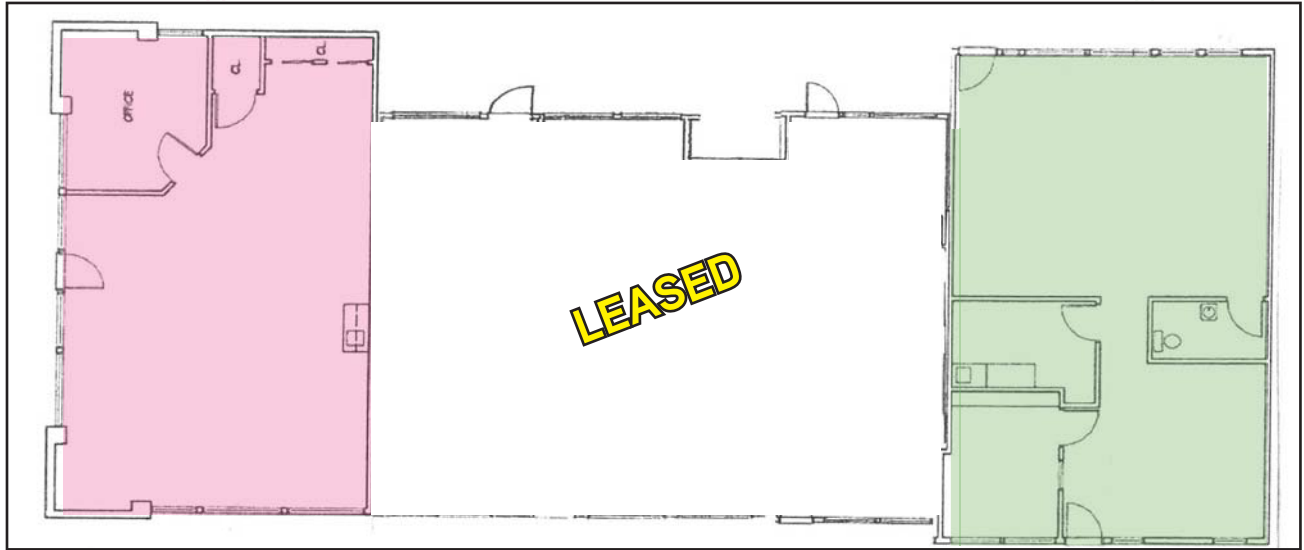
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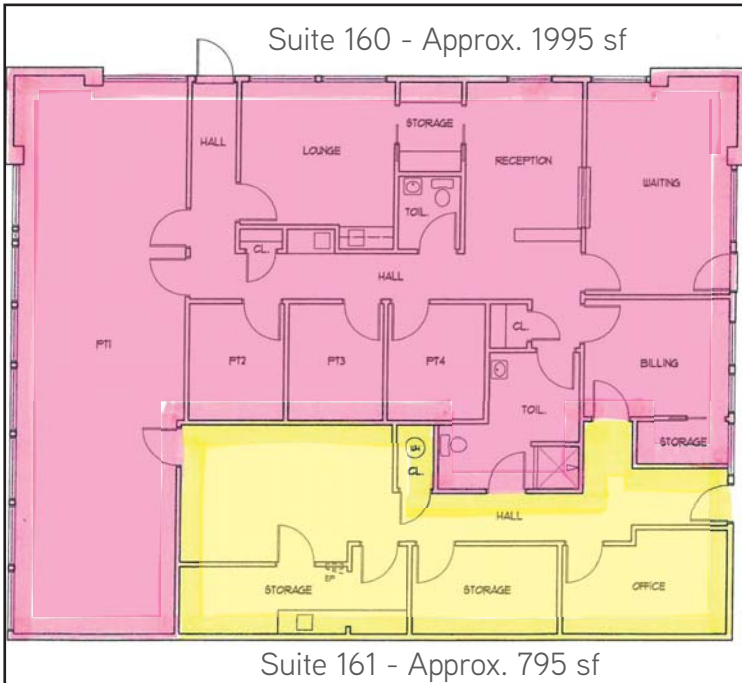
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Suite 142 - Approx. 1008 sf

Suite 138 - Approx. 1166 sf

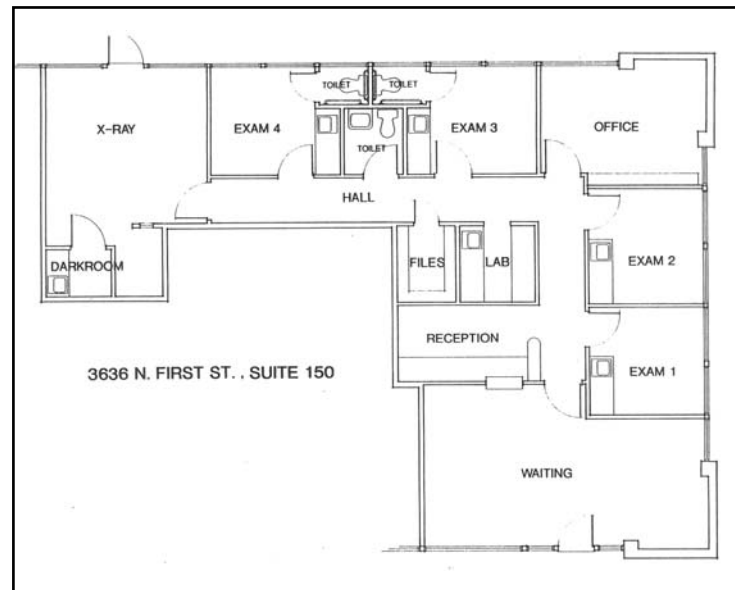


Suite 160 - Approx. 1995 sf



Suite 161 - Approx. 795 sf

Can be combined for a total of 2750 SF

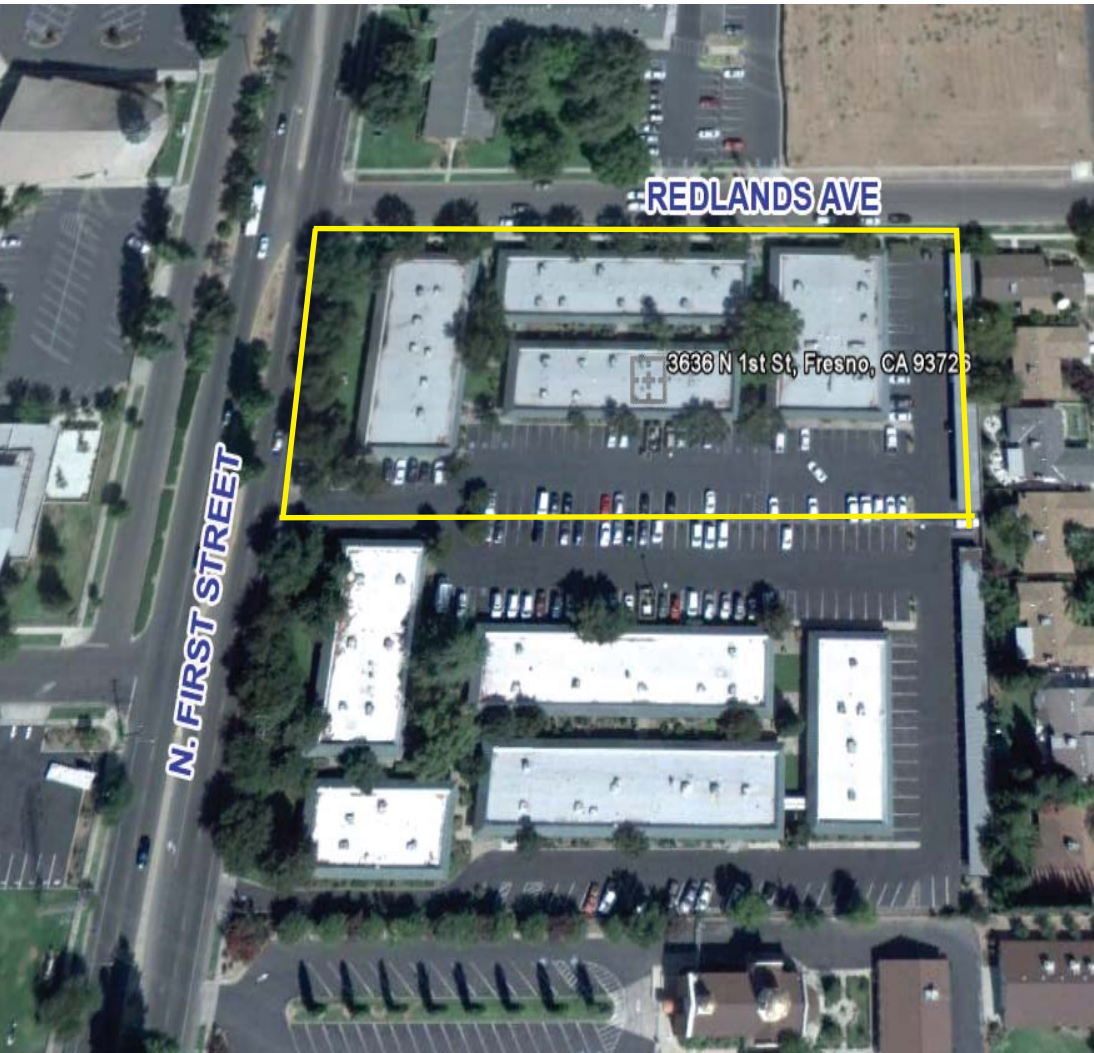


Suite 150 - Approx. 1552 sf

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Contact Us

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Please contact us to see this property

With an excellent Central Fresno location, 3636 N. First serves both medical/dental and general office users. Close to Freeway 41 and all major support services. More than ample parking for patients and visitors.

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