

FOR LEASE > OFFICE SPACE



Herndon Armstrong Professional Center

NWC HERNDON & ARMSTRONG AVENUES, CLOVIS, CALIFORNIA



Property Summary > Office Space

Located in the northwest corner of Herndon and Armstrong Avenues, Clovis, California. Project is developed into separate parcels and some buildings can be sold on an individual basis.

Property Features

- > Available Space: Ranging from 1,260 RSF to 5,115 RSF
- > Lease Rate: \$1.70 PSF, NNN (Owner will consider sale of buildings)
- > Lease Term: Five to Ten year term.
- > Tenant Improvement Allowance: \$40.00 per usable square foot.
- > Signage: Exterior building fascia signage available.

- Excellent Corner Visibility.
- New Signalized Intersection.
- Close to Kaiser Permanente & Clovis Community Hospital.
- Restaurants, Banks & Retail Shopping Services Nearby.
- Close to Freeway 168/Fowler and Freeway 168/Temperance Interchanges.

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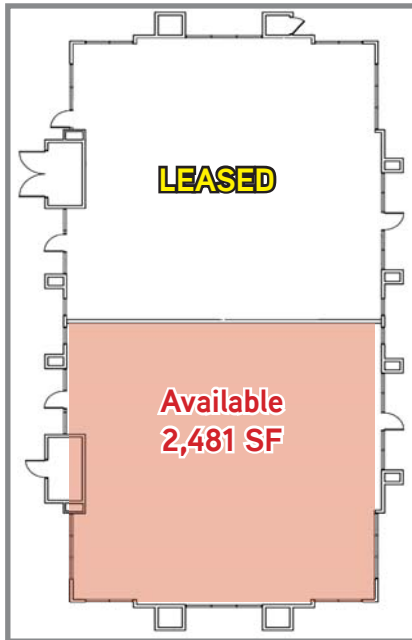
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Herndon Armstrong Professional Center > Floor Plans

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ADDRESS	RSF	LEASE RATE
2121 Herndon Avenue	2,481	\$1.70 PSF, NNN
2131 Herndon Avenue	3,580	\$1.70 PSF, NNN
2137 Herndon Avenue	5,115	\$1.70 PSF, NNN
2147 Herndon Avenue, Suite 103	1,260	\$1.70 PSF, NNN
2181 Herndon Avenue	5,115	\$1.70 PSF, NNN

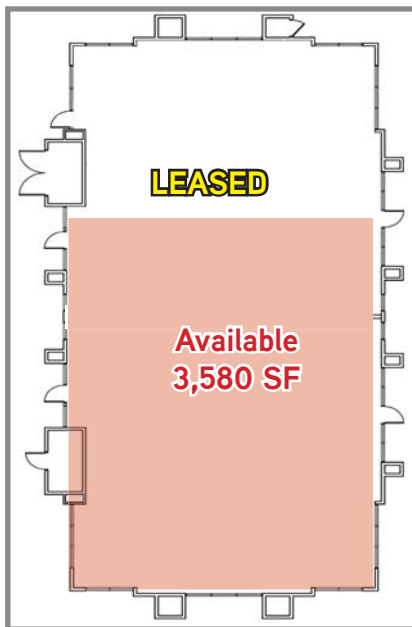


2121 Herndon Avenue

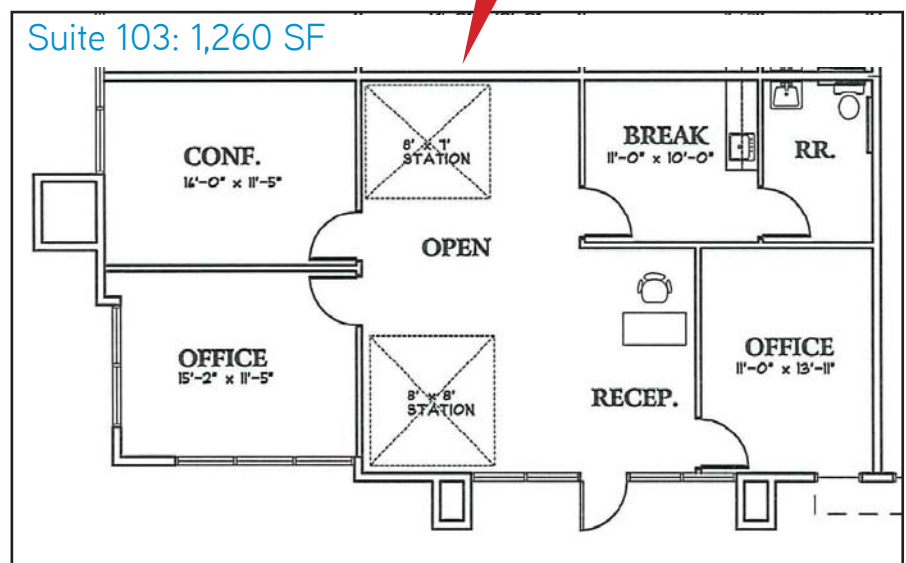
- Tenant List
- David C. Freeman, DDS
 - Benjamin Magelby, DDS
 - Dry Creek Medical Group
 - Dry Creek Urgent Care
 - Weight Away Medical Clinic
 - PURE Wellness Center
 - Clovis Insurance Agency
 - Law Offices of Purvis & Elder
 - Patrick J. Brauner, MD
 - Sierra Relief Chiropractic



2147 Herndon Avenue



2131 Herndon Avenue



Suite 103: 1,260 SF

Herndon Armstrong Professional Center > Site Plan / Aerial

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