

FOR LEASE > CLASS "A" PROFESSIONAL OFFICE COMPLEX

# Copper River Ranch

2152 E. COPPER AVENUE, FRESNO, CALIFORNIA



- > **Location:** East of the Northeast Corner of Maple & Copper Avenues
- > **Property:** Newly constructed beautiful mixed-use project in the heart of upscale Copper River Ranch. Corporate Headquarters for Payroll People, Inc. Restaurants, banks & retail shopping services nearby.
- > **Available Space:** Ranging from 1000 rsf to 5564 rsf in shell condition.
- > **Lease Rate:** \$1.95 **\$1.75** psf, NNN **(First year incentive rent only)**
- > **Lease Term:** Five (5) year minimum
- > **TI Allowance:** \$40.00 per usable square foot
- > **Occupancy:** Approx. 60-90 days to complete interior construction build-out
- > **Parking:** 6.3 stalls per 1,000 sf



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FOR LEASE > OFFICE SPACE

# Copper River Ranch

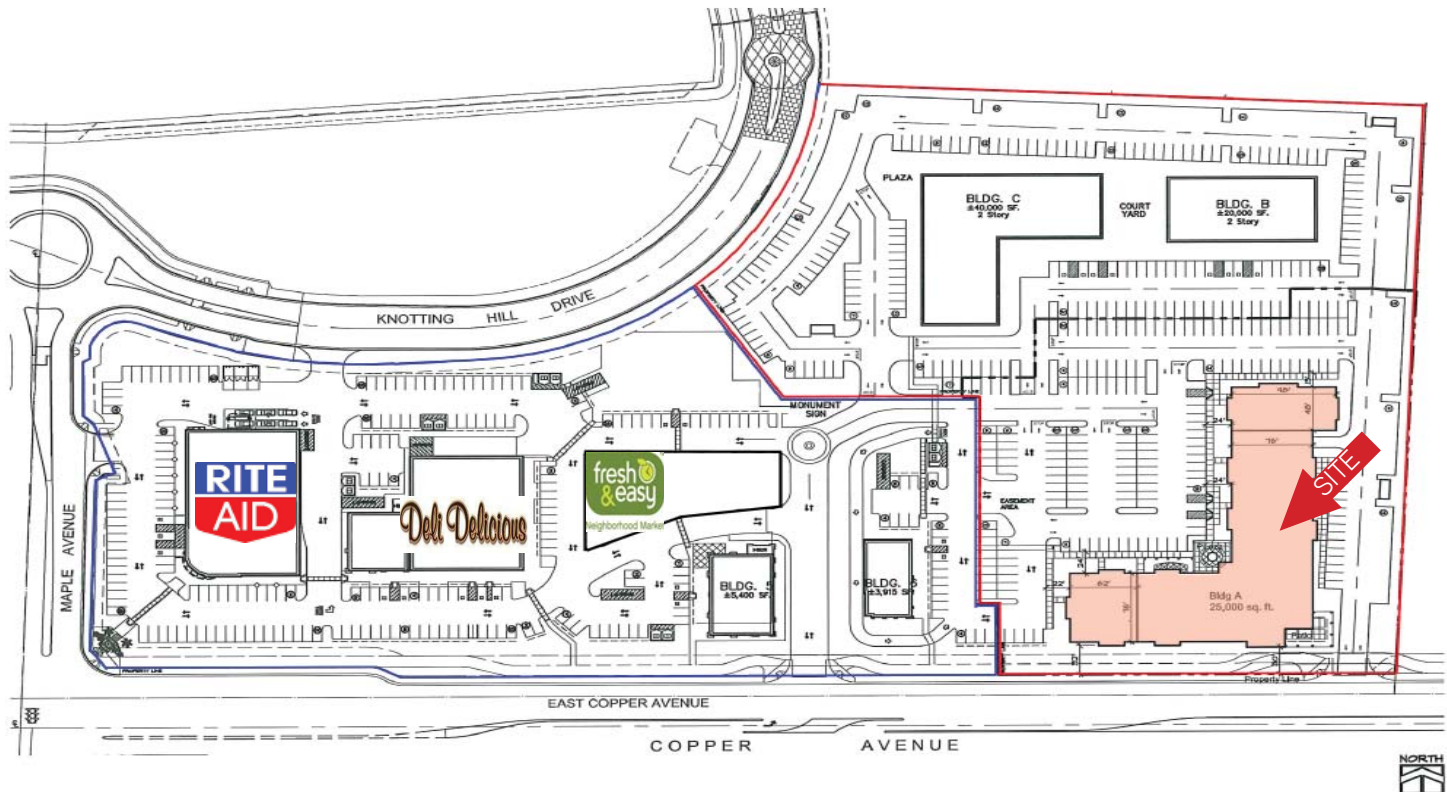
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## PROPERTY SUMMARY

The subject lease space is contained within the recently constructed Class “A” office building located off Copper & Maple Avenues in the heart of the Copper River Ranch community. The project is approximately 140,000 sf of mixed use retail with high profile professional office space. Payroll People, Inc. has completed their relocation and the new Rite Aid has opened with space available for additional retail tenants.

The use of windows throughout the building design affords exquisite view of the Sierra Nevada mountains and also overlooks the championship Copper River Country Club Golf Course. In addition, finished jog/bike trails allows tenants to enjoy the Copper River Ranch community throughout the year.

Space available can easily accommodate suites ranging from approx. 1000 to 5564 rentable square feet, at attractive rents which provide a tenant quality space within a professional, elegant setting.



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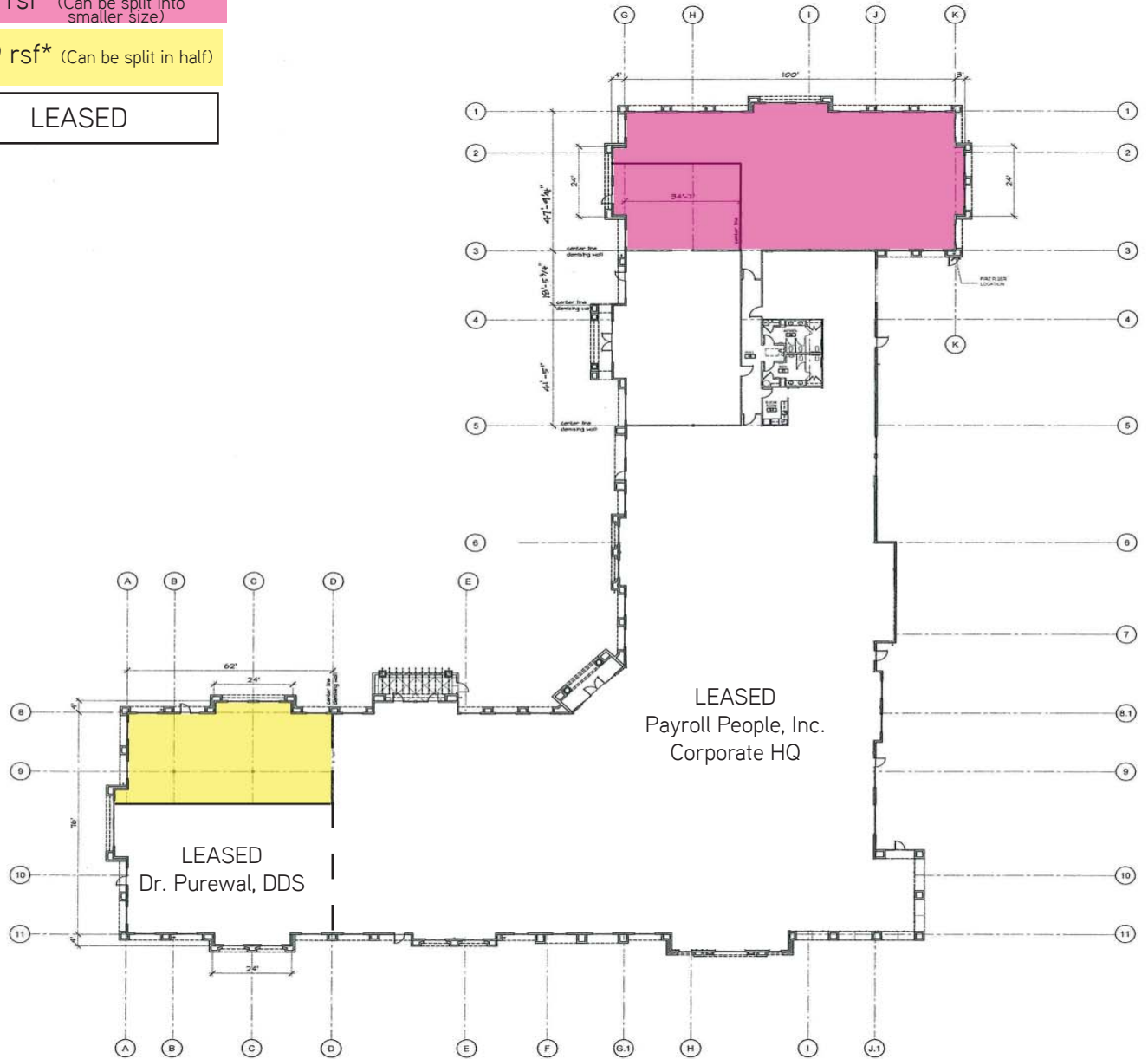
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5564 rsf\* (Can be split into smaller size)

1999 rsf\* (Can be split in half)

LEASED



OVERALL FLOOR PLAN



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Please contact us to see this property

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