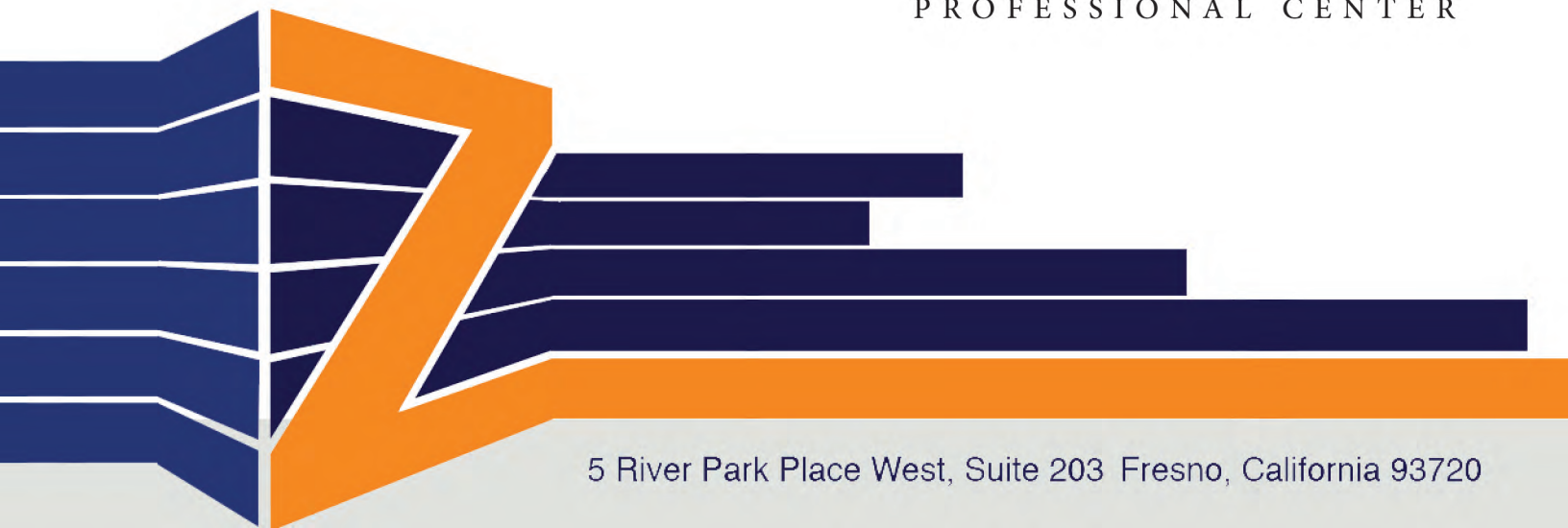




☎ 559.224.8100 • 📠 559.224.8111
info@zinkindevelopment.com

River View

PROFESSIONAL CENTER



5 River Park Place West, Suite 203 Fresno, California 93720



PROPERTY FACTS

Rental Rates: Please Call

Load Factor : 3%

Parking: 323 Stalls

Parking Ratio: 5.6/1,000 SF

River View Professional Center

Located at the Northeast Corner of Friant Road and Fort Washington Road in Fresno, Ca

River View is a prime garden office complex, situated along Friant Road at Fort Washington Road. The complex is located within the Northeast Fresno office sub-market, which is a top destination for prestigious office users.

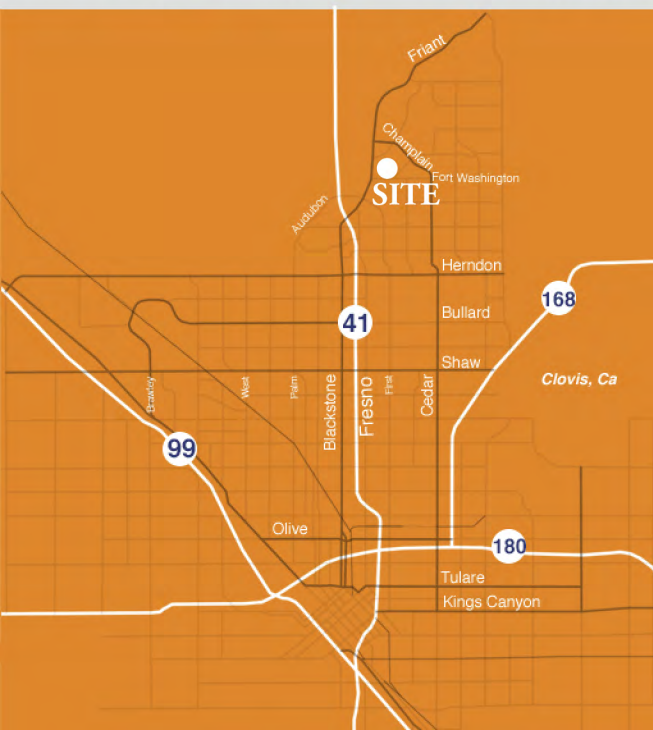
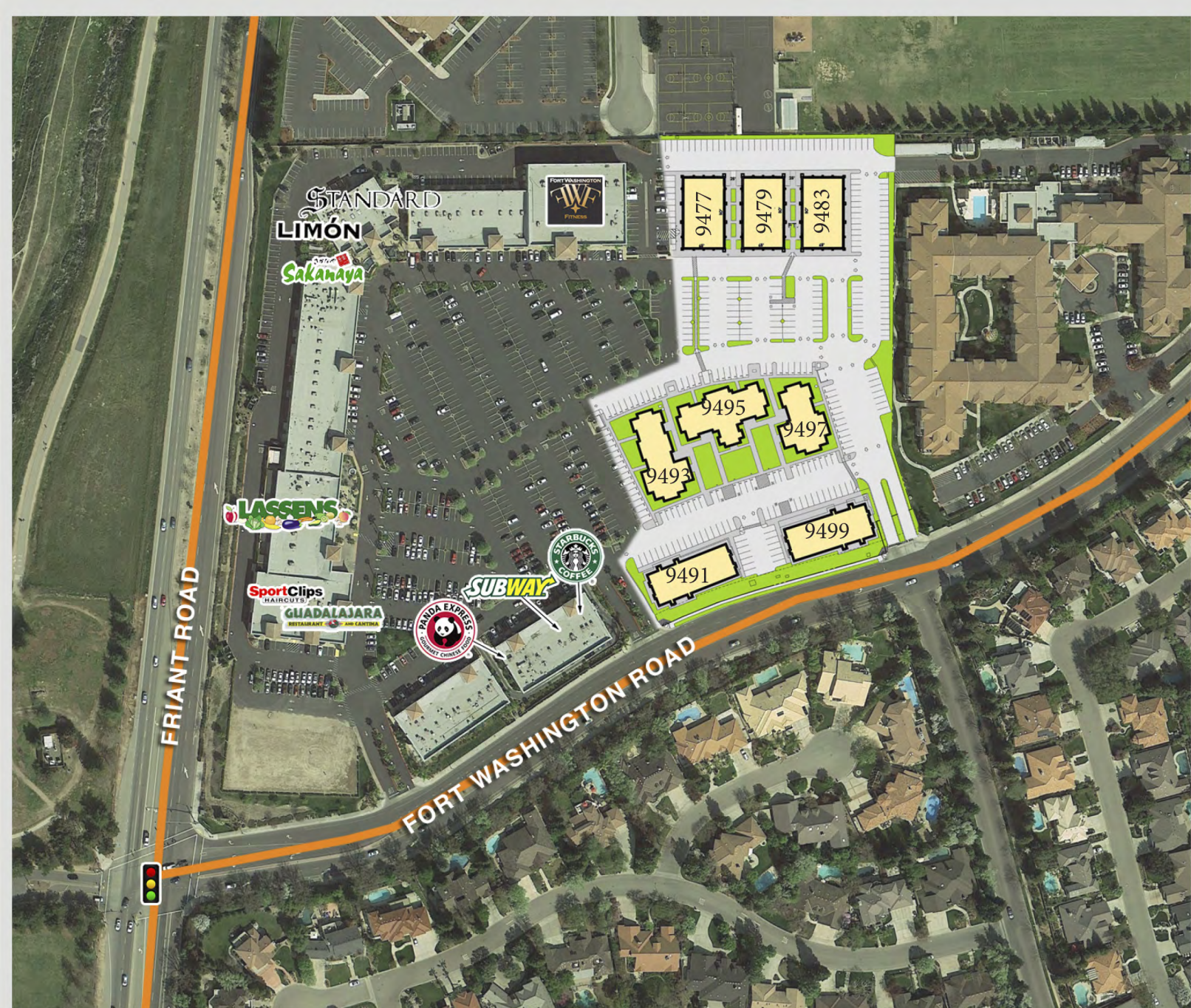
The offices are located across the street from Woodward Park and connected to the Sugar Pine Walking Trail. Contiguous with the property is the River View Shopping Center, which features a market, restaurants, and a fitness center. River View is strategically placed along the Friant regional corridor, which is the main thoroughfare for the largest residential growth in the metropolitan area. Southbound Friant Road connects to Freeway 41, which brings more than 200,000 cars per day to the Friant exit.

The surrounding area is known for its' low crime rate and high average income of \$94,102 within a one-mile radius. Tenants of River View also benefit from the outstanding exposure generated from the heavily trafficked Friant Road, which carries over 40,000 cars per day

PROPERTY FEATURES

River View Office

- **56,687 SF of leasable area**
- **Across from Woodward Park**
- **Upscale architecture & lush landscaping**
- **Situated in High-Growth Area**
- **Densely populated high-income area, with crime rate.**
- **Connected to Retail Center with Restaurants, a Grocery Store, a Fitness Center and a variety of national and strong local tenants**
- **40,000 cars per day**
- **Sugar Pine Trail**
- **Near Friant Road and Freeway 41**



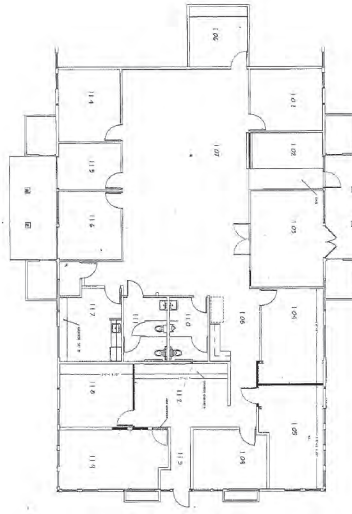
SITE PLAN

Subject to change without notice.

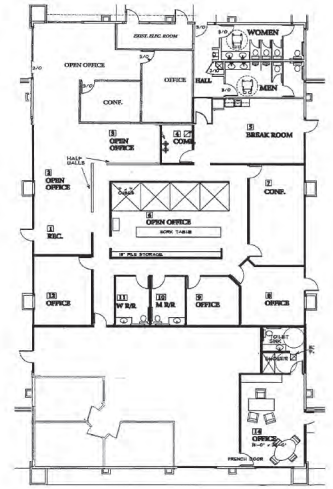
9477 Fort Washington NORTH
 Suite 102
 5,021RSF



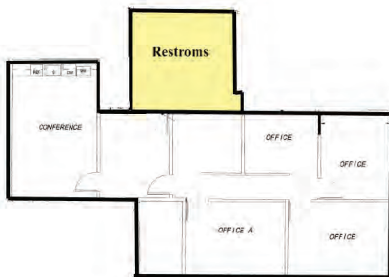
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 Suite 103
 4,505RSF



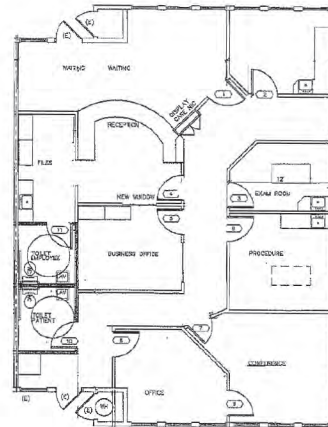
9479 Fort Washington NORTH
 Suite 103-105
 6,721RSF



9493 Fort Washington
 Suite 102-B
 1,229RSF NORTH



9493 Fort Washington
 Suite 103
 1,793RSF NORTH



This information is given with the understanding that all negotiations relating to the purchase, renting, or leasing of the property described herein shall be conducted through this office. The information included here, while not guaranteed, has been secured from sources we believe to be reliable. Each prospective tenant and/or its broker are encouraged to have his C.P.A. and/or financial advisor make an independent projection.

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