

ENERGY STAR Certified Building



THE TOWER AT CONVENTION CENTER COURT

G

For Lease ±1,069 SF – ±21,509 SF

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THUE I

// PROPERTY FEATURES



GREAT DOWNTOWN BUSINESS DISTRICT LOCATION (walking distance)

- Restaurants
- Banking
- Government Services

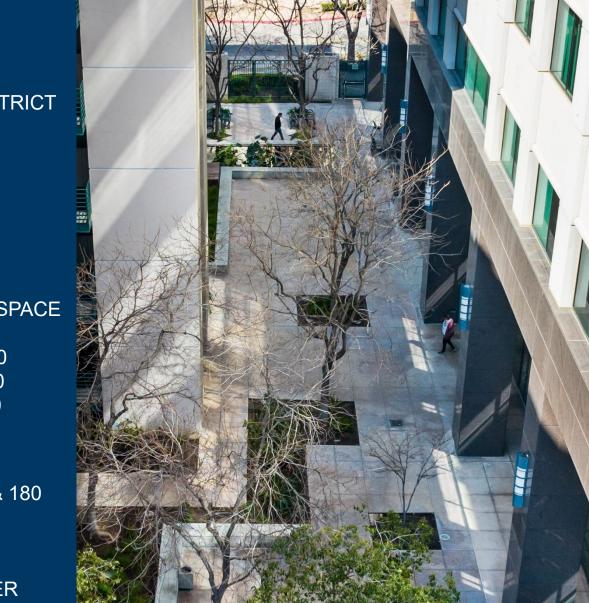


AVAILABLE SPACES

- $\pm 1,069$ SF -1st FLOOR RETAIL SPACE
- $\pm 21,509$ SF 2^{ND} FLOOR OFFICE
- $\pm 2,078 \text{ SF} 9^{\text{TH}} \text{ FLR} \text{SUITE} 940$
- ± 9,266 SF 10th FLR SUITE 1010
- ±5,745 SF 11th FLR SUITE 1110

EASY HWY ACCESS TO 41, 168, 99 & 180

LEASE RATE: INQUIRE WITH BROKERTenant Improvements available



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// PROPERTY FEATURES



ON SITE PROPERTY MANAGEMENT





ON SITE RESTAURANTS & BANKING



ON SITE SECURITY GUARD

LOADING DOORS TO SERVICE BLDG.



ADA ACCESSIBILITY WITH GENERATOR BACKUP FOR BUILDING LIFE SAFETY & **COMMON AREAS**



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// BUILDING INFORMATION

The Tower at Convention Center Court is the premium Class "A" office building in the Fresno Downtown Central Business District.

With many surrounding business support services and amenities, it is also located near government entities and has excellent access to all major Highways.

Property management and security is located on site and the building has its own parking garage.

BUILDING SIZE 274,700 SF

LOT SIZE 2.95 ACRES

PROPERTY TENANCY MULTI-TENANT

BUILDING CLASS

PARKING RATIO 3.8/1,000 SF

PARKING GARAGE ATTACHED TO BLDG

YEAR BUILT 2003

ZONING DTG

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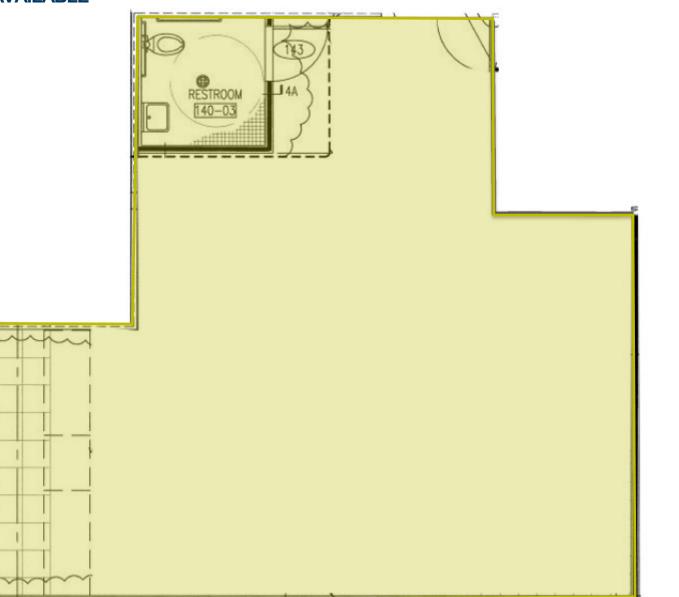
THE CEN 855

// GROUND FLOOR

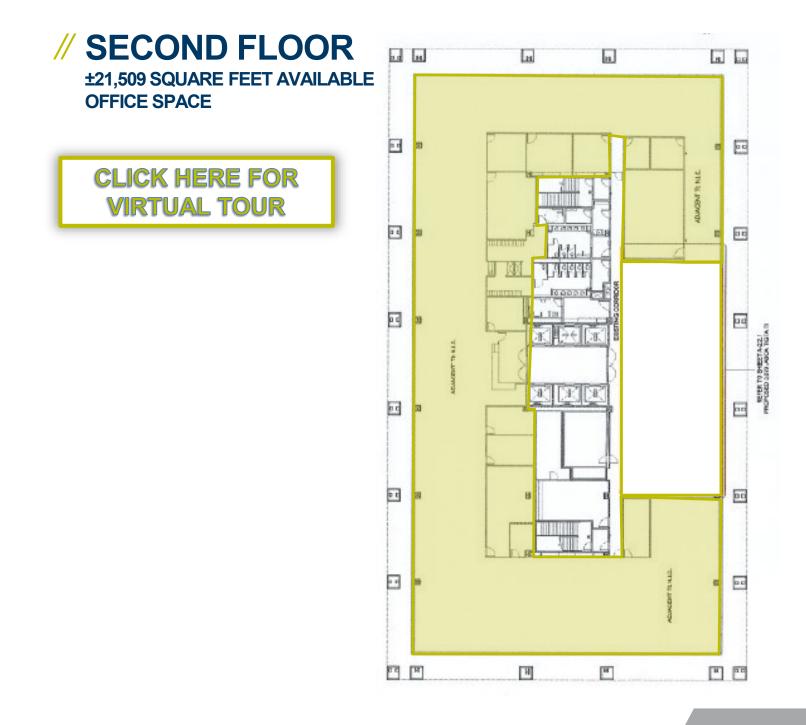
±1,069 SQUARE FEET AVAILABLE RETAIL SPACE

ENTRY

140



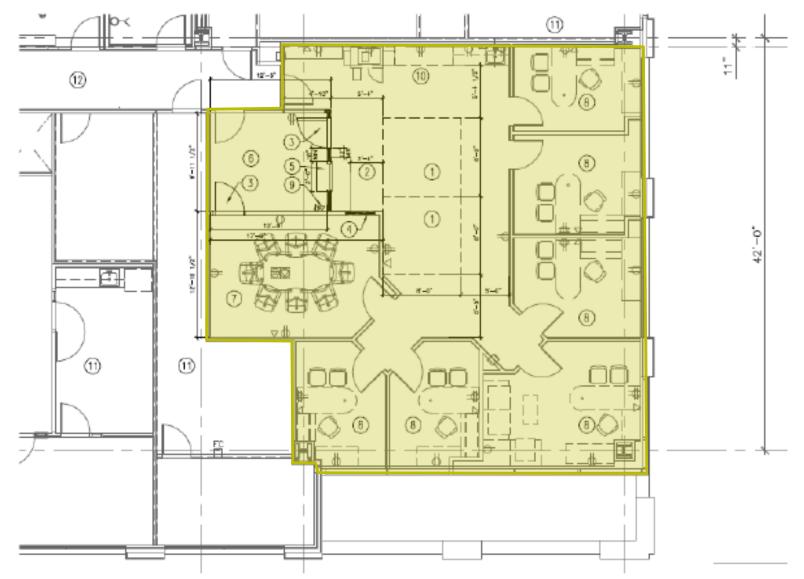
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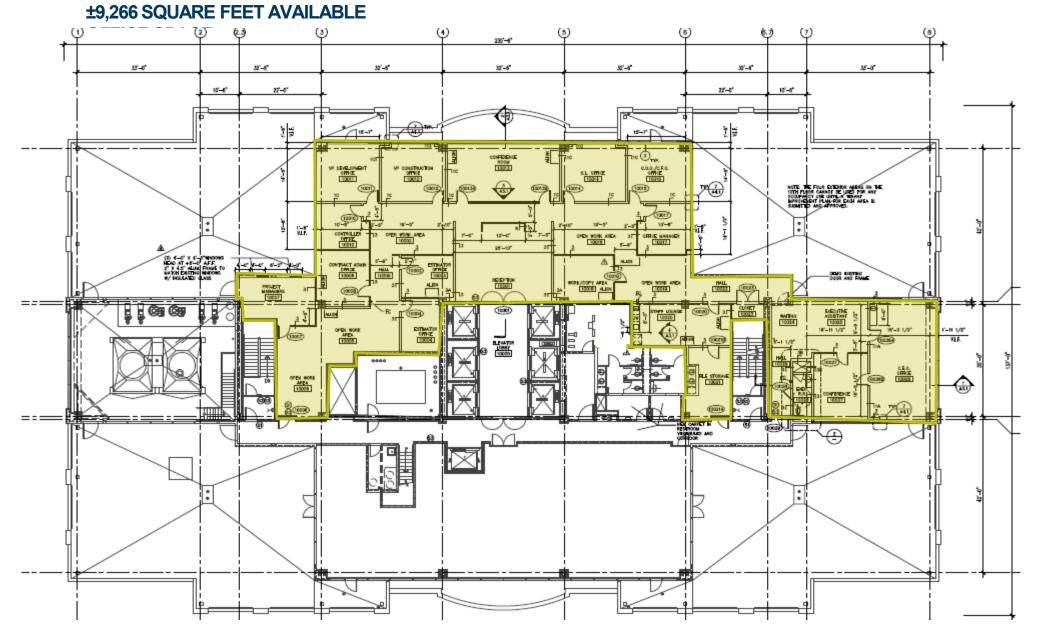
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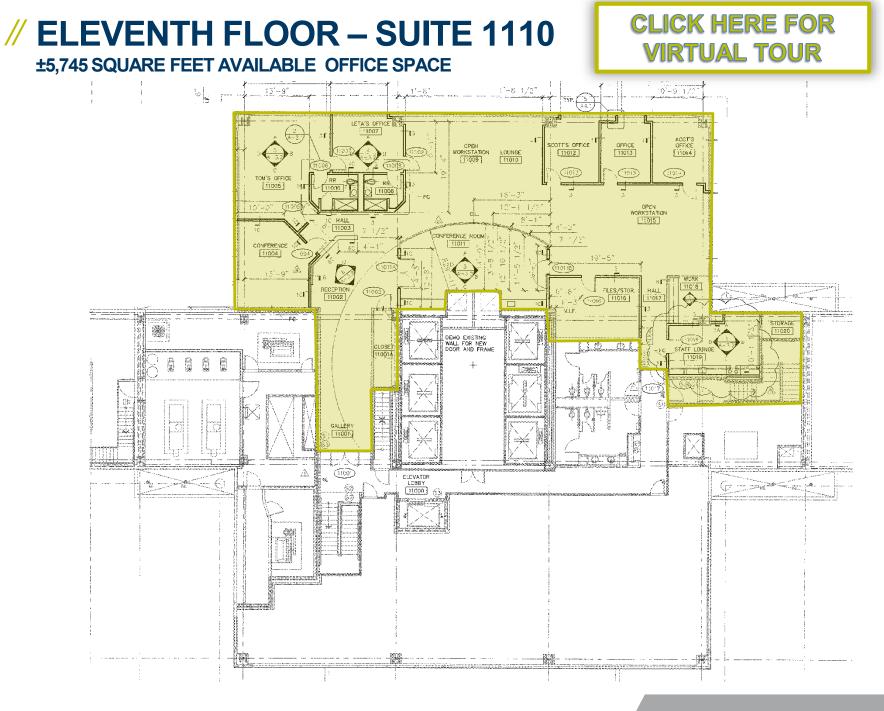
// NINTH FLOOR – SUITE 940

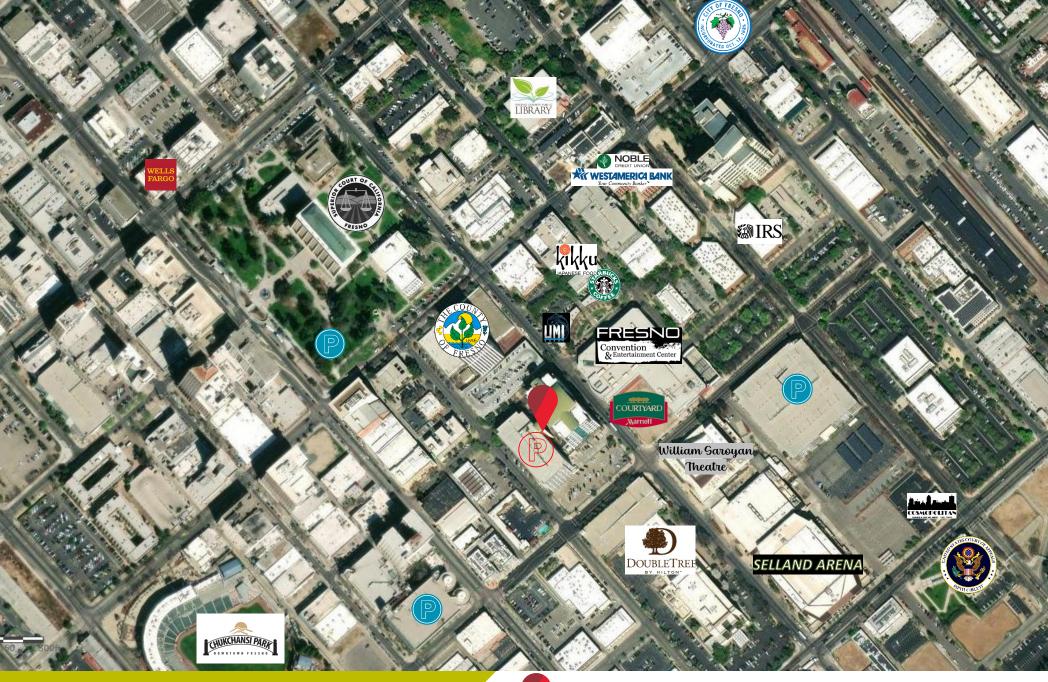
±2,078 SQUARE FEET AVAILABLE OFFICE SPACE



// TENTH FLOOR – SUITE 1010



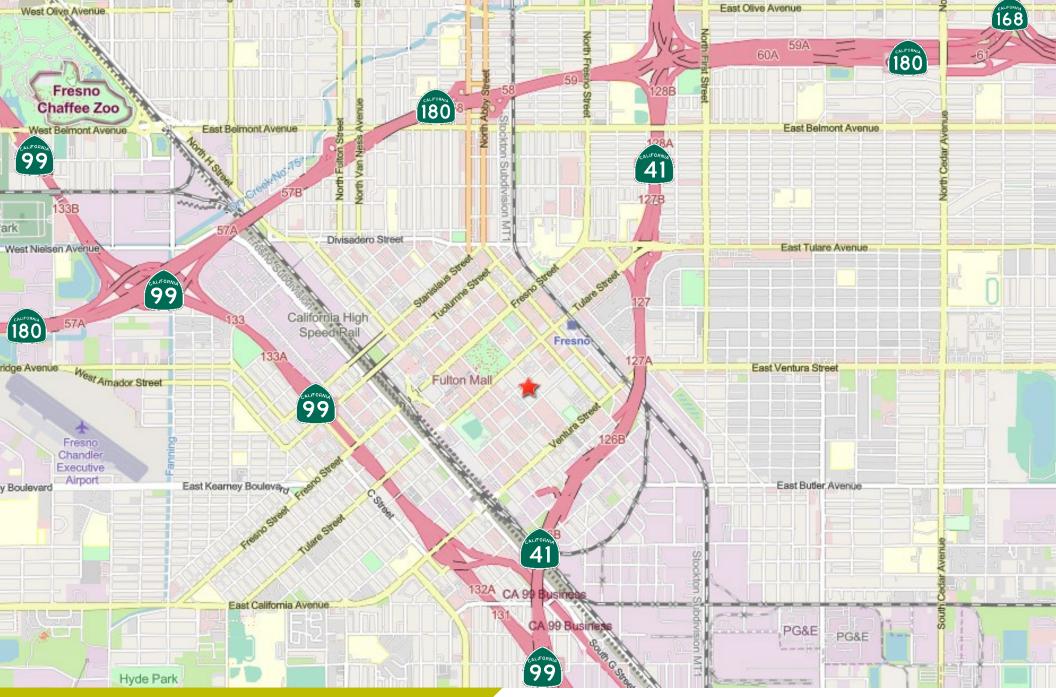




COMMUNITY AERIAL MAP

SITE: 855 M STREET

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OPEN STREET MAP AERIAL

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BATHROOM

THE TOWER AT CONVENTION CENTER COURT 855 M Street, Fresno, California

VACANT SPACE







VACANT SPACE



VIEW OF DOWNTOWN



VACANT SPACE

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