



ENERGY STAR
Certified Building

855

M STREET

**THE TOWER AT
CONVENTION CENTER
COURT**

For Lease
±5,745 SF –
±21,509 SF

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// PROPERTY FEATURES



GREAT DOWNTOWN BUSINESS DISTRICT LOCATION (walking distance)

- Restaurants
- Banking
- Government Services



AVAILABLE SPACES

- $\pm 21,509$ SF – 2ND FLOOR OFFICE
- $\pm 9,266$ SF – 10th FLR – SUITE 1010
- $\pm 5,745$ SF – 11th FLR – SUITE 1110



EASY HWY ACCESS TO 41, 168, 99 & 180



LEASE RATE: INQUIRE WITH BROKER

- Tenant Improvements available



THE TOWER AT CONVENTION CENTER COURT

855 M Street, Fresno, California

// PROPERTY FEATURES



ON SITE PROPERTY MANAGEMENT



ON SITE 9 STORY PARKING
STRUCTURE



ON SITE RESTAURANTS & BANKING



ON SITE SECURITY GUARD



LOADING DOORS TO SERVICE BLDG.



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



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



// 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
A

PARKING RATIO
3.8/1,000 SF

PARKING GARAGE
ATTACHED TO BLDG

YEAR BUILT
2003

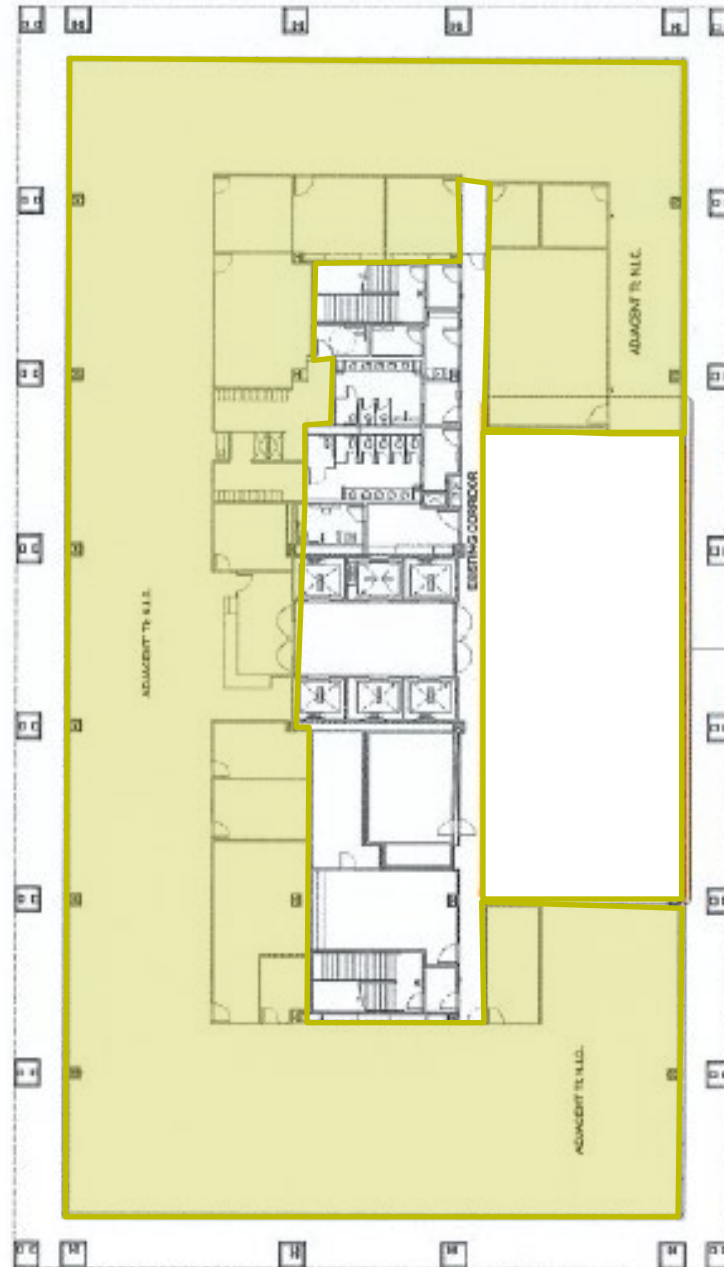
ZONING
DTG

// **THE TOWER AT CONVENTION
CENTER COURT**
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// SECOND FLOOR

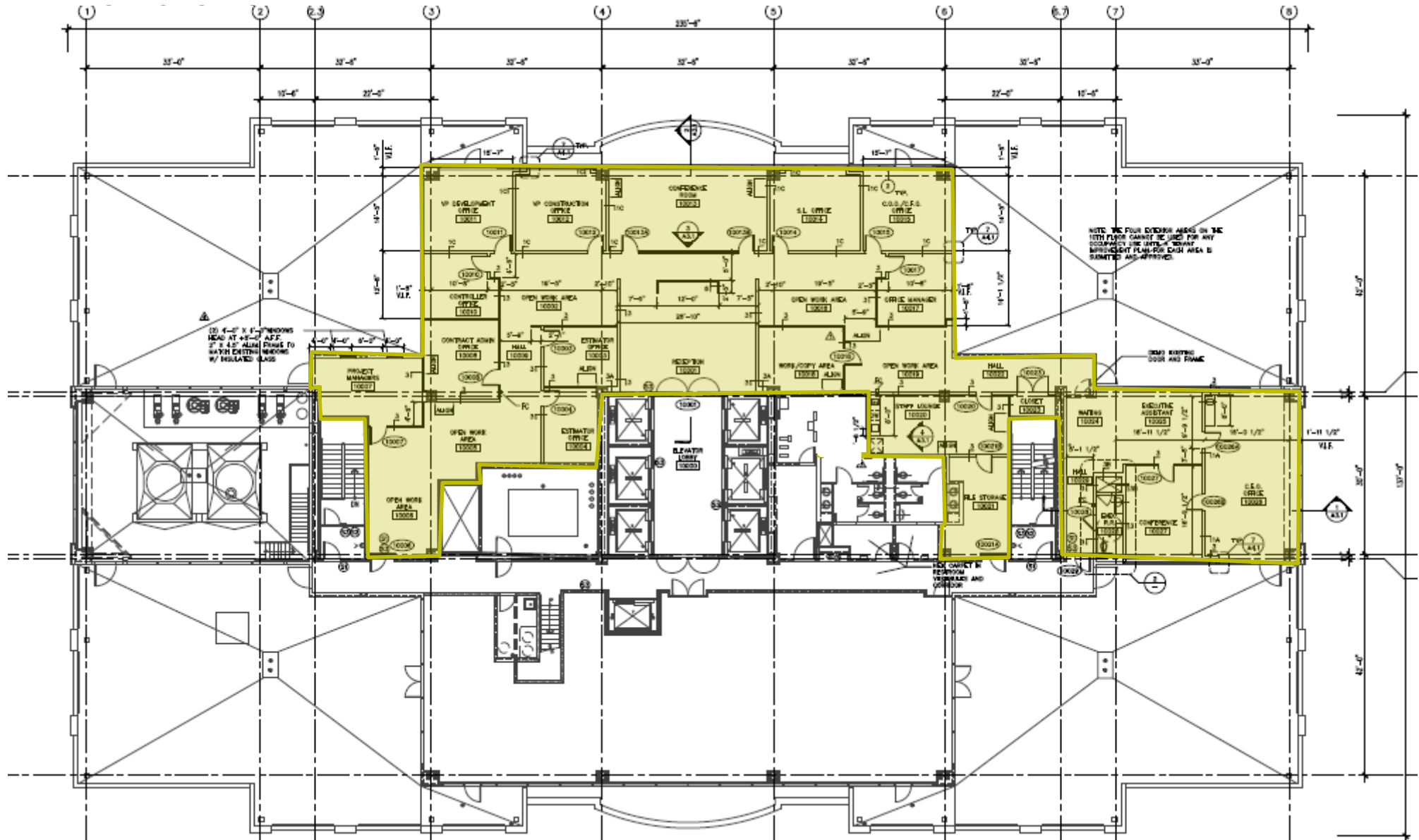
±21,509 SQUARE FEET AVAILABLE
OFFICE SPACE

[CLICK HERE FOR
VIRTUAL TOUR](#)



// THE TOWER AT CONVENTION
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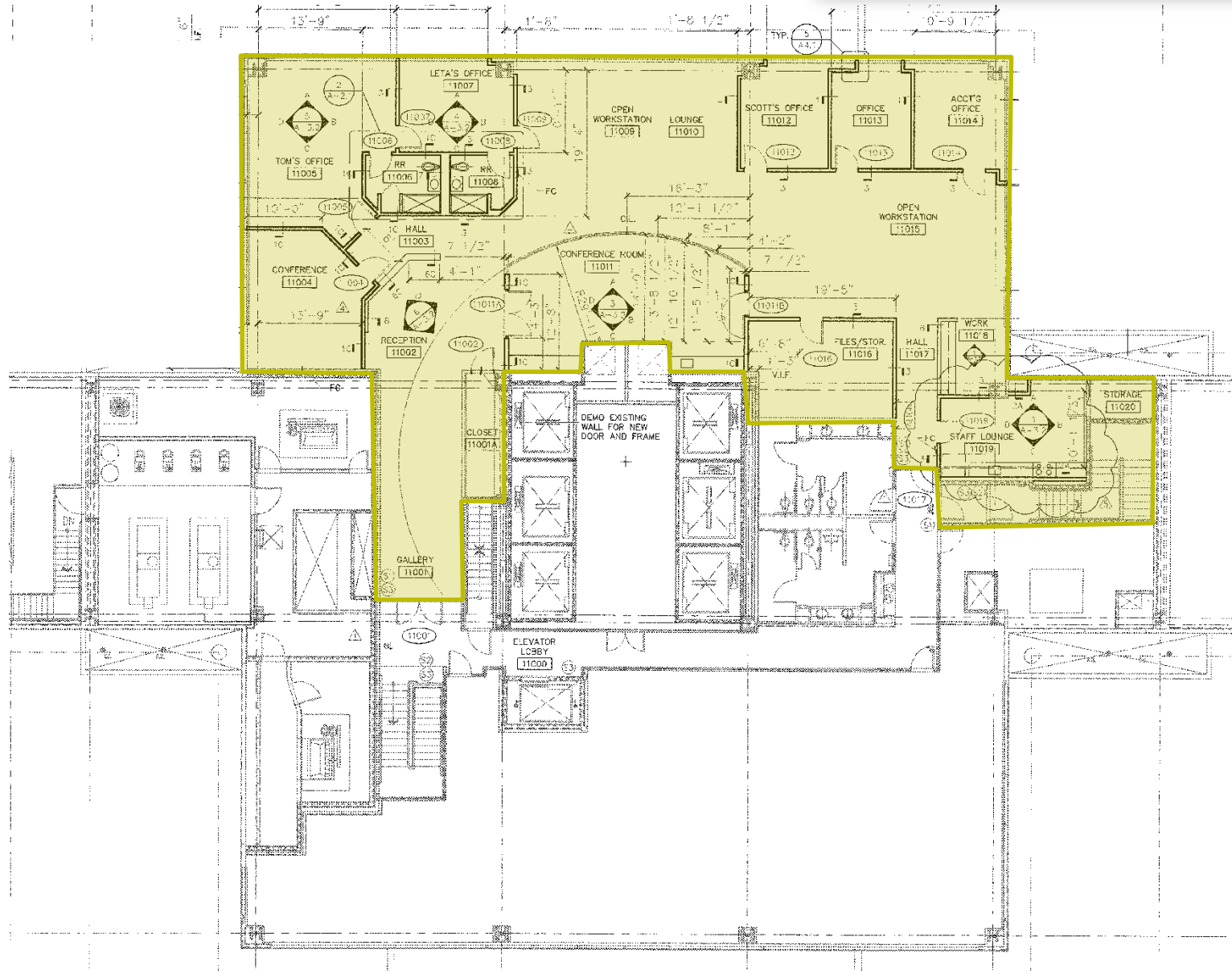
±9,266 SQUARE FEET AVAILABLE

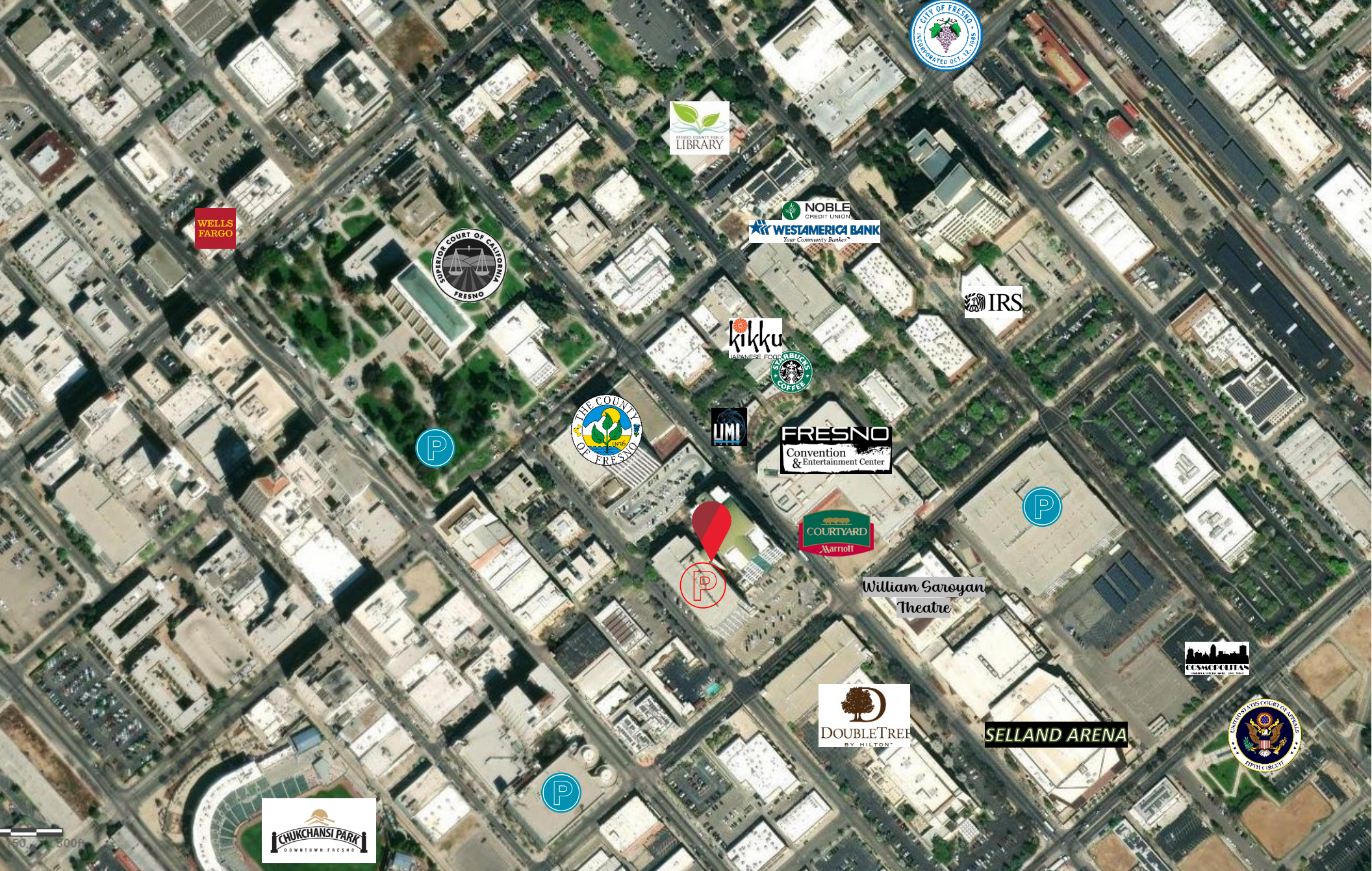


// ELEVENTH FLOOR – SUITE 1110

±5,745 SQUARE FEET AVAILABLE OFFICE SPACE

[CLICK HERE FOR
VIRTUAL TOUR](#)





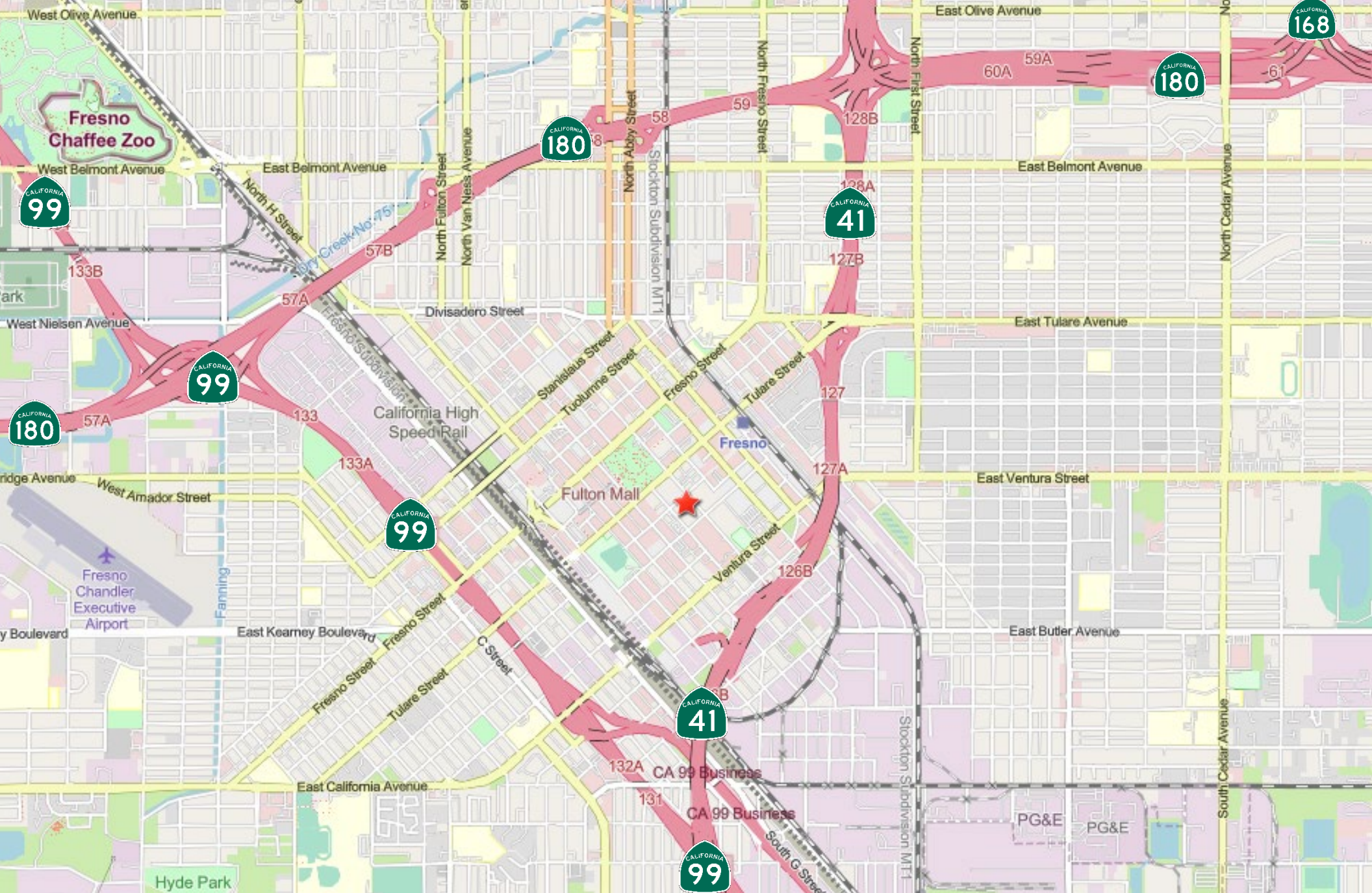
COMMUNITY AERIAL MAP



SITE: 855 M STREET

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OPEN STREET MAP AERIAL

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// GALLERY



PARKING GARAGE & BUILDING



VACANT SPACE



2ND FLOOR ELEVATORS



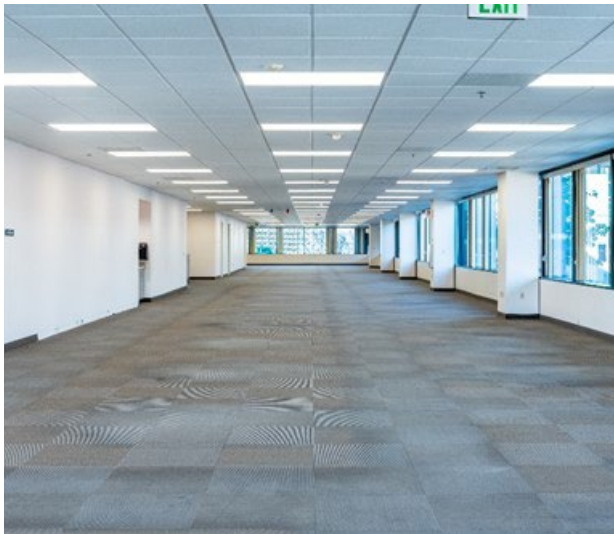
BATHROOM

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

// GALLERY



LOBBY



VACANT SPACE



VIEW OF DOWNTOWN



VACANT SPACE

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// CONTACT

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