

### // PROPERTY FEATURES



#### GREAT DOWNTOWN BUSINESS DISTRICT LOCATION (walking distance)

- Restaurants
- Banking
- **Government Services**



#### **AVAILABLE SPACES**

- ±21,509 SF 2<sup>ND</sup> FLOOR OFFICE
- ±9,266 SF -10<sup>th</sup> FLR-SUITE 1010
- ±5,745 SF 11<sup>th</sup> FLR SUITE 1110



EASY HWY ACCESS TO 41, 168, 99 & 180



#### LEASE RATE: INQUIRE WITH BROKER

Tenant Improvements available



**CENTER COURT** 

855 M Street, Fresno, California

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# // 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 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

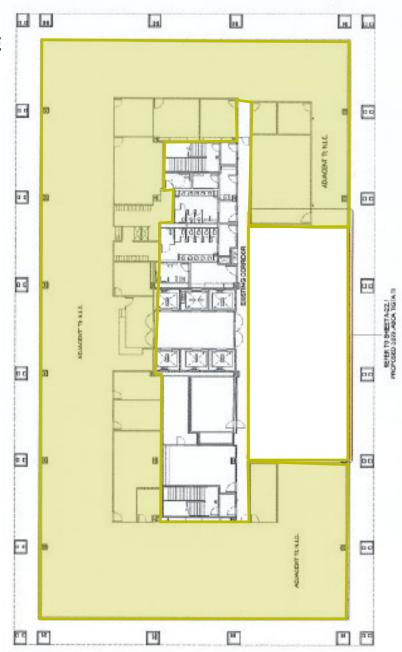
**ZONING** DTG



### **// SECOND FLOOR**

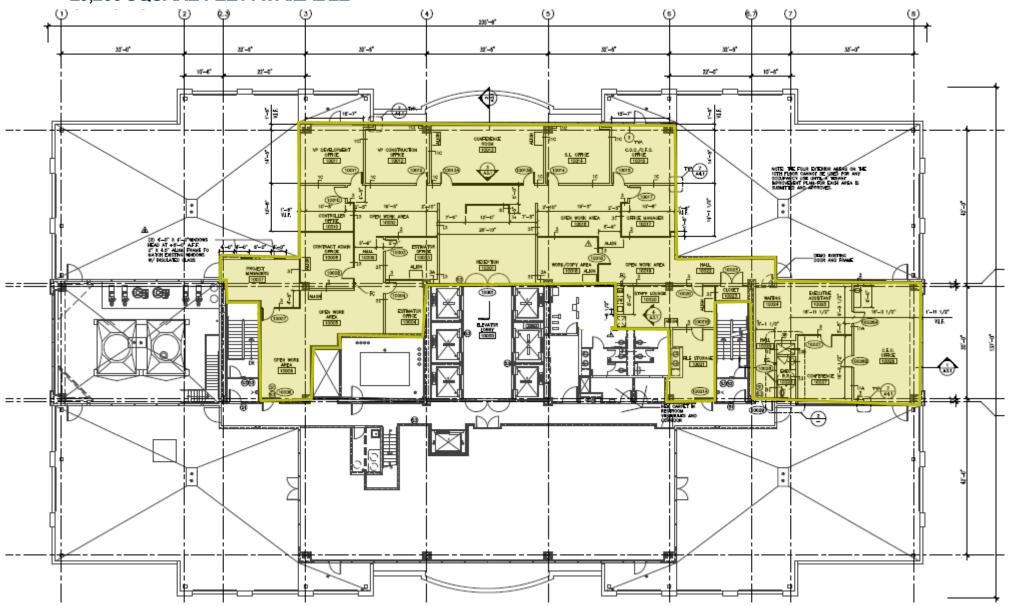
±21,509 SQUARE FEET AVAILABLE OFFICE SPACE

CLICK HERE FOR VIRTUAL TOUR



#### // TENTH FLOOR - SUITE 1010

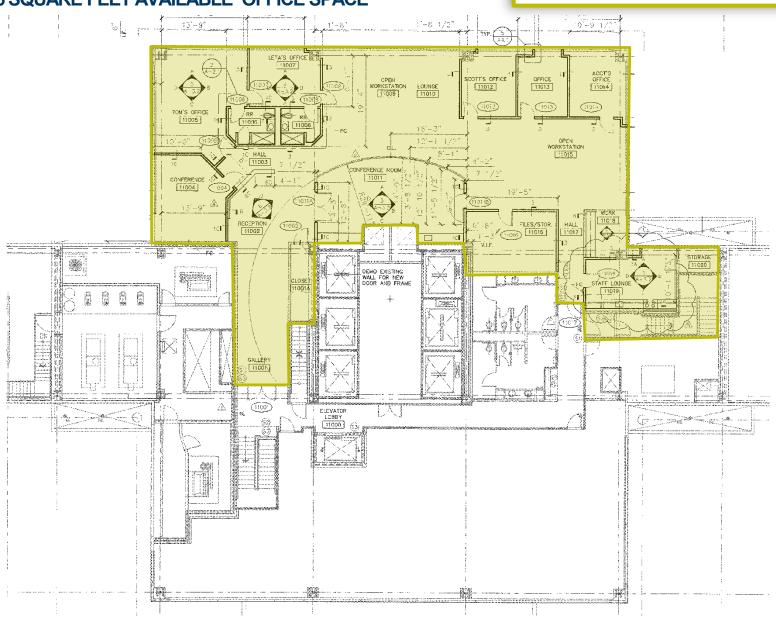
±9,266 SQUARE FEET AVAILABLE

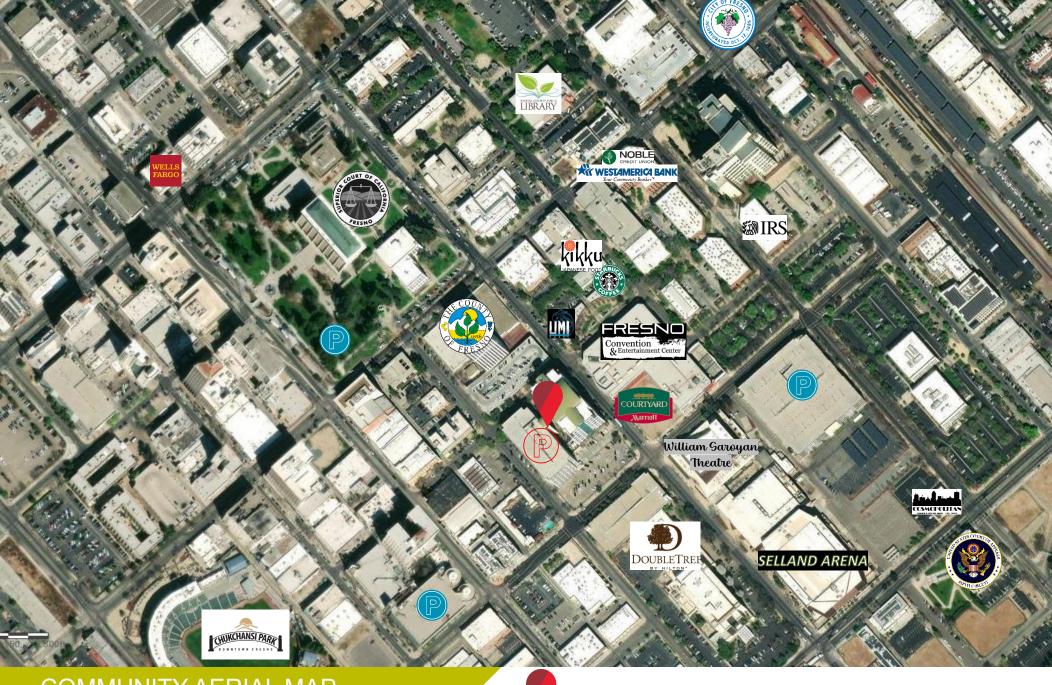


# **// ELEVENTH FLOOR – SUITE 1110**

CLICK HERE FOR VIRTUAL TOUR

±5,745 SQUARE FEET AVAILABLE OFFICE SPACE



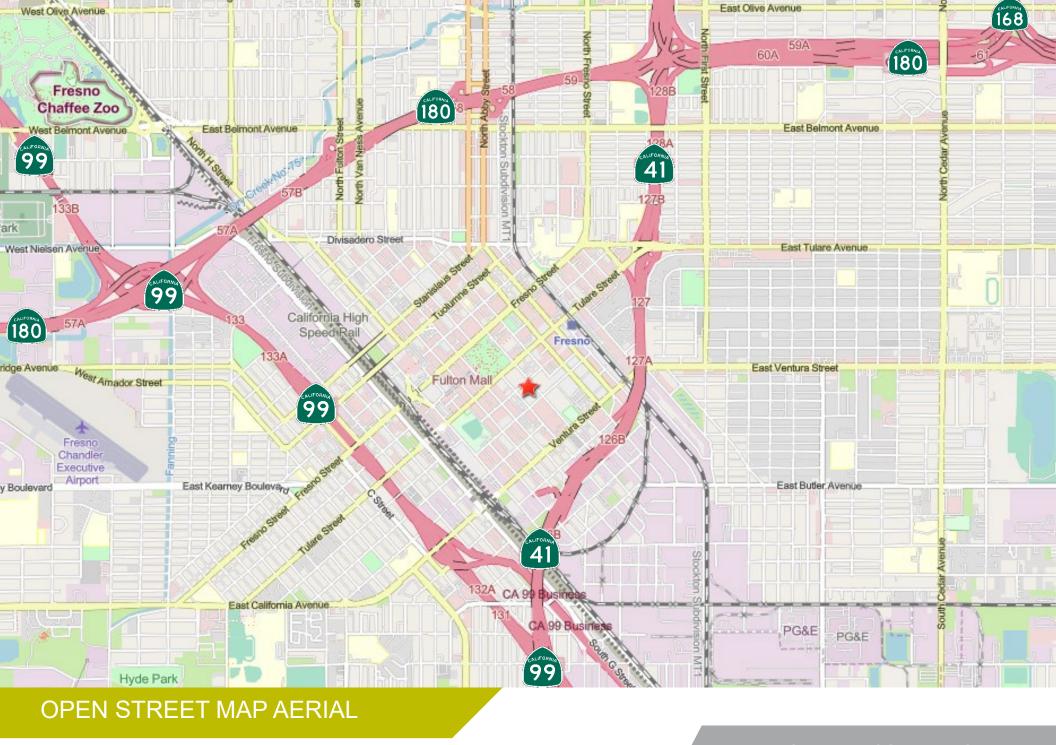


**COMMUNITY AERIAL MAP** 



SITE: 855 M STREET





tained //

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

# **// GALLERY**









**2ND FLOOR ELEVATORS** 



**BATHROOM** 

## **// GALLERY**









**VIEW OF DOWNTOWN** 



**VACANT SPACE** 









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