

CONTACT

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www.stumpfandcompany.com

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Although all information furnished regarding the subject property for sale and/or lease is from sources deemed reliable, this information has not been verified and no expressed representation is made nor is any to be implied as to the accuracy thereof and may be subject to errors, omissions, and change of price or lease without notice and to any special conditions imposed by our principal.



PROPERTY HIGHLIGHTS

- New availability!
- +/- 1,080 - 7,000 SF of contiguous space
- Competitive lease terms
- Various floor plans available
- Elevator access



1250-1252 Fulton St.

DOWNTOWN FRESNO, CA 93721

PROPERTY OVERVIEW

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DESCRIPTION

Office spaces for lease in the Central Business District of Downtown Fresno. Updated availability with below-market rent and flexible lease terms. Various floor plans are available on the upper floors. Ideal for a range of uses, professional offices, industry-specific hubs, community centers, educational facilities, non-profits, and more. Contact the listing broker for interior photos and video tours before scheduling a property tour.

LOCATION

Located on the north side of the Fulton Corridor, surrounded by key Downtown destinations. Near major non-profits, government offices, Chukchansi Park, and a growing number of restaurants and residential developments. This property is just yards away from a planned 700-unit residential development and parking garage.

AVAILABLE SIZE

Approximately 1,080 to 7,000 contiguous square feet available. Detailed floor plans are included in the full brochure.

RENT

\$0.40 - 1.35 PSF/mo. Tenant pays for utilities.

PARKING

Smart metered parking, a nearby surface lot, and a garage behind the building.

ZONING

DTC – Downtown Core, Activity Class A. Designed to support a mix of high-intensity commercial, retail, office, entertainment, and creative workspaces. Certain uses may require a special permit or conditional approval. Tenants are advised to verify specific permitted uses with the City of Fresno.



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UPDATED AVAILABILITY

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Suite	Description	Size*	Base Rent
1250 Fulton 101A <i>Leased</i>	Ground-floor retail storefront featuring a large open space with high ceilings and expansive display windows. The back area includes six private offices and access to a common-area bathroom located in the lobby. Formerly used for a wellness center (yoga studio and massage).	+/- 1,605 SF	<i>Leased to arts & wellness center</i>
1250 Fulton 101B (Midfloor) <i>New!</i>	Mid-floor office located between the ground and top floors. Has its own secured entrance off a shared staircase (stair access only, no elevator). Features a reception area, four private offices, a kitchenette with sink, and a private restroom. Recently renovated with new flooring, fresh paint, and stylish modern details throughout, plus original exposed brick wall that adds unique character.	+/- 1,080 SF	\$1,458/month (\$1.35 PSF)
1250 Fulton 201	Top floor office space near Fulton St. featuring 7 offices, 1 single-stall bathroom, a large common area conference room near the elevator, and both elevator and stair access.	+/- 1,155 SF	\$1,328/month (\$1.15 PSF)
1250 Fulton 202	Top floor office space near the alleyway and parking garage, offering flexibility for reconfiguration into smaller spaces. The layout includes 8 offices, 2 single-stall restrooms, a break room, a large open area, and a common area conference room. The space features elevator access through the common lobby and stair access from Fulton St., the alley, and a nearby public parking structure. The landlord is open to dividing the floor into smaller offices.	+/- 1,500 - 4,300 SF	Negotiable
1250 Fulton 201-202	Entire top floor, Suites 201 & 202 including exclusive access to conference room, storage, and lobby.	+/- 6,400 SF	\$5,760 (\$0.90 PSF)
Basement	Spacious basement with elevator access, a staircase from the common area lobby, and an additional staircase from the alley.	up to +/- 7,000 SF	\$0.40 PSF

*Square footage is approximate. Tenant to verify square footage before leasing.

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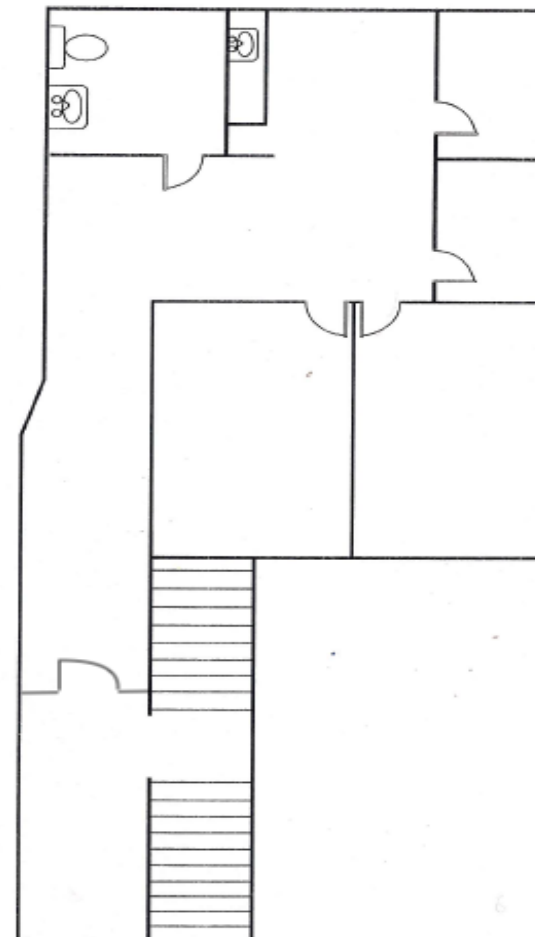
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1250 Fulton Mall
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Mid-Floor / Mezzanine



* Drawing not to scale

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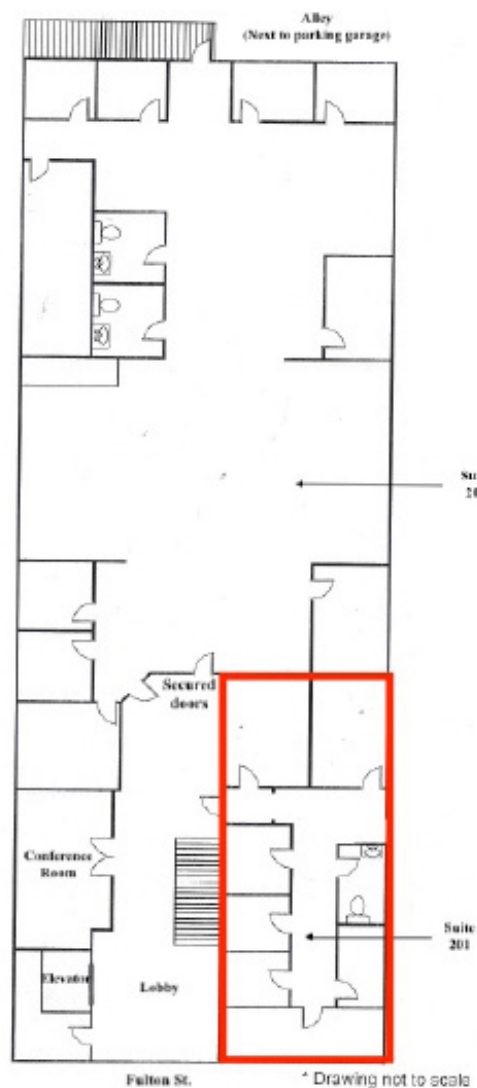
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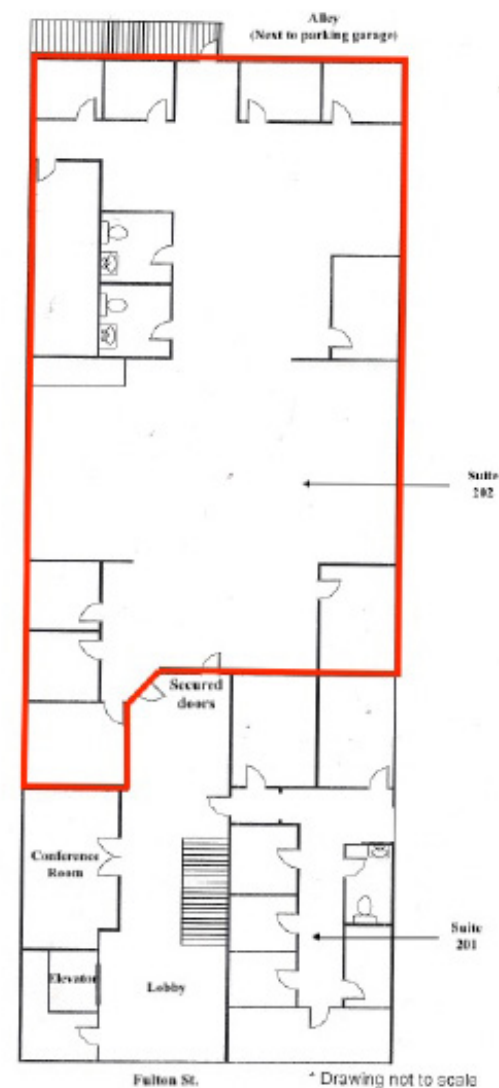
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1250 Fulton
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2nd Floor
(aka Top Floor)



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