



PROPERTY HIGHLIGHTS

- Updated availability
- Office/retail space on the new Fulton corridor
- Various floor plans still available
- Elevator access

For Lease

FULTON CORRIDOR OFFICE/RETAIL

1250 FULTON ST.,
DOWNTOWN FRESNO, CA 93721

CONTACT EXCLUSIVE
LISTING BROKER

Veronica Stumpf

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2045 E. Ashlan Ave., #102
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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.



For lease is office/retail space located on the renovated Fulton corridor. Various floor plans are available throughout the building. Potential uses include: retail, professional offices, industry-specific hub/center, educational facility, non-profit, and more! Current tenants include a resource center and a wellness center. Contact listing broker for interior photos and video tours.

LOCATION

1250 Fulton St., Downtown Fresno (near Fulton Sr./Merced St.). Located on the north side of the Fulton corridor. Located near large non-profit organizations, government facilities, Chukchansi Park, several new residential developments, and restaurants.

AVAILABLE SIZE

Approximately 1,500 - 7,000 square feet of upstairs and basement space available. See full brochure for specific floor plans available.

RENT

Varies. Call listing broker.

PARKING

Easy street metered parking and nearby public parking structures available. Downtown parking is free after 6PM during weekdays and free all weekend (except during special events).

ZONING

[DTC - Downtown Core, Activity Class A](#). Tenant to verify permitted uses with the City of Fresno.



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REMAINING AVAILABILITY

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Suite	Description	Size*	Rent
1250 Fulton 201	<p>Top office space closest to Fulton St.</p> <p>7 offices and 1 single-stall bathroom.</p> <p>Large common area conference room (close to elevator).</p> <p>Elevator and stair access.</p>	+/- 1,155 sf	\$1.45 psf/mo
1250 Fulton 202	<p>Top floor office space closest to alleyway and parking garage. Can be re-configured into smaller spaces.</p> <p>Total of 8 offices, 2 single-stall restrooms, and 1 break room.</p> <p>Large open space, and common area conference room.</p> <p>Elevator access in common area lobby. Stair access points facing Fulton St. and the alley and a public parking structure.</p> <p>Landlord is open to dividing the floor into smaller offices. Contact broker for more information.</p>	+/- 1,500 - 4,300 sf	Varies, call listing broker
Basement	<p>Large basement space</p> <p>Access: elevator, staircase from common area lobby and another staircase from alley.</p>	+/- 7,000 sf	Negotiable

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

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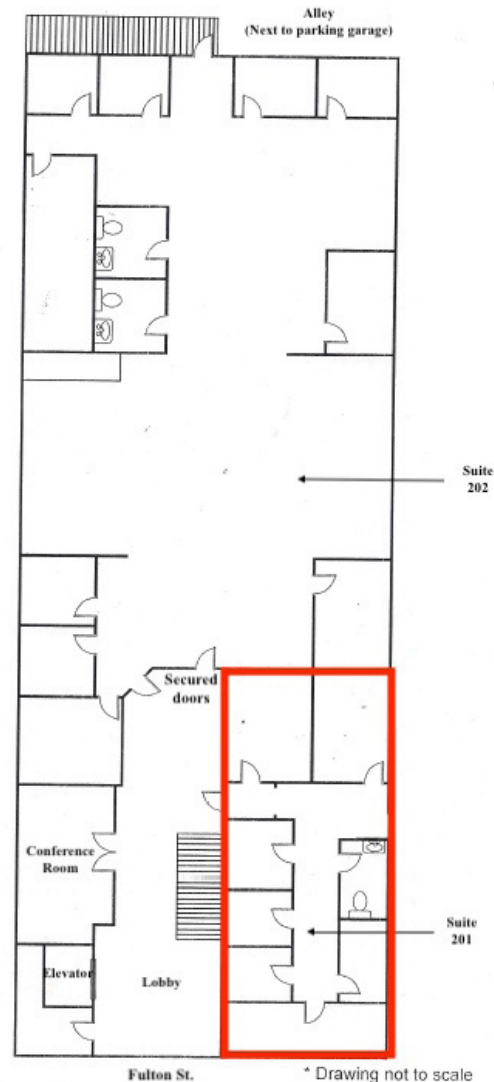
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2nd Floor
(aka Top Floor)



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