

2150 Tulare Street, 2nd Floor  
Fresno, California



## Professional Class "A" Office Space for Lease

Approximately 4,272 sq.ft. ± - 11,700± sq.ft.

*Conveniently located directly across the street from The Fresno Superior Court Building and Courthouse Park*



≡ ROBERT ELLIS ≡  
LEASING AND INVESTMENT, INC.

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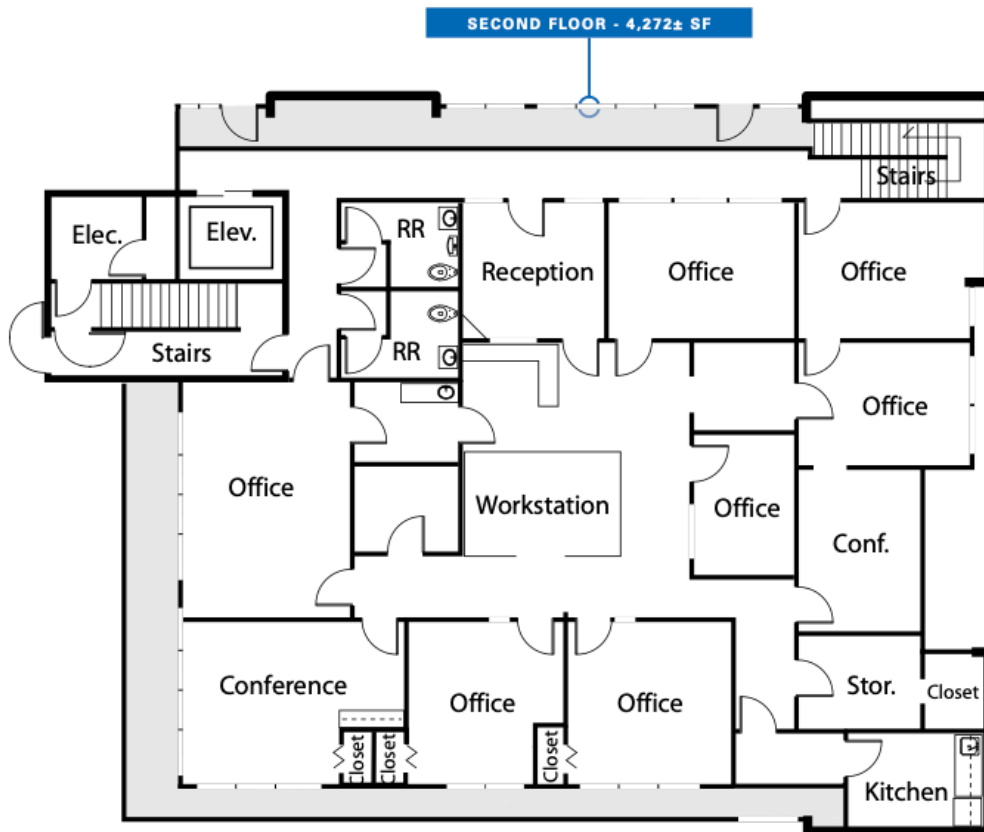
rellis@reli1.com • www.reli1.com

DRE LICENSE #00870649

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# FLOOR PLAN



This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. This above information, while not guaranteed, has been secured from sources we believe to be reliable.



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# PROPERTY INFORMATION

**Available Space:** Second Floor | 4,272± SF  
Basement | 3,000± SF  
Move-In Ready  
\*Entire Building contains approximately 11,700± SF and could be available for sale or entire building for lease

**Lease Rate:** 1.25 NNN

**Tenant Improvements:** Negotiable.

**Parking:** Off-Street Parking/Negotiable Secure Underground Parking

**Property Description:**

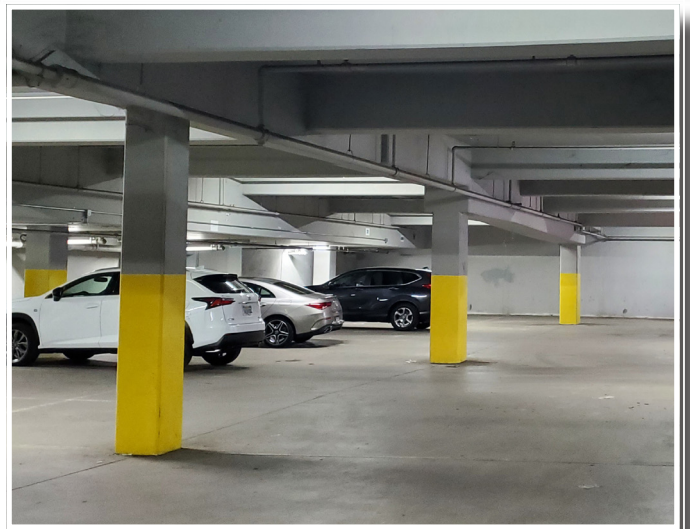
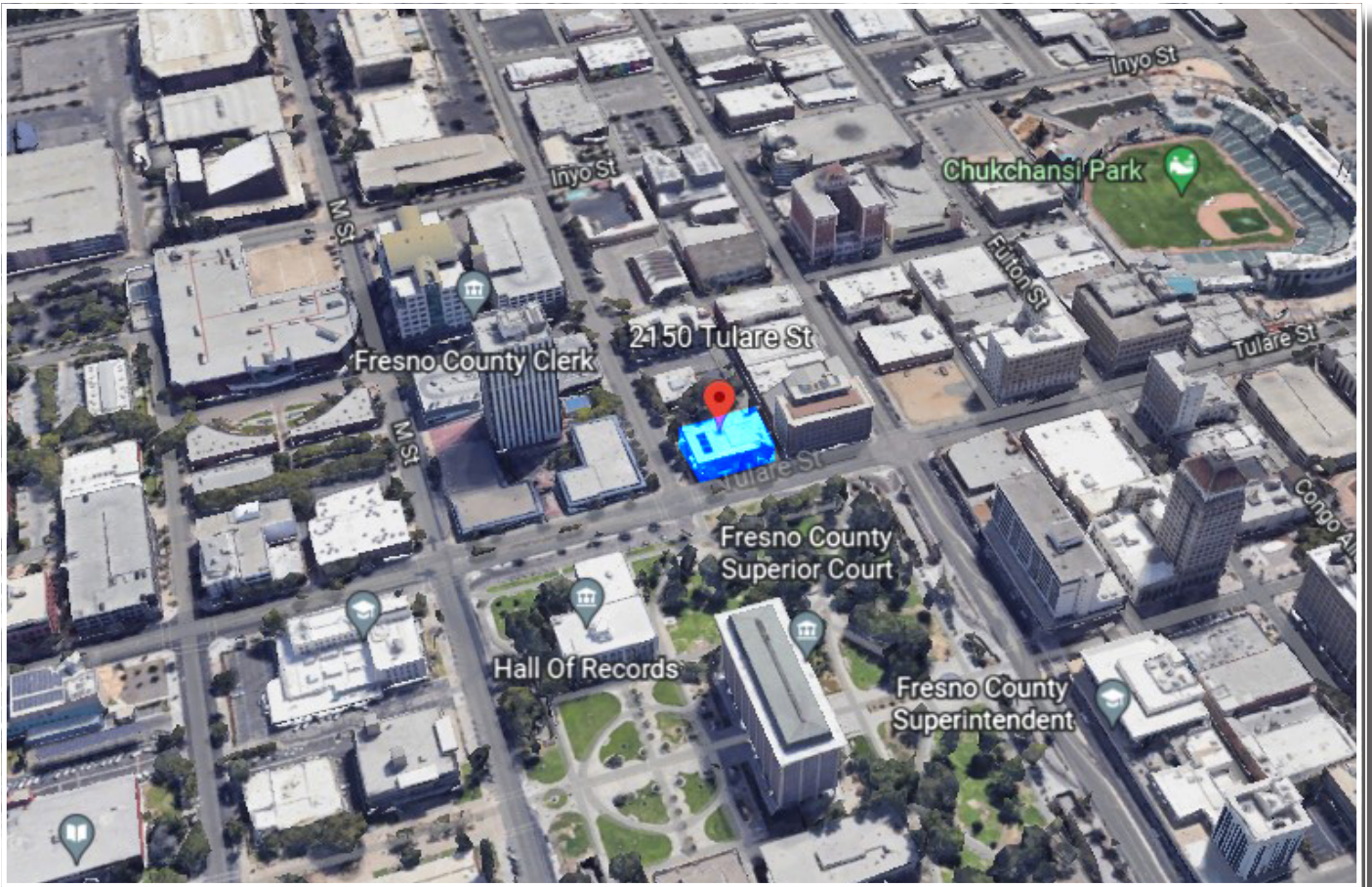
The Office is located on the 2nd floor of a two-story building located in the heart of Downtown Fresno directly across the street from the Fresno County Superior Court Building and Park. The space features large private offices with views, high ceilings, interior restrooms, neutral paint color (some furnishings included). Visible signage on fascia directly onto Tulare and "L" streets. Walking distance to the Fresno County Superior Court, Fresno County Clerk's Office, Hall of Records, Banks, Fulton Street, and additional public underground parking.



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# LOCATION AERIAL



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