

1025 Fulton Street • Fresno, California

PRICE REDUCED!



FOR SALE

\$2,275,000.00 (\$152/SF)

±7,300 SF - 1st Floor, ±2,318 SF Mezzanine,

±1,009 SF - Upper Mezzanine ±4,310 SF 2nd Floor Office Space

- NEW ROOF WITH WARRANTY
- Conventional Freeway Access - 99, 41 & 180
- Assumable Financing Available for a qualified buyer!
- NEW ELEVATOR



ROBERT ELLIS LEASING AND INVESTMENT, INC.

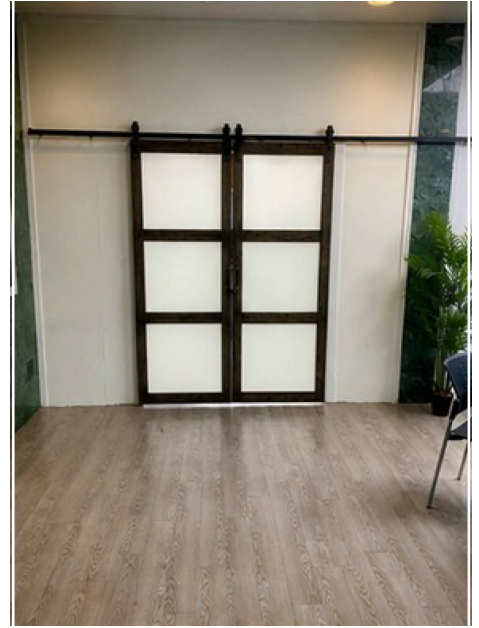
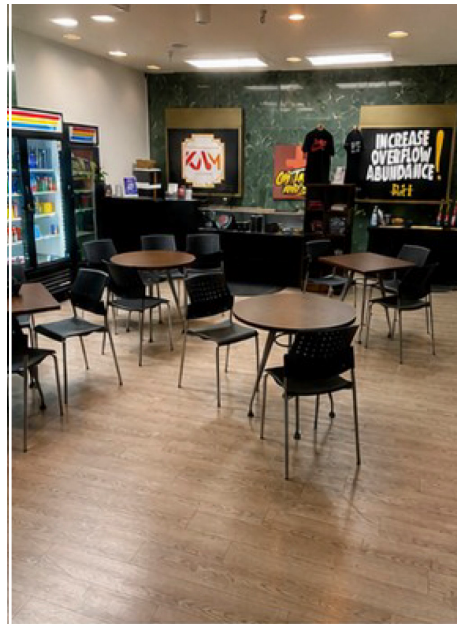
ROBERT ELLIS
PHONE: 559/228-8900
DRE LICENSE #00870649

MITCH WEIBERT
PHONE: 559/355-0841
DRE LICENSE #02198339

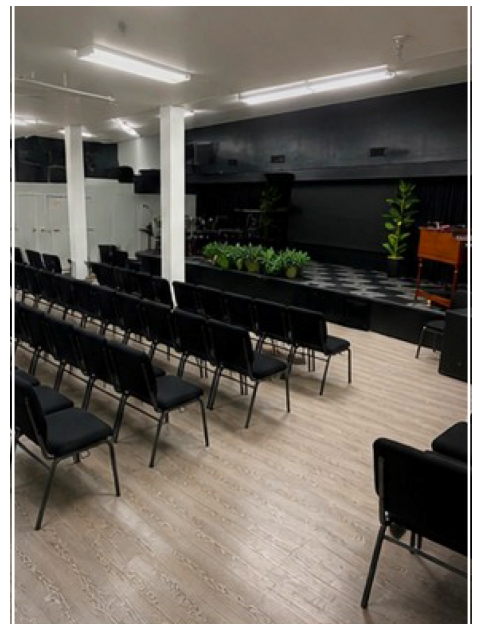
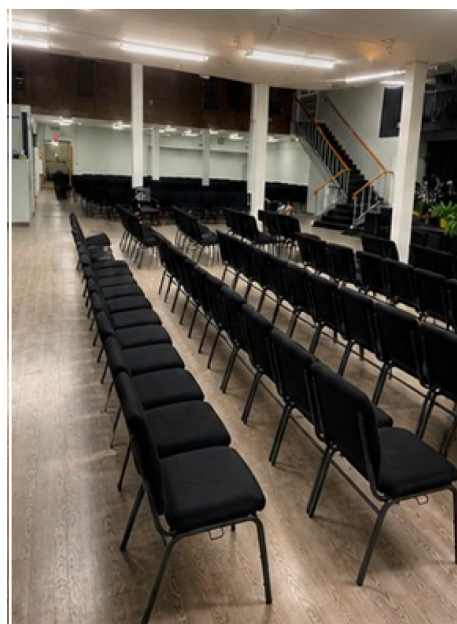
7502 NORTH COLONIAL AVENUE, SUITE 101 • FRESNO, CALIFORNIA 93711
rellis@reli1.com • mweibert@reli1.com • www.reli1.com

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.

1025 Fulton Street • Fresno, California



Curbside Access onto fulton street. Large floor to ceiling storefront windows allow an abundance of natural lighting into the open main floor space. Marble walls, refurbished flooring, new lighting, and neutral color tones work together to produce an inviting work environment.



1025 Fulton Street • Fresno, California



2nd Floor
±4,310 SF
Fully Furnished

Built-In Sky lights and windows invite an abundance of natural lighting.



A Well-designed floor plan tailored for a productive work environment.

1025 Fulton Street • Fresno, California



2nd Floor
±4,310 SF
Fully Furnished

Built-In sky lights and windows invite an abundance of natural lighting into a well-designed floor plan tailored for a productive work environment.

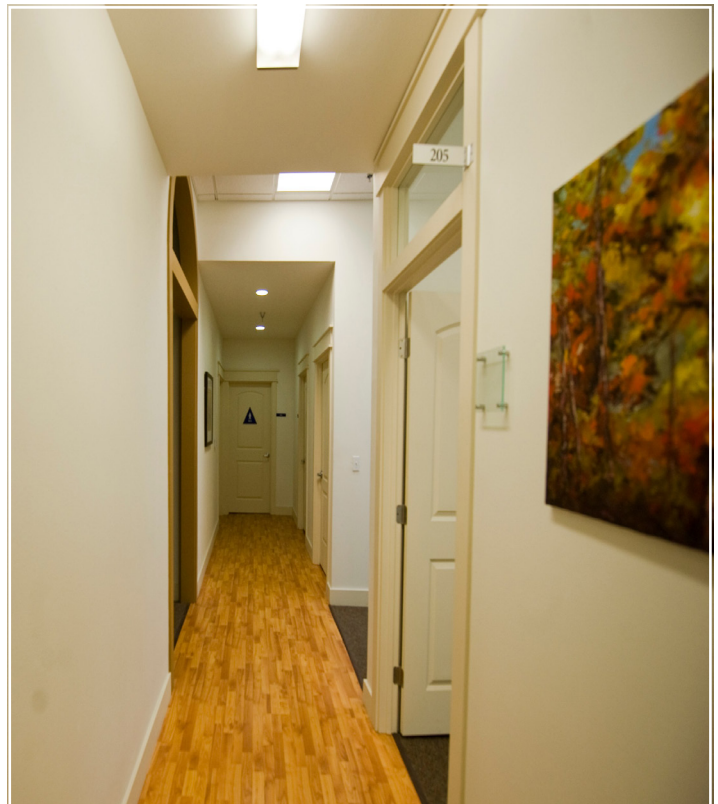


1025 Fulton Street • Fresno, California



2nd Floor

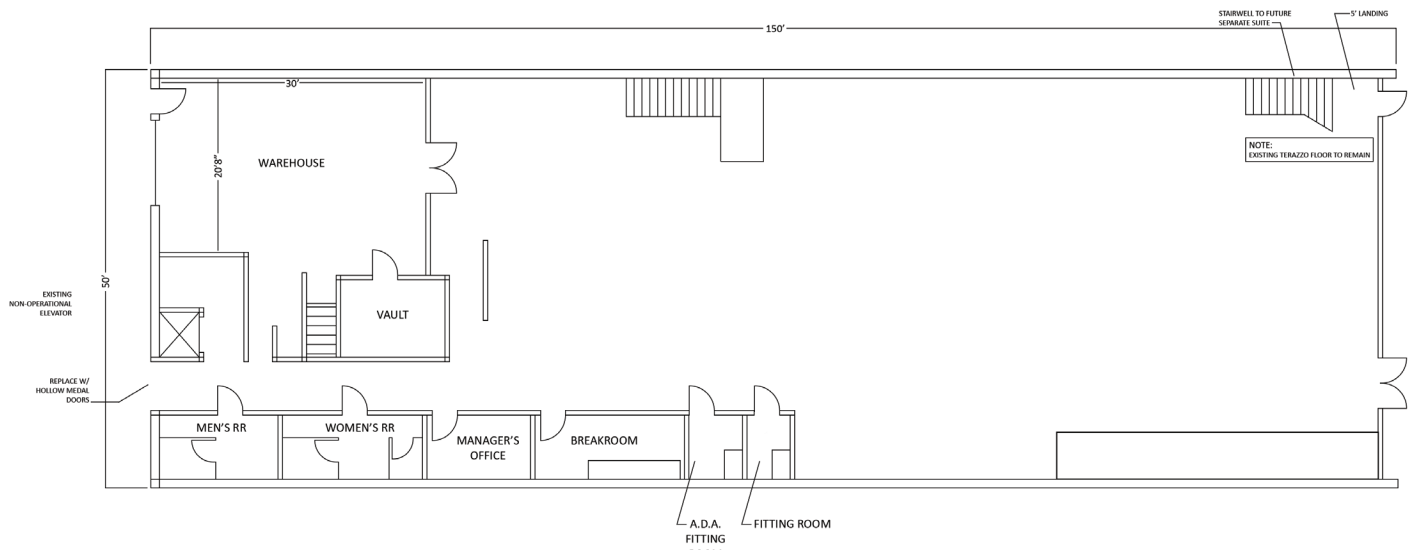
The Utilize 2 conference rooms (each one has its own wall of windows looking out onto the mature trees that line Fulton street). The second floor space is a nice mixed-use of private offices/independent cubicles/open workstation/and nice sized break room.



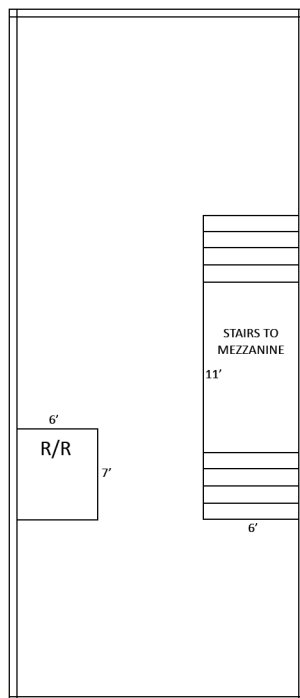
1025 Fulton Street, Suite 100



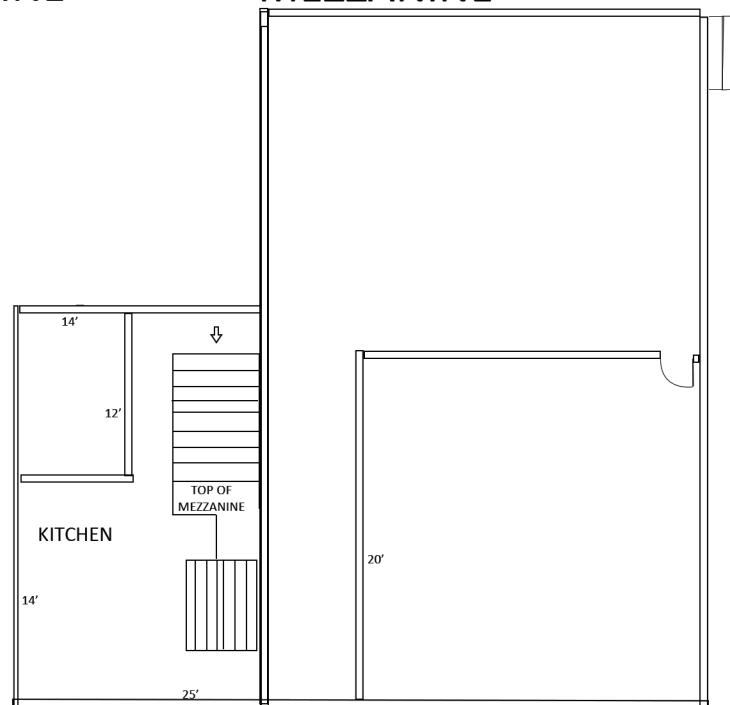
FLOOR PLAN



TOP FLOOR MEZZANINE



MEZZANINE



*CPI Increase Annually

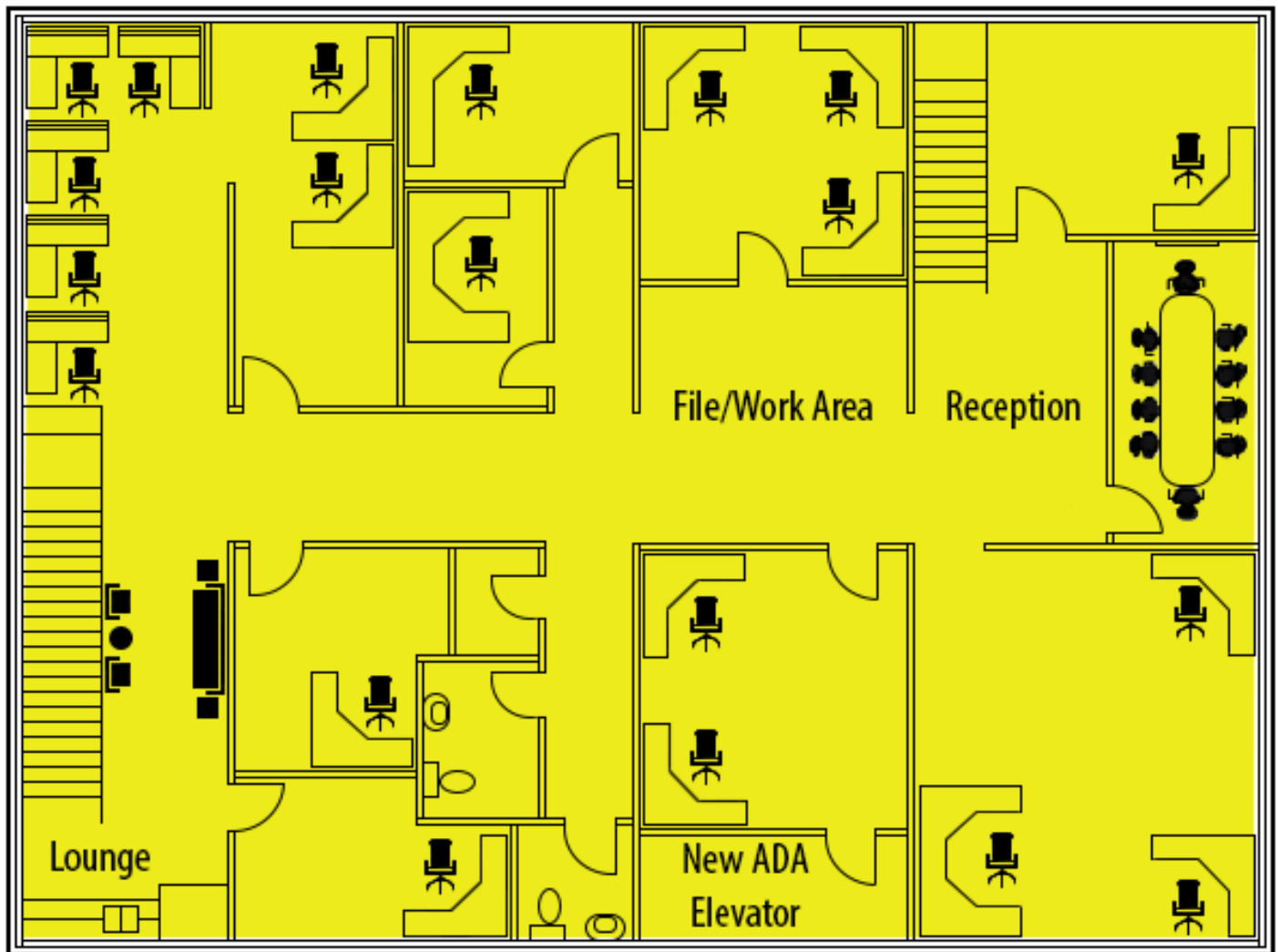
.99/SF NNN

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.

1025 Fulton Street, Suite 200 - 2nd Floor



FLOOR PLAN - 4,310± SF



 Available

1025 Fulton Street • Fresno, California



LOCATION AERIAL



LARGER FEDERAL/STATE/CITY/COUNTY GOVERNMENT AGENCIES LOCATED IN DOWNTOWN FRESNO

- City Hall
- Fresno Police Departments
- Community Hospital Regional Medical Center
- Fresno County Courthouse
- Fresno County E.O.C.
- Fresno County Jail
- Fresno County Sheriff's Departments
- Fresno County Department of Public Health
- Fresno County District Attorney's Offices
- Fresno Unified School District
- State of California Court of Appeals Offices
- United States Federal Courthouse