

1025 Fulton Street • Fresno, California

PRICE REDUCED!



# FOR SALE

**\$2,375,000.00 (\$159/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



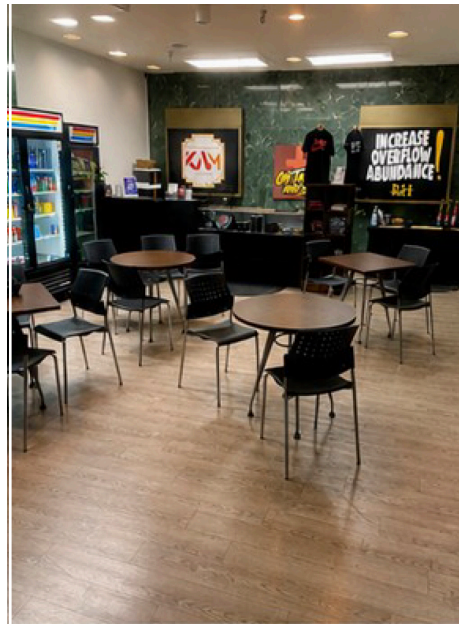
## ROBERT ELLIS LEASING AND INVESTMENT, INC.

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

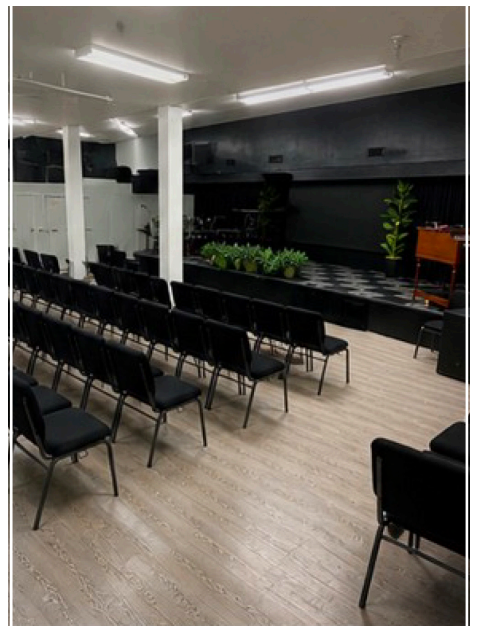
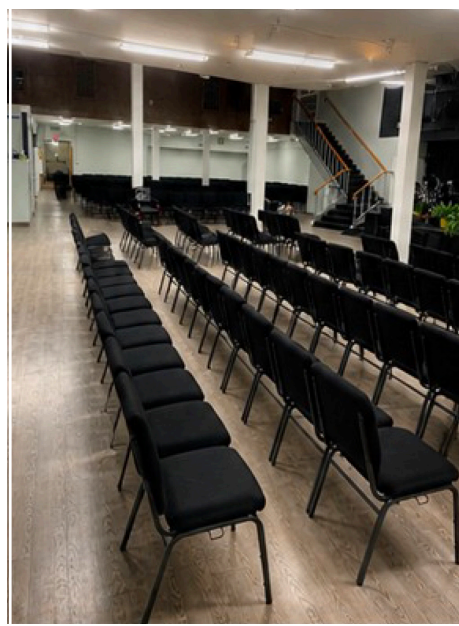
**MITCH WEIBERT**  
PHONE: 559/355-0841  
DRE LICENSE #02198339

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

# 1025 Fulton Street • Fresno, California



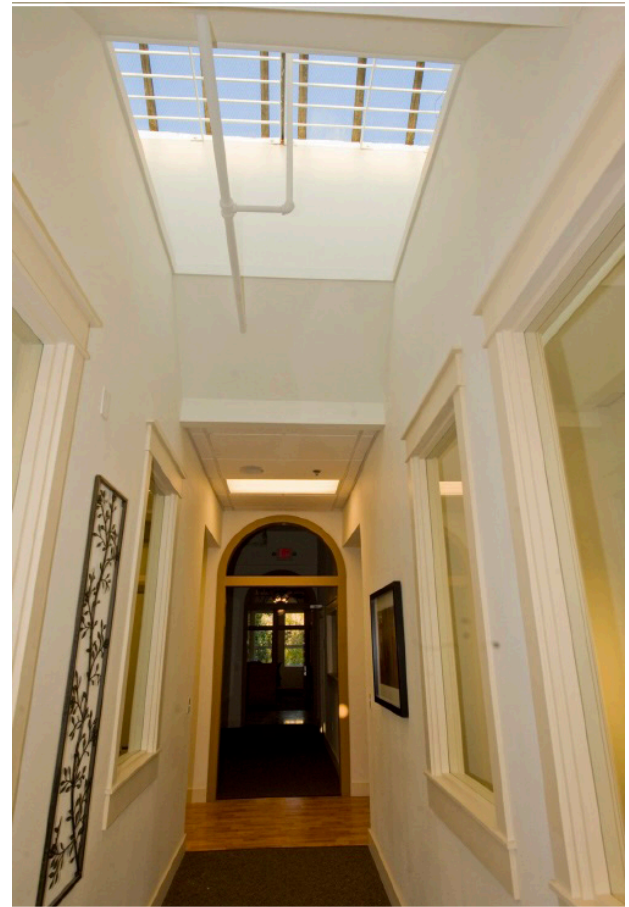
Curbside Access onto fulton street. Large floor to ceiling storefront windows allow an abundance of natural lighting into the open main floor space. Marble walls, refurbished flooring, new lighting, and neutral color tones work together to produce an inviting work environment.



1025 Fulton Street • Fresno, California



**2nd Floor**  
**±4,310 SF**  
**Fully Furnished**



**B**uilt-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.

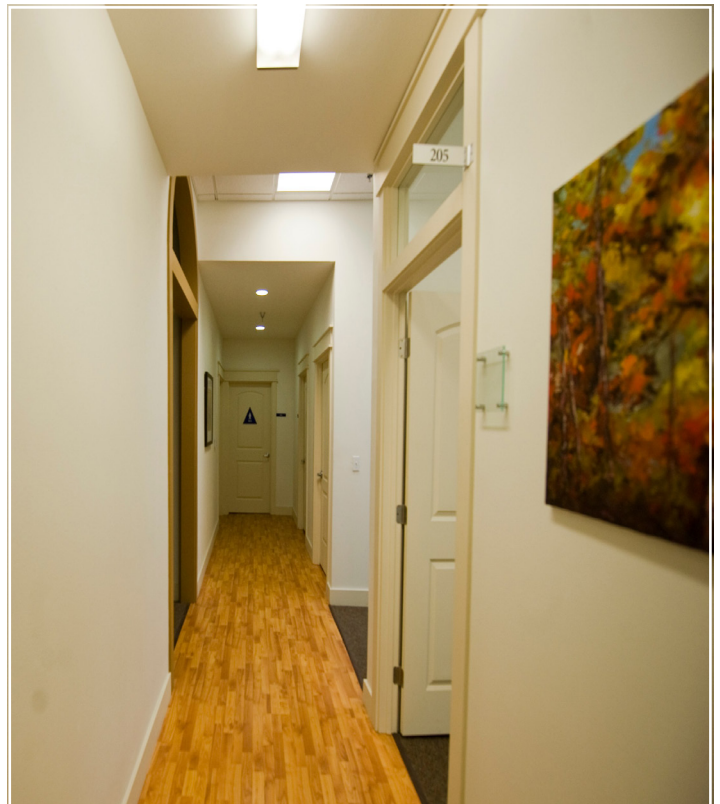


1025 Fulton Street • Fresno, California



## 2nd Floor

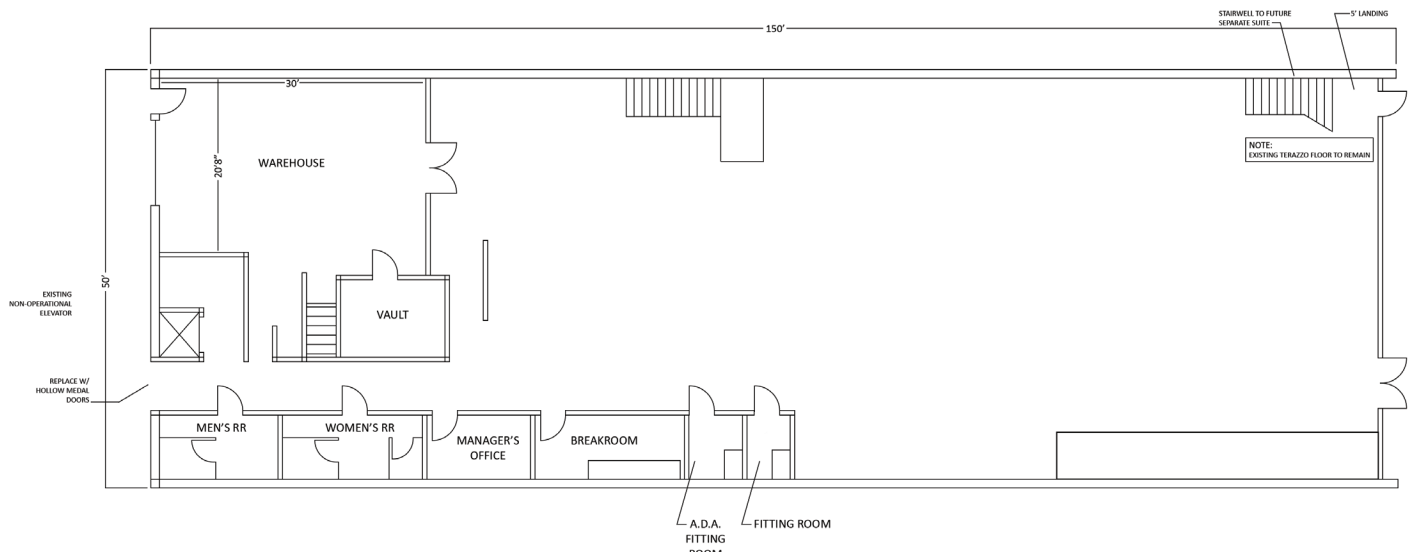
The Utilize 2 conference rooms (each one has its own wall of windows looking out onto the mature trees that line Fulton street). The second floor space is a nice mixed-use of private offices/independent cubicles/open workstation/and nice sized break room.



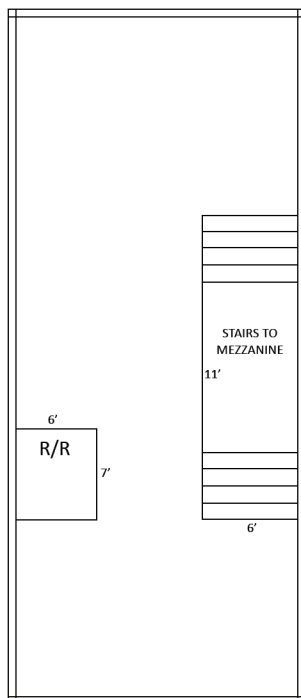
# 1025 Fulton Street, Suite 100



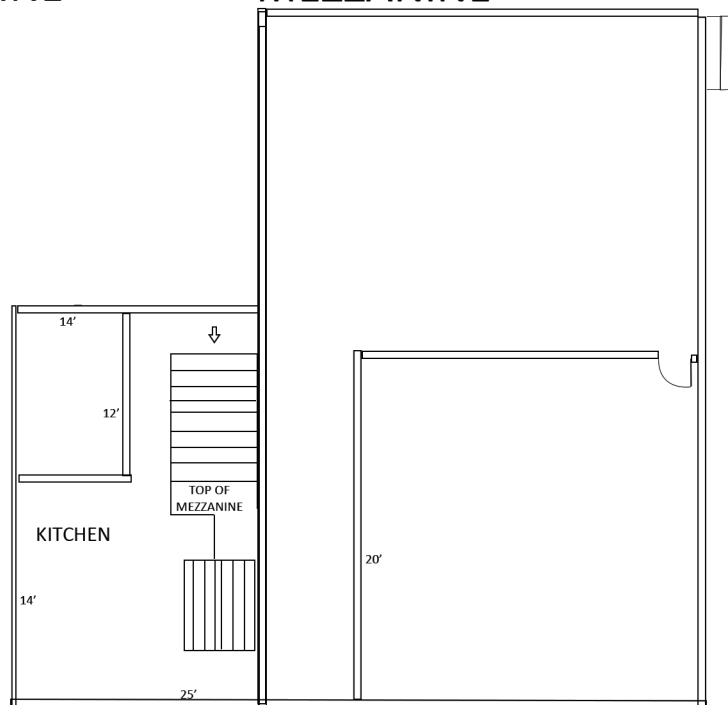
## FLOOR PLAN



### TOP FLOOR MEZZANINE



### MEZZANINE



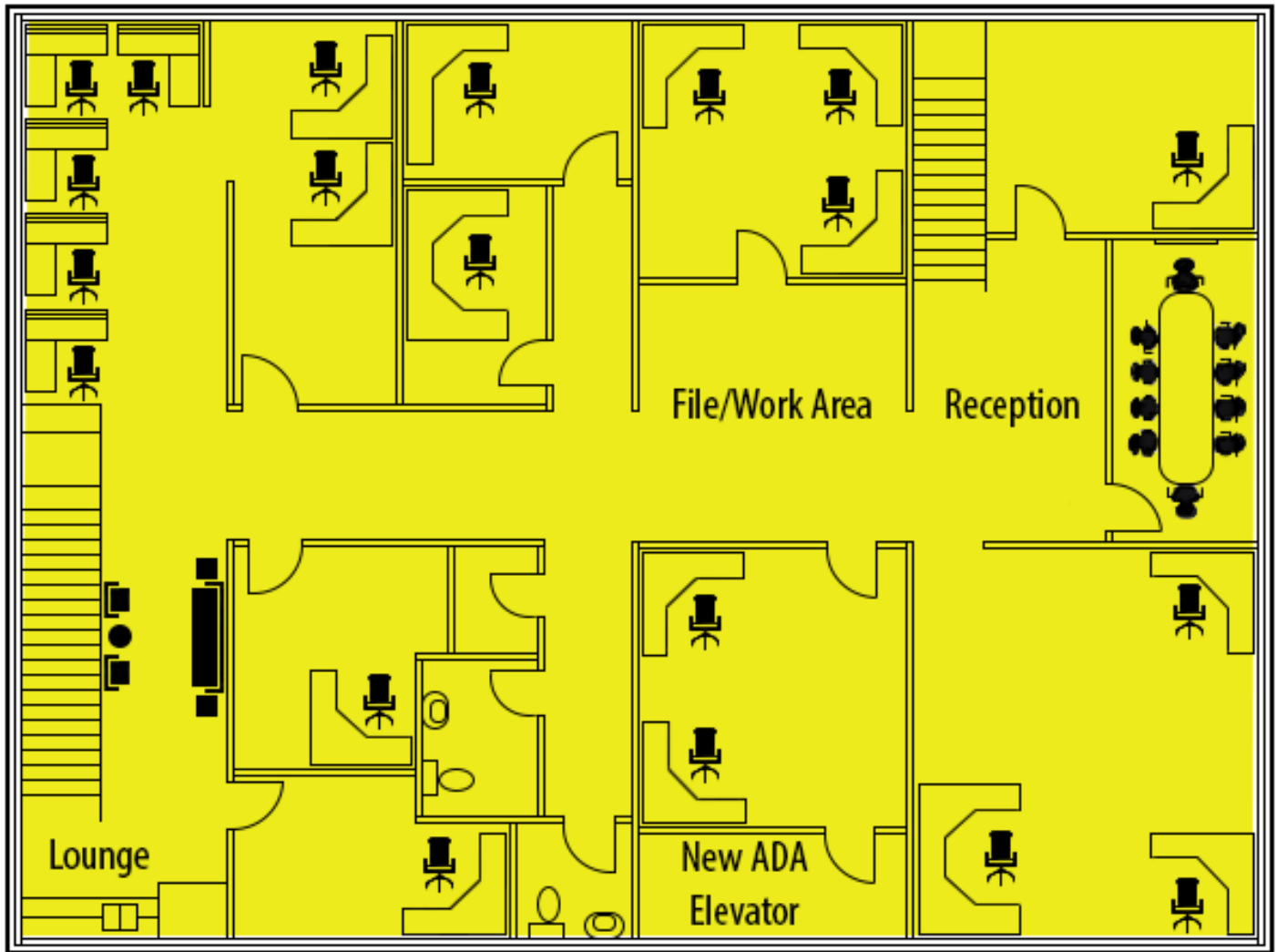
\*CPI Increase Annually

.99/SF NNN

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