

1025 Fulton Street • Fresno, California



FOR SALE

\$2,635,000.00 (~\$176.00/SF)

±7,300 SF 1st Floor ±2,318 SF Mezzanine
±1,009 SF Upper Mezzanine ±4,310 SF 2nd Floor Office Space
Lot Size ±7,305 SF

- NEW ROOF WITH WARRANTY
- Convenient Freeway Access - 99, 41 & 180
- On Street + Covered Garage Parking
- New Elevator



ROBERT ELLIS LEASING AND INVESTMENT, INC.

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

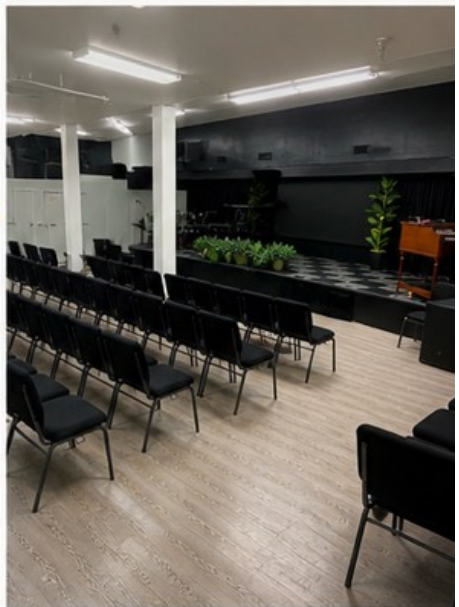
MITCH WEIBERT
PHONE: 559/355-0841
DRE LICENSE #02198339

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Curbside Access onto Fulton Street. Retail storefront windows allow an abundance of natural lighting. New roof with warranty, refurbished flooring, new lighting, and neutral color tones work together to produce an inviting work environment.



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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.

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2nd Floor

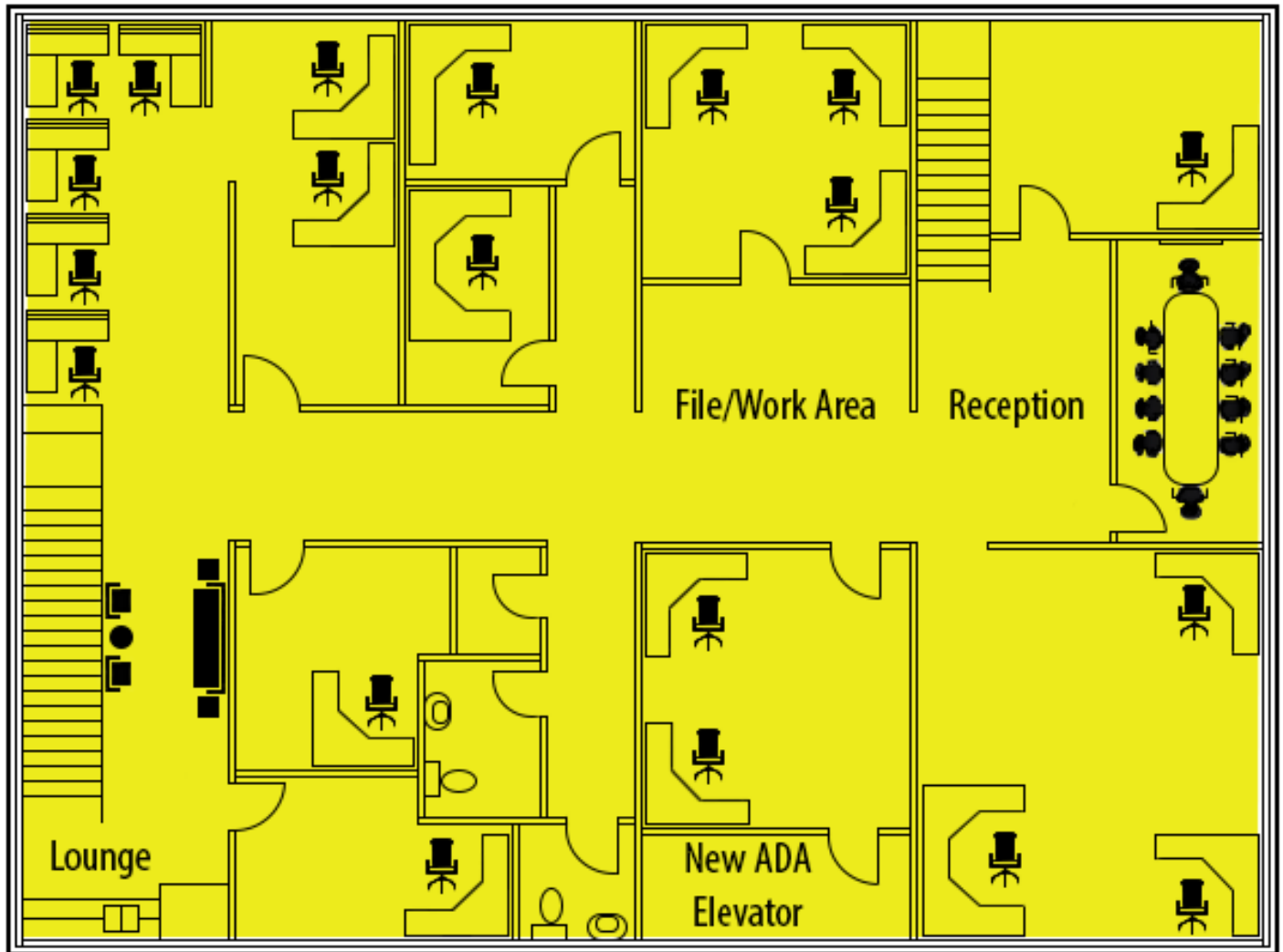
Utilize two conference rooms (each one has its own wall of windows looking out onto the mature trees that line Fulton Street). The second floor space is a nice mixed-use of private offices, independent cubicles, open workstation, and nice sized break room.



1025 Fulton Street, Suite 200 - 2nd Floor



FLOOR PLAN - ±4,310 SF



 Available

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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