

#### **ENERGY STAR** Certified Building



THE TOWER AT CONVENTION CENTER COURT

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### For Lease ±1,069 SF – ±21,509 SF

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# // PROPERTY FEATURES



GREAT DOWNTOWN BUSINESS DISTRICT LOCATION (walking distance)

- Restaurants
- Banking
- Government Services



#### AVAILABLE SPACES

- ±1,069 SF 1<sup>st</sup> FLOOR RETAIL SPACE
- $\pm 21,509$  SF  $2^{ND}$  FLOOR OFFICE
- ± 9,266 SF 10<sup>th</sup> FLR SUITE 1010
- ±5,745 SF 11<sup>th</sup> FLR SUITE 1110

EASY HWY ACCESS TO 41, 168, 99 & 180

LEASE RATE: INQUIRE WITH BROKERTenant Improvements available



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// PROPERTY FEATURES



### ON SITE PROPERTY MANAGEMENT





ON SITE RESTAURANTS & BANKING



ON SITE SECURITY GUARD

LOADING DOORS TO SERVICE BLDG.



ADA ACCESSIBILITY WITH GENERATOR BACKUP FOR BUILDING LIFE SAFETY & COMMON AREAS



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## **// BUILDING INFORMATION**

The Tower at Convention Center Court is the premium Class "A" office building in the Fresno Downtown Central Business District.

With many surrounding business support services and amenities, it is also located near government entities and has excellent access to all major Highways.

Property management and security is located on site and the building has its own parking garage.

**BUILDING SIZE** 274,700 SF

LOT SIZE 2.95 ACRES

PROPERTY TENANCY MULTI-TENANT

**BUILDING CLASS** A PARKING RATIO 3.8/1,000 SF

PARKING GARAGE ATTACHED TO BLDG

**YEAR BUILT** 2003

**ZONING** DTG

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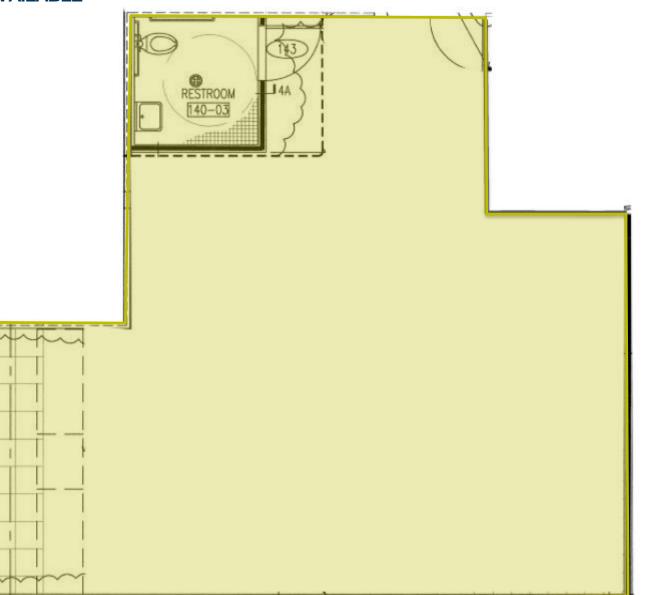
THE CEN 855

### **// GROUND FLOOR**

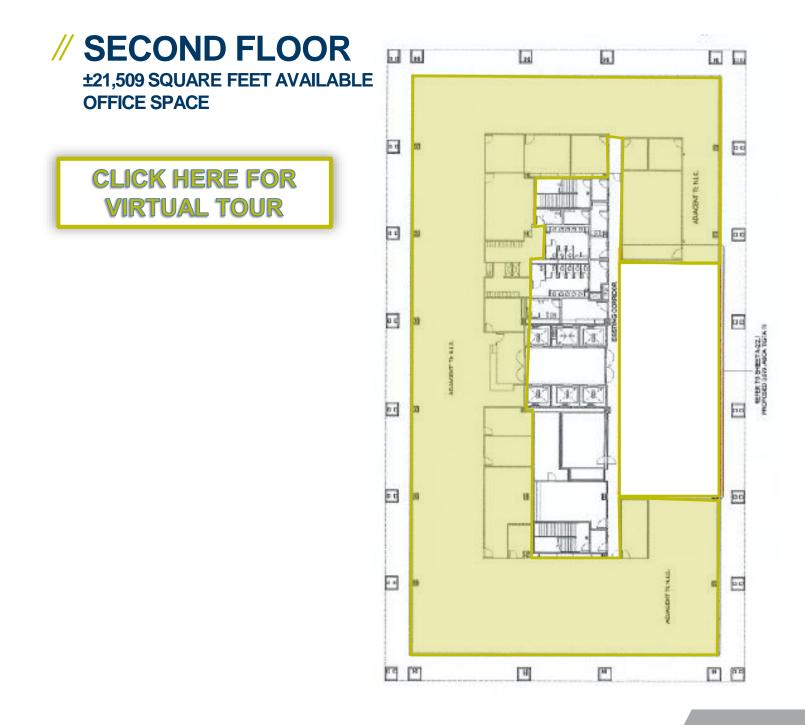
±1,069 SQUARE FEET AVAILABLE RETAIL SPACE

ENTRY

140

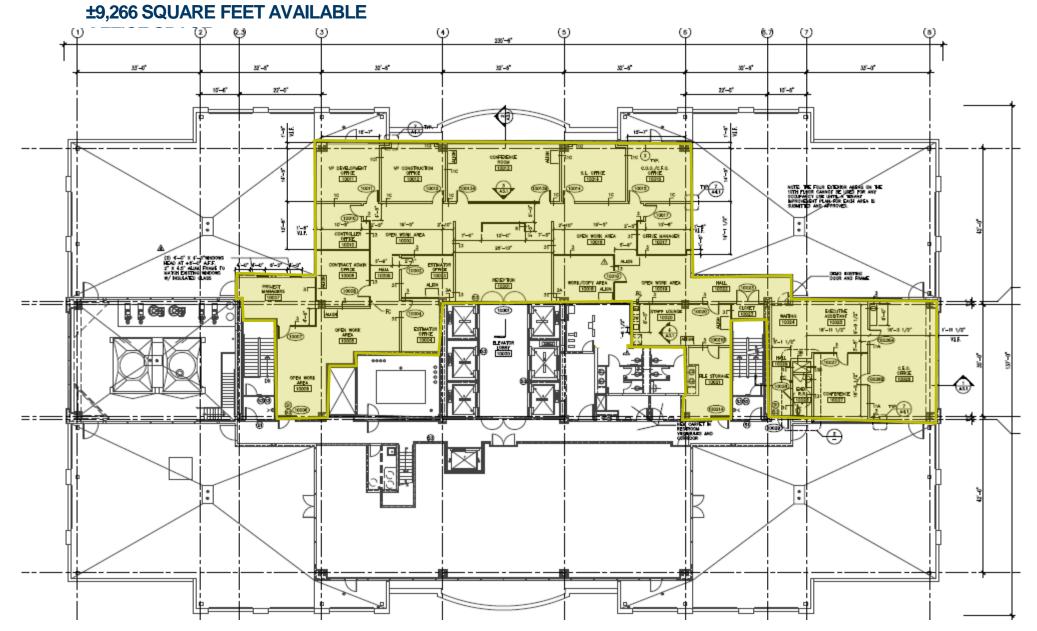


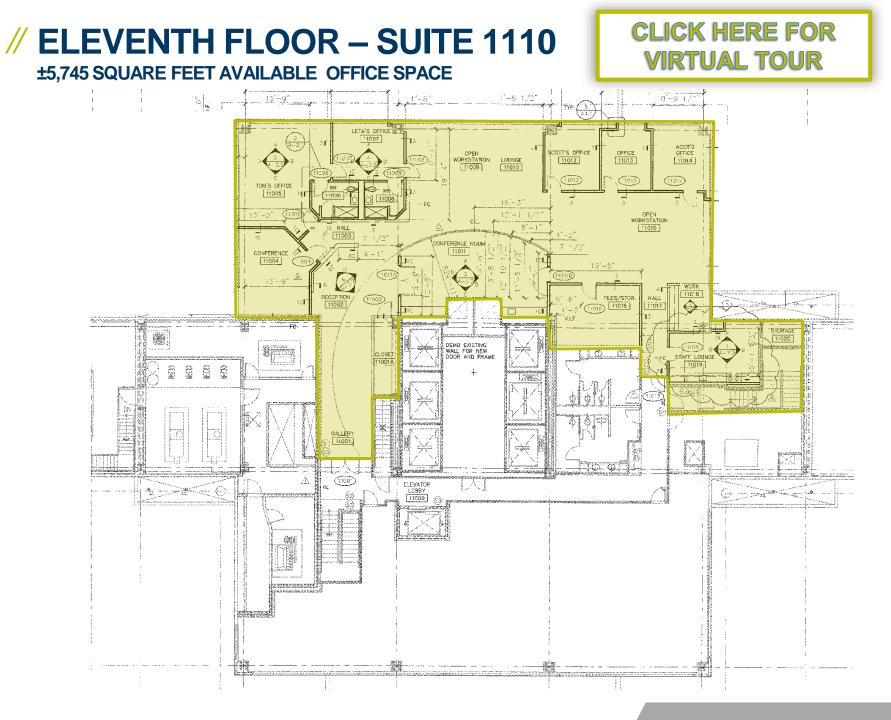
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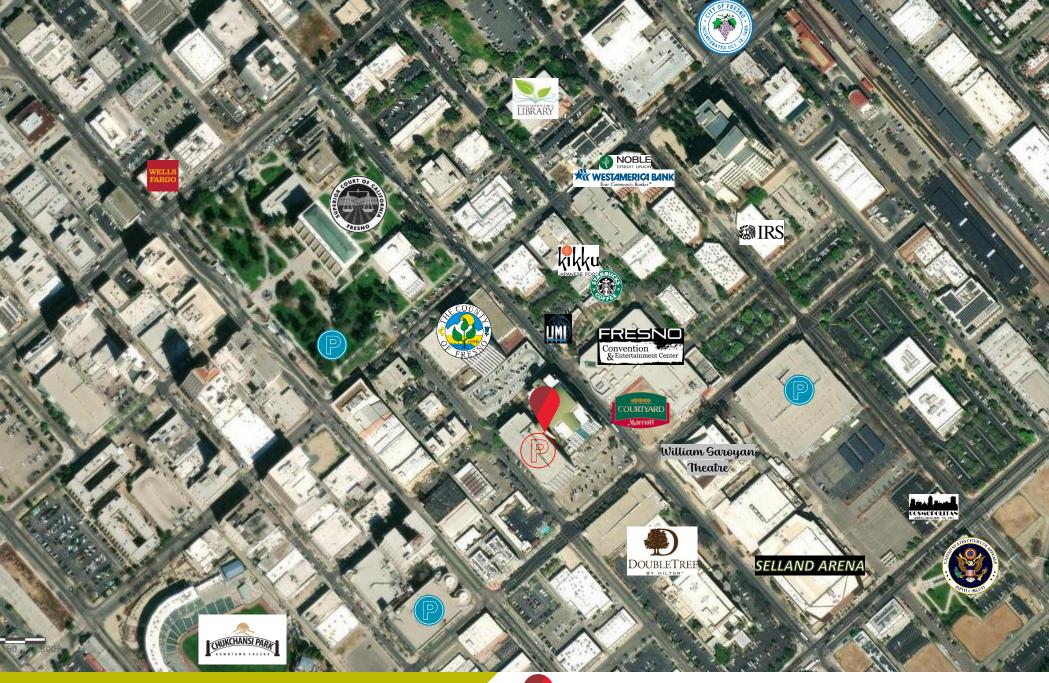


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# // TENTH FLOOR – SUITE 1010



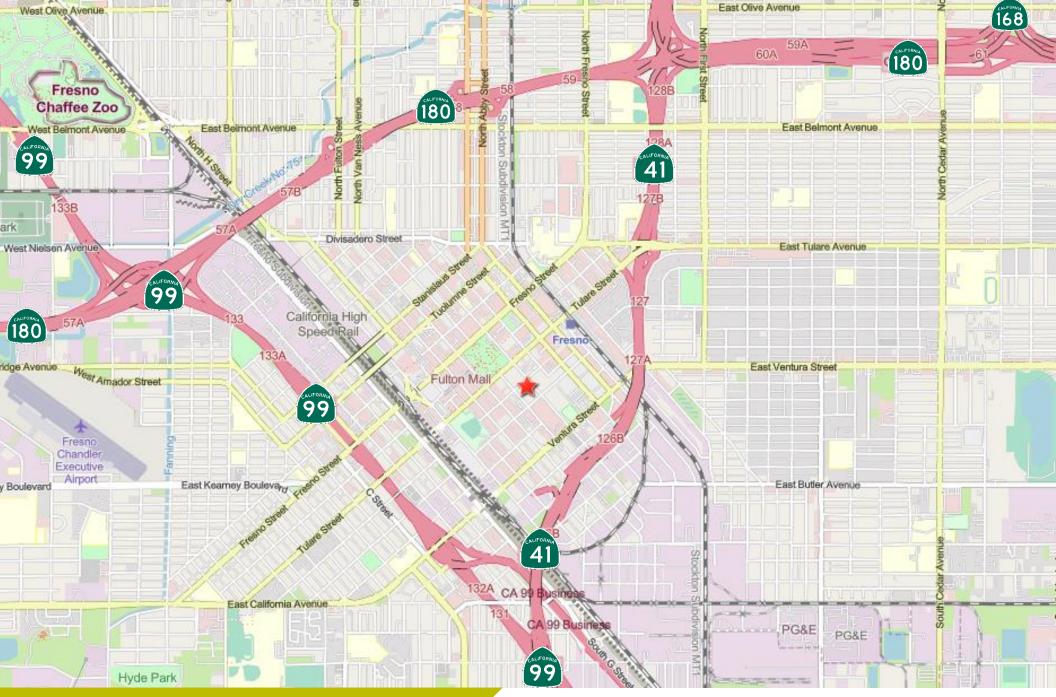




### COMMUNITY AERIAL MAP

SITE: 855 M STREET

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### **OPEN STREET MAP AERIAL**

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2<sup>ND</sup> FLOOR ELEVATORS

BATHROOM

THE TOWER AT CONVENTION CENTER COURT 855 M Street, Fresno, California

VACANT SPACE







**VACANT SPACE** 

VIEW OF DOWNTOWN



VACANT SPACE

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