

FOR LEASE

DOWNTOWN FRESNO
EXECUTIVE OFFICES, SUITES &
GROUND FLOOR RETAIL

2014

TULARE ST.

T.W. PATTERSON
BUILDING

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// PROPERTY FEATURES



GREAT DOWNTOWN BUSINESS DISTRICT LOCATION (walking distance)

- Restaurants
- Banking
- Government Services



ON-SITE PROPERTY MANAGEMENT



UNDERGROUND ON-SITE PARKING



EASY HIGHWAY ACCESS



LEASE RATE: INQUIRE WITH BROKER



// **T. W. PATTERSON BUILDING**
2014 Tulare Street, Fresno, California



// BUILDING INFORMATION

The historic T.W. Patterson Building at 2014 Tulare Street offers beautifully updated office space in the heart of Downtown Fresno.

Tenants enjoy modernized elevators, upgraded heating and cooling, high-speed internet, and 24/7 security within the iconic landmark.

Its prime corner location near Fulton Street provides exceptional visibility and foot traffic, making it ideal for business seeking both character and convenience.

BUILDING SIZE
119,581 SF

LOT SIZE
27,125 SF

PROPERTY TENANCY
MULTI-TENANT

BUILDING CLASS
B

SECURITY
24 HR VIDEO

PARKING GARAGE
UNDERGROUND

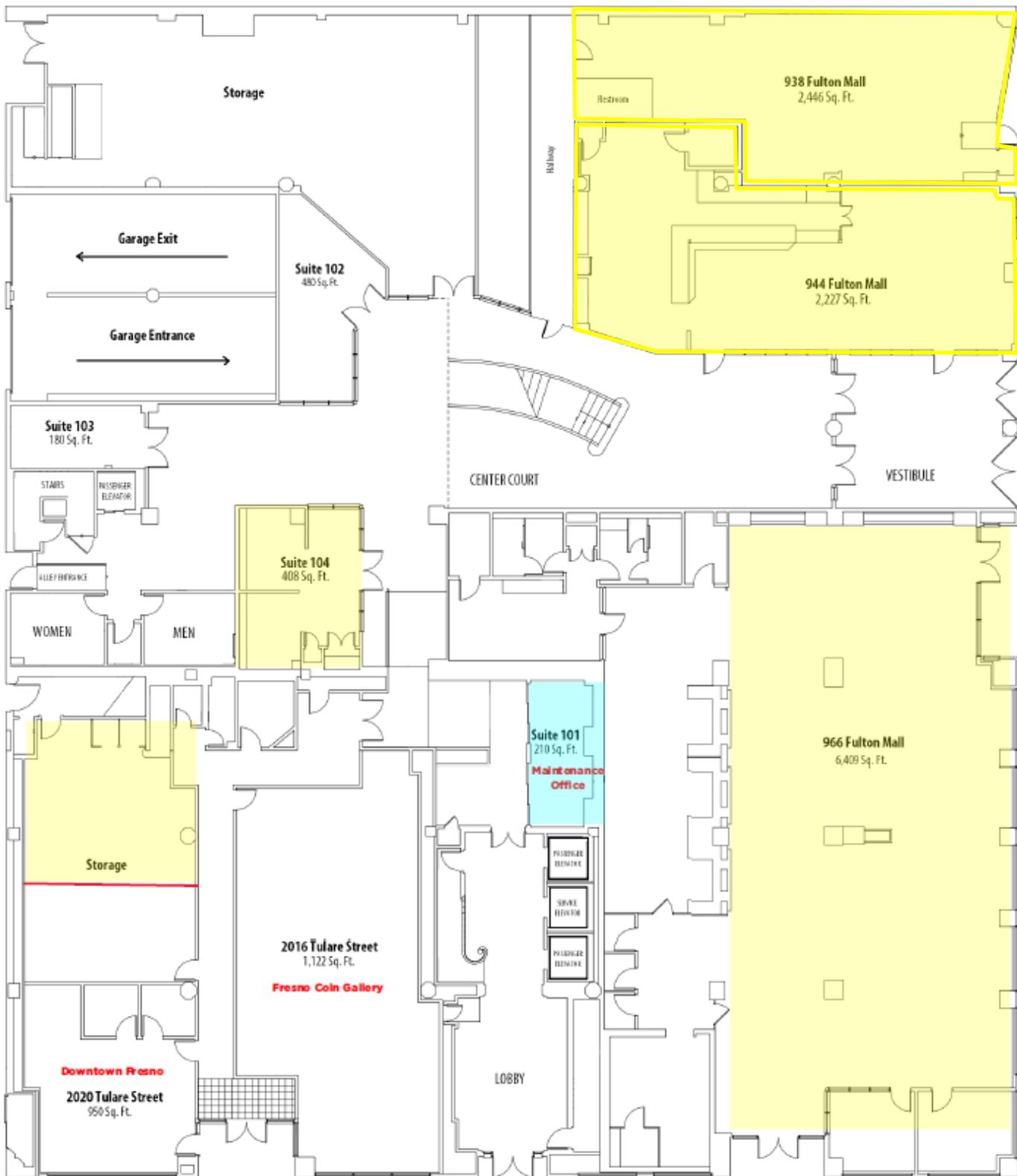
YEAR BUILT
1923

ZONING
DTC

// **T. W. PATTERSON BUILDING**
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// FIRST FLOOR AVAILABILITY

EXISTING ALLEY



SUITE	SQ. FT.	SPACE NOTES
104	408	Ground floor space, former salon – customizable for retail or office use
938	2,447	Turnkey restaurant space with great street visibility
944	2,227	Turnkey restaurant space – can be combined with 938
966	6,409	Open, spacious floor plan, glass windows, private restrooms, 19-foot ceilings. Great street visibility. Retail or office uses.

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SECOND FLOOR AVAILABILITY

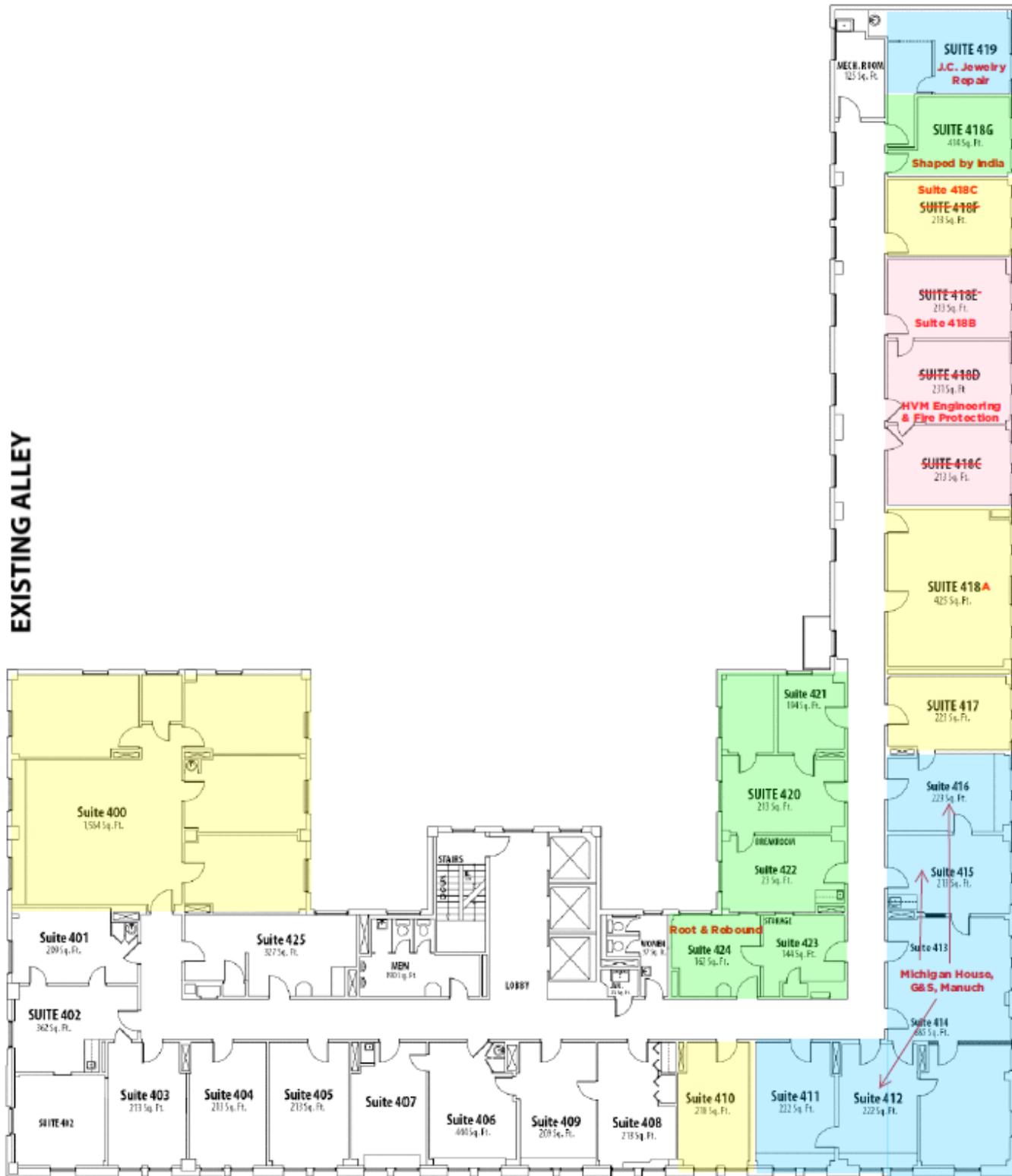


SUITE	SQ. FT.	SPACE NOTES
212	740	2 nd floor suite – executive office
213	444	2 nd floor suite – executive office
216	222	2 nd floor suite – executive office
219	245	2 nd floor suite – executive office
221	194	2 nd floor suite – executive office
222	+/- 200	2 nd floor suite – executive office

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/// FOURTH FLOOR AVAILABILITY

EXISTING ALLEY



SUITE	SQ. FT.	SPACE NOTES
400	1,584	4 th floor suite with several offices and open space
410	218	4 th floor suite – executive office
417	223	4 th floor suite – executive office
418A	425	4 th floor suite – executive office
418C	213	4 th floor suite – executive office

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FIFTH FLOOR AVAILABILITY

EXISTING ALLEY



SUITE	SQ. FT.	SPACE NOTES
516	2,700	5 th floor suite – versatile & customizable office space
527	192	5 th floor suite – executive office
529	465	5 th floor suite – executive office
530	190	5 th floor suite – executive office

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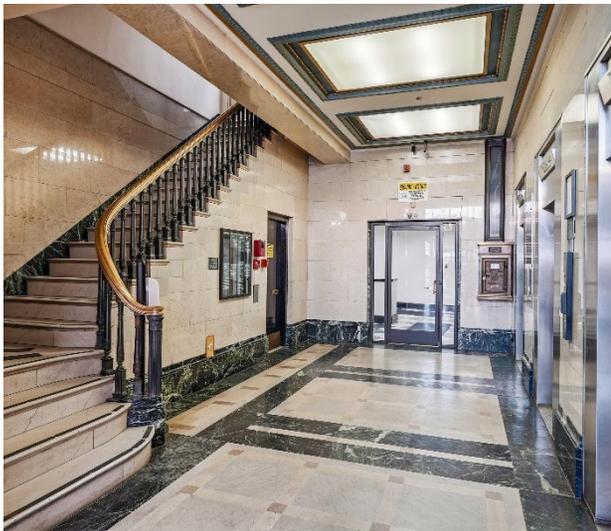
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// GALLERY



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