

# FOR LEASE

## 1260 Fulton Mall Freestanding Two Story Office Building

### Downtown Fresno



Up to Approximately 21,546± Square Feet

Considered By Many The Nicest Attorney Offices In Fresno - **MUST SEE**

**Below Market Lease Rate - \$1.25 Per Sq. Ft. Plus Utilities and Janitorial**

**Class A Improved Office Space**

**Plus Approximately 10,000± Square Foot Basement Storage Space Included Free**

**Elevator Access To All Floors**

**Parking Available Behind Building**

**Can Be Leased With First Class Office Furnishings Included**

#### ROBERT E. ELLIS

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# 1260 Fulton Mall

**PROPERTY DESCRIPTION:** The subject property consists of a two story, single tenant general office building structure. The building was originally constructed for retail purposes in the early 1900's. In the middle to late 1980's, the first floor was converted to an office use to facilitate a local law firm. This includes a first floor of about 9,834 square feet; a second floor of about 9,527 square feet; and two finished mezzanine structures totaling about 2,185 square feet.

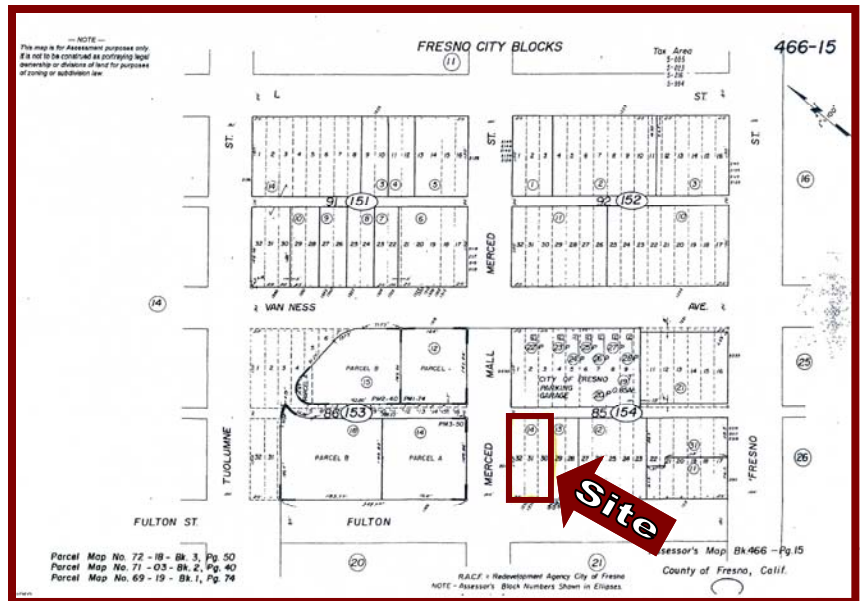
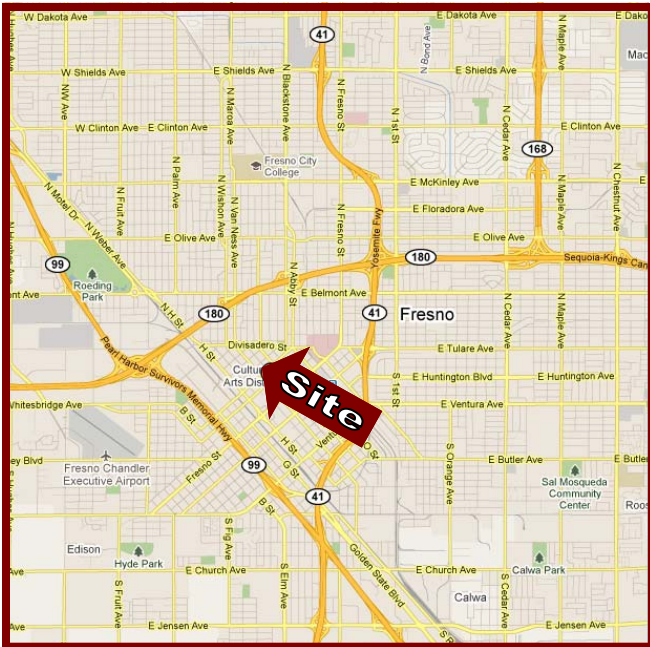
**NET LEASABLE AREA:** 21,546 of net/gross rentable area

**AGE:** The subject building was constructed in the early 1900's and recently totally renovated in 2006.

**MECHANICAL:** The building has central forced-air heating and refrigeration cooling systems. Both the heating and air-conditioning is ducted throughout the building and distributed to the various offices.

**ELECTRICAL:** The building has wall outlets and overhead fluorescent and indirect incandescent lighting throughout.

**FIRE PROTECTION:** Fire Sprinklers throughout.



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# 1260 Fulton Mall



Subject Property From Fulton Mall



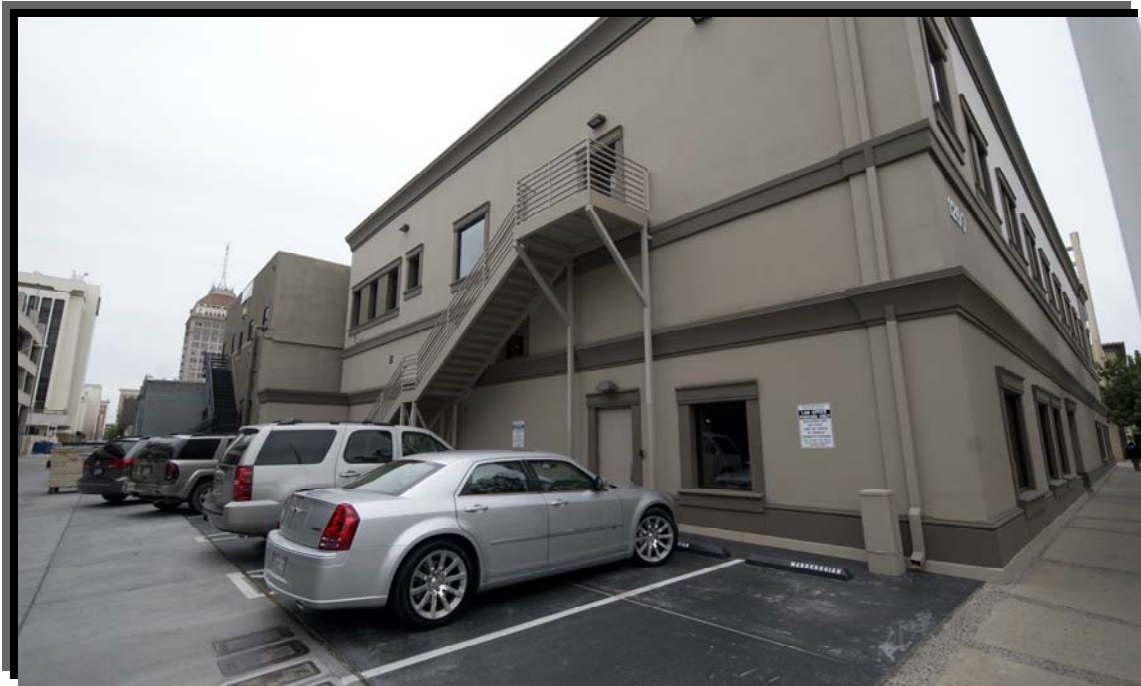
Subject Property From Fulton Mall

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# 1260 Fulton Mall



Subject Property From Rear Parking Area



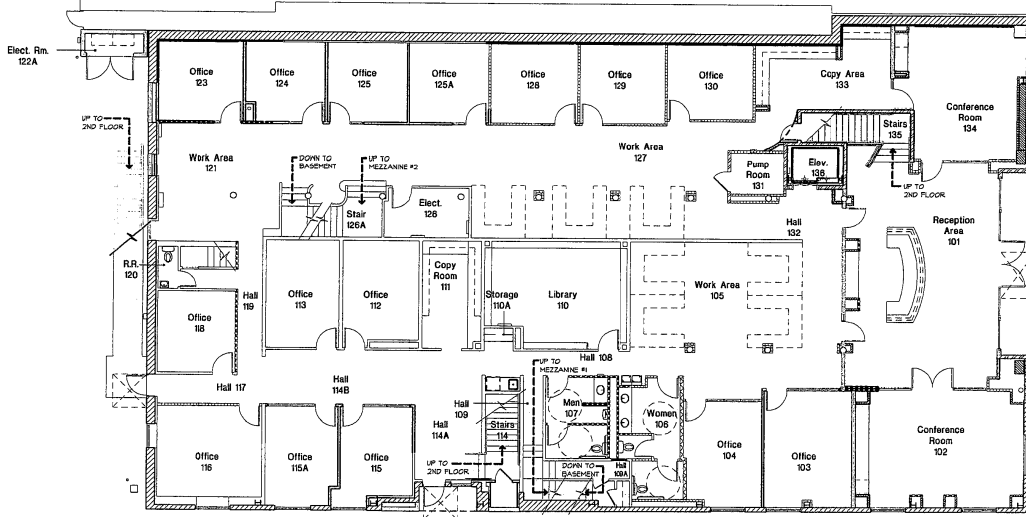
Subject Interior

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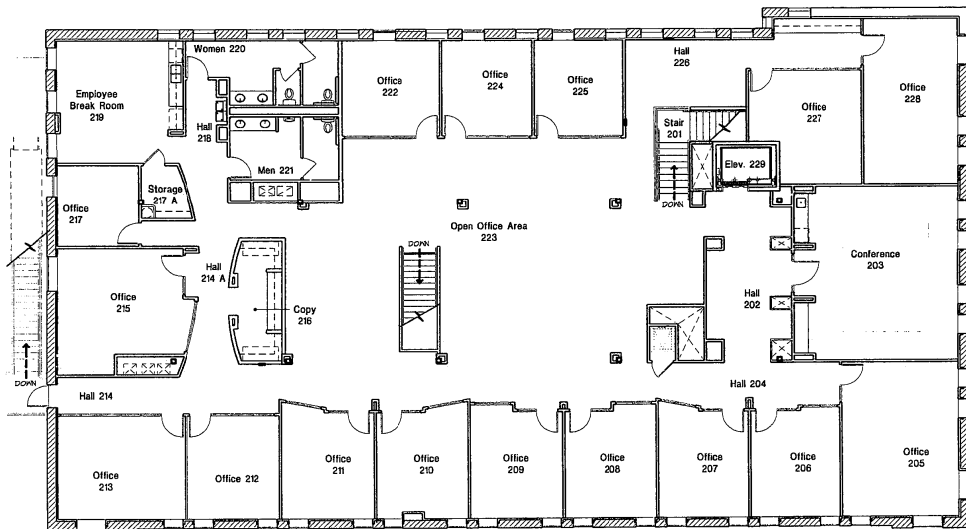
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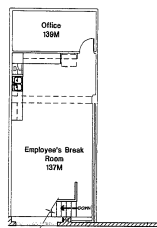
# 1260 Fulton Mall



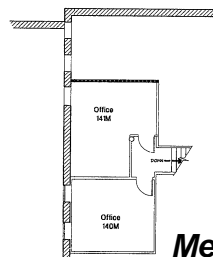
**Ground Floor**



**Second Floor**



**Mezzanine #1**



**Mezzanine #2**

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