

FOR SUBLEASE

Commercial Building

"Former Gottschalks"

840 Fulton Mall

SEC Kern Street

Fresno, California



**Attached 6 Level
Parking Garage**

**Great Signage
and Exposure**

55,000± Square Feet

Affordable Rent

\$.75 Per Square Foot



- City Parking Garage - Attached
- Available Immediately - Ready To Occupy
- Adjacent To Grizzly Stadium Entrance
- Great site for arcade, movie theatre, department store or other commercial uses or professional office use, government, back office / call center, etc.
- Adjacent 100,000 square foot building could also be available



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This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information, while not guaranteed, has been secured from sources we believe to be reliable.

680 West Shaw Avenue • Suite 202 • Fresno, California 93704

840 Fulton Mall Fresno, California

City Owned (Sublease thru 6/30/19)

First Floor	Approximately 26,000± square feet
Basement	Approximately <u>29,000</u> ± square feet
Total	Approximately 55,000± square feet

Monthly Rent

\$.75 per square foot, Gross

Tenant Improvements

Negotiable based on terms of lease and credit of tenant. All heating, cooling and air conditioning, roof, electrical and plumbing to be in good working order by Landlord.

Comments

- All floors available by elevator.
- Fully sprinklered.
- Walking distance to restaurants, hotels and Courthouses.
- Strong and growing Downtown commercial market.
- Hard to find larger floor plate lease space.



DOWNTOWN FRESNO



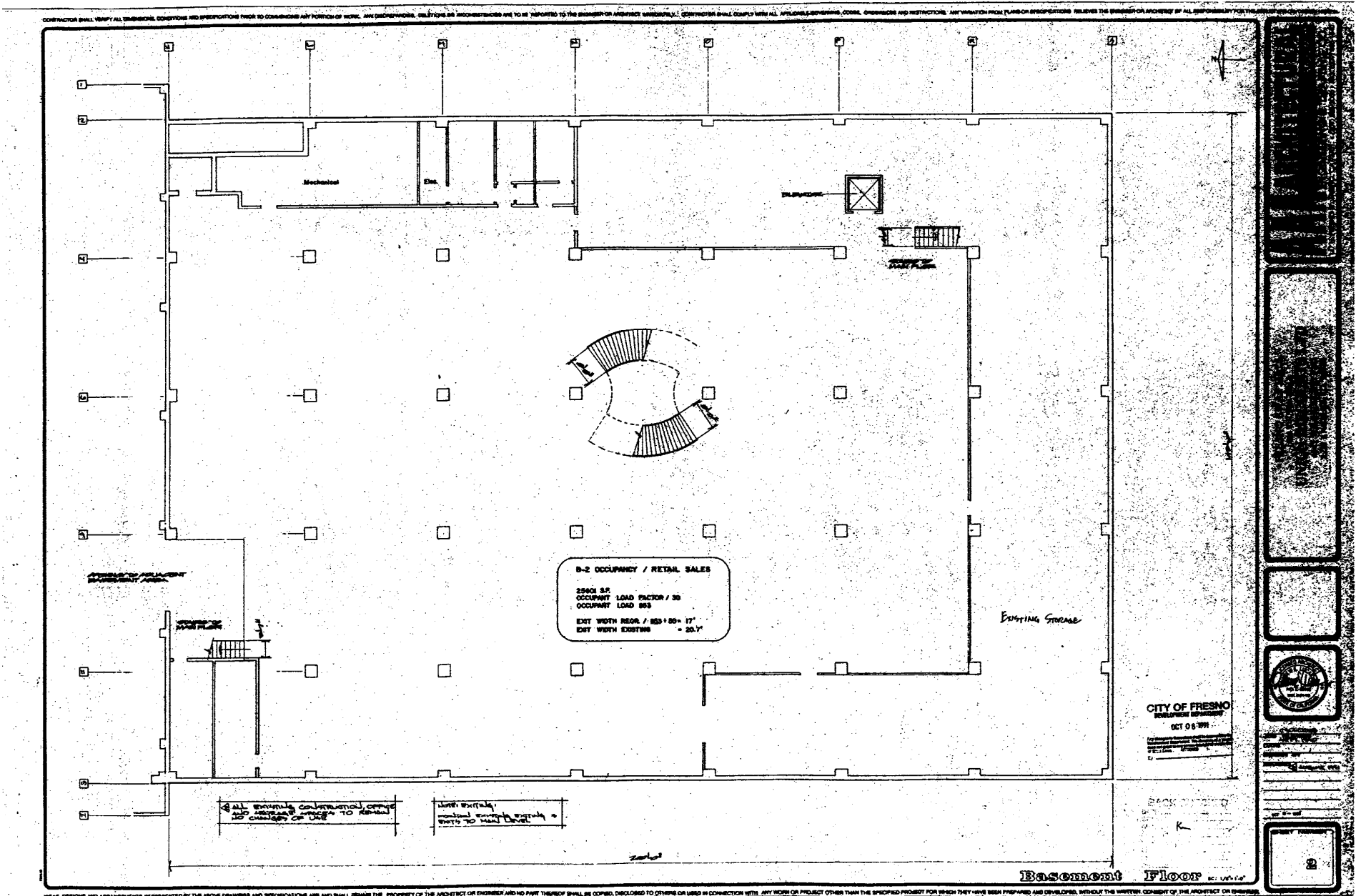
- 1 Trade Center
- 2 NEW IRS Building & Garage
- 3 Bank of Italy

- 4 JCPenney Building
- 5 887 Fulton Mall
- 6 2115 Kern Street

- 7 Tower at Convention Court
- 8 Mexican Consulate
- 9 Fresno City Hall

- 10 Grizzles Stadium
- 11 Community Hospital
- 12 New Federal Courthouse

Floor Plan · 840 Fulton Mall · Basement · Approximately 29,000 square feet (143' x 200')



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