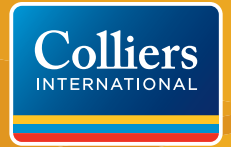


FOR SALE OR LEASE > OFFICE BUILDING (TOWER DISTRICT)

# 703 N. Fulton Street

FRESNO, CALIFORNIA 93728



- > Interior's Recently Renovated
- > Good Tower District Location
- > Many Nearby Amenities
- > Monument Signage Available
- > Convenient Freeway 41, 168 & 180 Access
- > Quick Access to Fresno Yosemite International Airport
- > Tenant Improvements
- > Elevator On-Site
- > Seller Financing Available to Qualified Buyers



AGENT: BRETT TODD  
559 221 1271 | EXT. 119  
FRESNO, CA  
brett.todd@colliers.com  
BRE #01912244

AGENT: BOBBY FENA, SIOR  
559 221 1271 | EXT. 106  
FRESNO, CA  
bobby.fena@colliers.com  
BRE #00590204

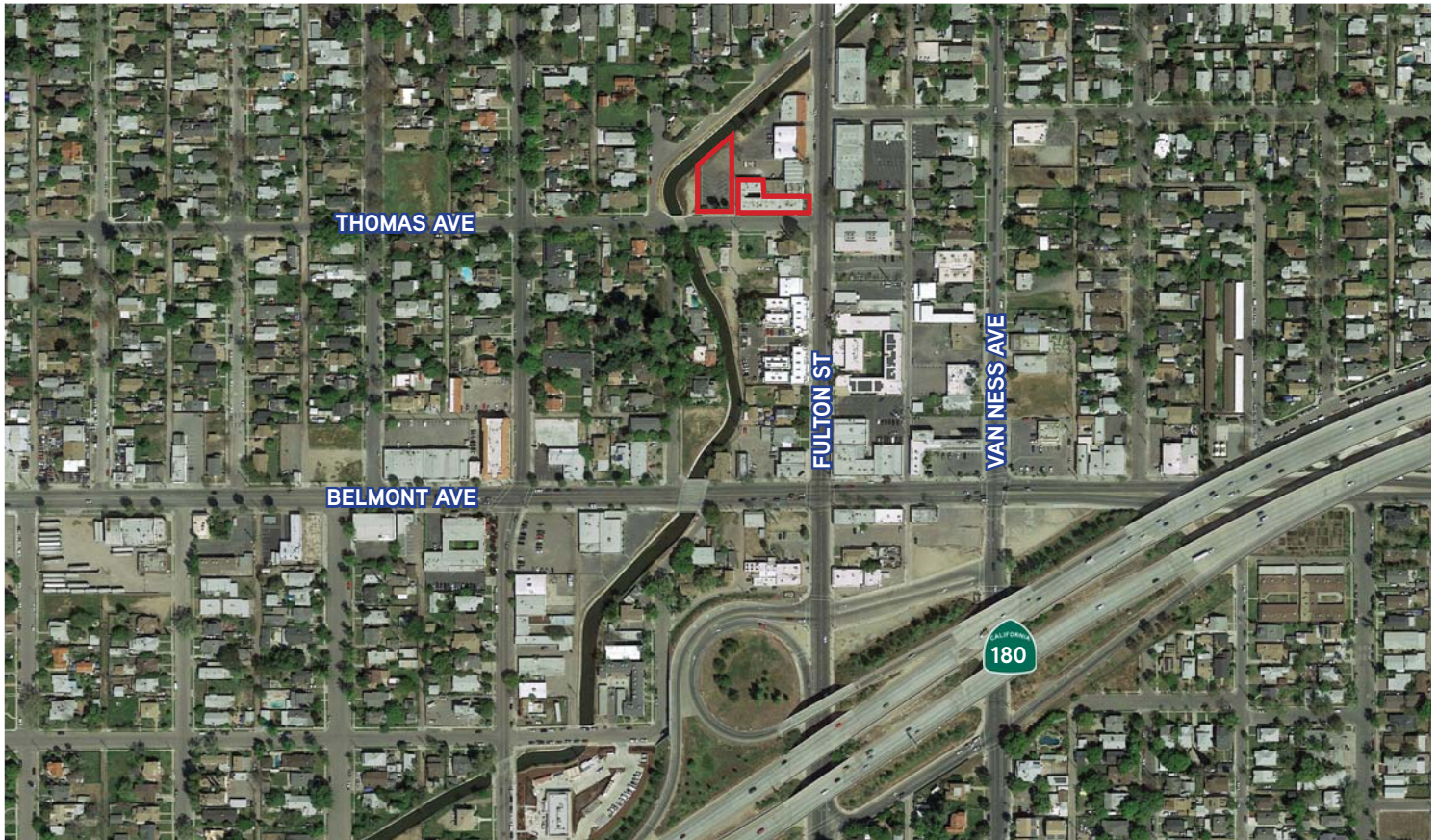
COLLIERS INTERNATIONAL  
7485 N. Palm Avenue, #110  
Fresno, CA 93711  
www.colliers.com/fresno



## FOR SALE OR LEASE > OFFICE BUILDING

# 703 N. Fulton Street - Tower District

FRESNO, CALIFORNIA



## Property Summary

- > Location: North Fulton Street between Olive and Belmont Avenues
- > Building Area: Approximately 9,803 SF
- > Sale Price: \$795,000
- > Lease Rate: \$0.75 PSF, NNN
- > Lease Size: 1,500 SF up to 9,800 SF Available
- > APN: 452-194-13 and 17
- > Lot Size: .46 acres on 2 parcels (Parcel 13 is the parking parcel; Parcel 17 in the building parcel)
- > Zoning: CMS (Commercial Uses - Main St)
- > Comments: 703 N. Fulton Street are two (2) two-story office buildings totaling 9,803 square feet on .46 acres. It is concrete, wood and glass construction and was built in 1963. It was formerly a medical use with several exam rooms, waiting/reception area and pharmacy uses.

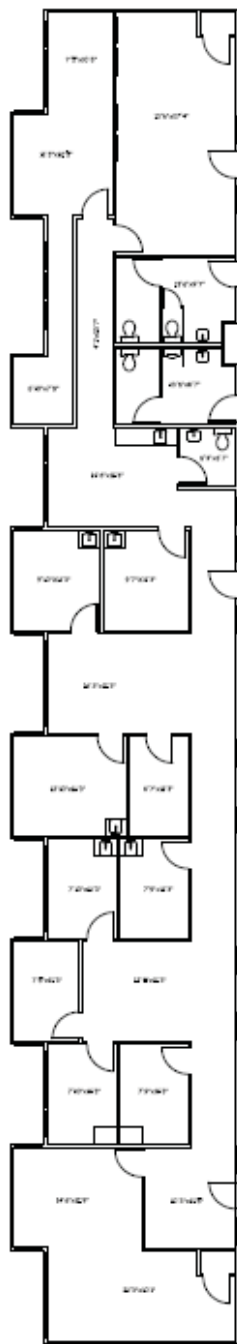
## FOR SALE OR LEASE > OFFICE BUILDING

# 703 N. Fulton Street - Tower District

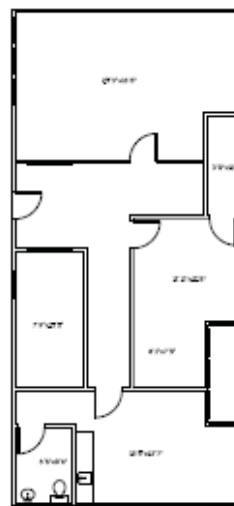
FRESNO, CALIFORNIA



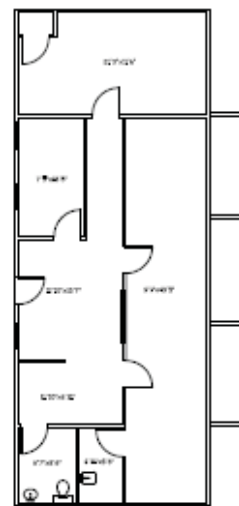
UPPER LEVEL - ±3613 SF  
100' x 1'-0"



MAIN LEVEL - ±3557 SF  
100' x 1'-0"



UPPER LEVEL - ±1407 SF  
50' x 7'-0"



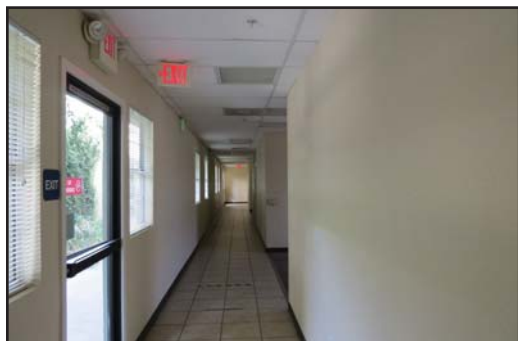
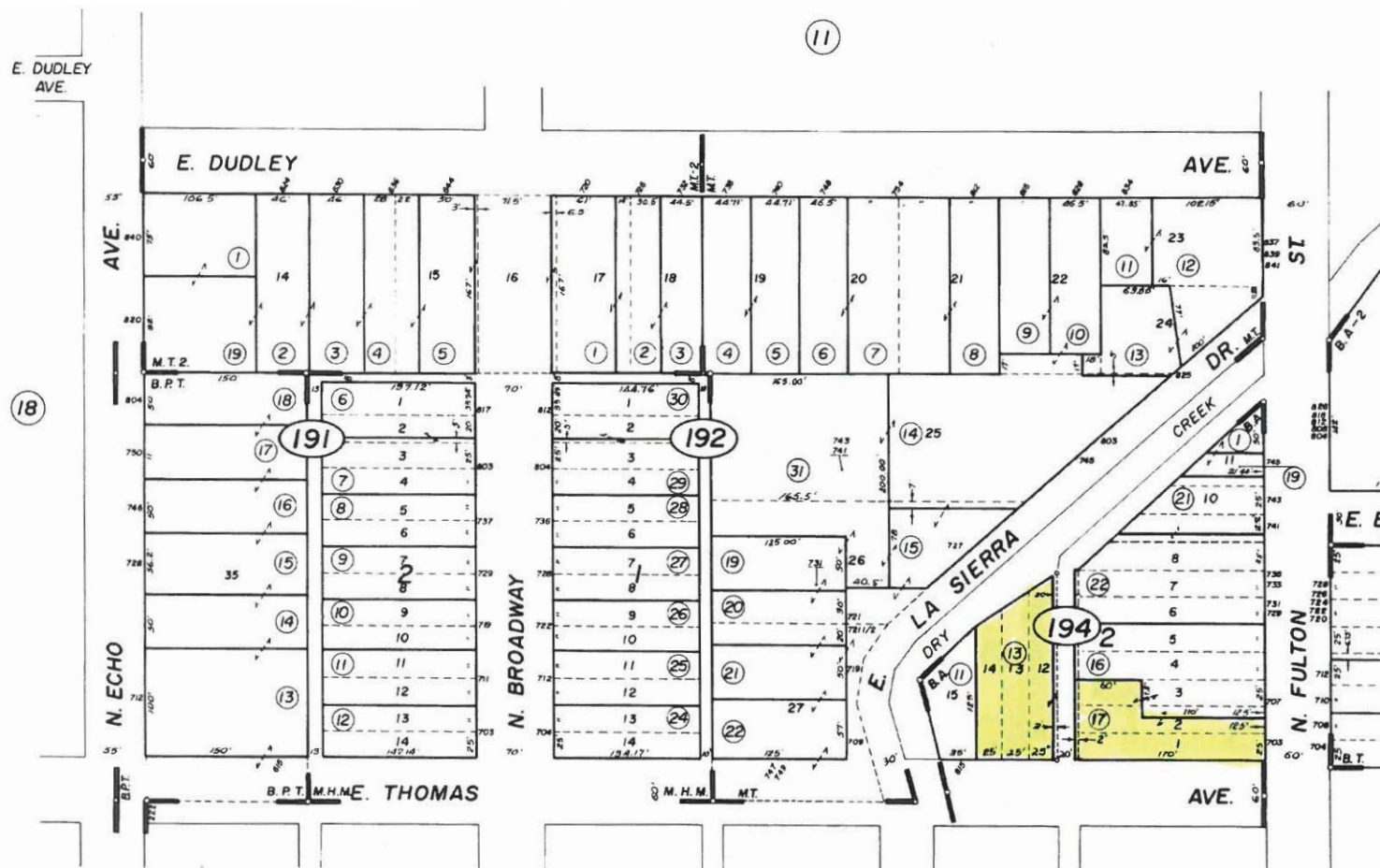
MAIN LEVEL - ±1226 SF  
50' x 4'-0"



## FOR SALE OR LEASE > OFFICE BUILDING

# 703 N. Fulton Street - Tower District

FRESNO, CALIFORNIA



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