

EXCLUSIVE LISTING EXECUTIVE SUMMARY

Pacific Gas & Electric Company



650 "O" & 705 "P" STREETS, DOWNTOWN FRESNO, CA



For Sale > 100% Leased Investment Property

P.G. & E.'s Regional office is located in downtown Fresno. Strategically located at the intersection of Highway 41 and "O" Street in the heart of the greater downtown Fresno trade area. The traffic counts boost greater than 4,500 ADT and continue to expand with the advent of high speed rail and tremendous commercial and residential growth surrounding the site. The new proposed Fresno High Speed Rail Station will be built a few blocks west of the P.G.&E. site.

- > Type: Single Tenant Office Complex
- > Price: \$31,500,000
- > Description: The property consists of two rectangular, corner parcels constituting 5.94 acres. There are two three (3) story Class "A" buildings totally 102,580 square feet constructed on the site with fenced, gated and secured on-site parking, totaling 406 stalls.



- *Single Tenant Investment*
- *Easy access to Freeways 99, 41, 168 and 180*
- *Buildings fully occupied since 1989*
- *Two Buildings totaling 102,580 square feet*

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Available upon completion of Broker/
Principal Confidentiality Agreement,
please contact broker.**

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