



CLASS "A" OFFICE SPACE FOR LEASE

2440 Tulare Street, Fresno, CA 93721



FOR ADDITIONAL INFORMATION:

CRAIG "CAP" CAPRIOTTI

CAP@FORTUNEASSOCIATES.COM

JOEL MARTINEZ

JMARTINEZ@FORTUNEASSOCIATES.COM

(559) 490-2500

AREA: From 1,045 SF to 6,029 SF

DESCRIPTION:

- Class "A" Office Space in Downtown Fresno
- Class "A" Medical Suite Available
- Secure Covered Parking
- Beautiful Campus Setting



FORTUNE ASSOCIATES

Commercial Real Estate Brokerage

470 EAST HERNDON AVENUE, SUITE 200 | FRESNO, CALIFORNIA 93720-2929 | (559) 490-2500 | FAX (559) 490-2520

All information, representations and projections indicated in this brochure are based on information supplied by the owner or sources deemed reliable and are not warranted by FORTUNE ASSOCIATES. DRE00746807



CIVIC CENTER SQUARE
2440 Tulare Street, Fresno, CA 93721

PROPERTY INFORMATION

Building Name:	2440 Building at Civic Center Square
Building Description:	4-story, steel framed. Class A professional office, 2 high speed elevators enhanced designer finishes in the building common areas, lobbies and restrooms.
Building Automation:	State-of-the-art data transmission facilities. Internet access, card-key security system.
Building Data:	2440 Tulare Office Building From 1,045 SF to 6,029 SF 2nd and 3rd floors Pavilion Shops Available Parking Pavilion - Office / Retail Tulare or "N" Street Frontage 1,541-4,068 SF available
Tenant Improvements:	Negotiable based on lease terms
Parking:	Secure, covered, ADA compliant containing approximately 480 parking spaces. Tenant parking rate at \$80 per stall, discounted parking rate for visitors.
Local Environment:	Civic Center Square, a campus-like thoughtfully landscaped urban setting creating a pleasant working environment.
Access & Convenience:	Just minutes from all Freeways, the 2440 Building is convenient to all local areas and public transportation.
Neighbors:	The 2440 Building is across the street from the Federal Courthouse and within walking distance of all Federal, State and local government facilities. Civic Center Square is home to many major law firms and other professional office and government tenancies.
Amenities:	Retail amenities, including banking and food services are conveniently located within an easy walk at Civic Center Square.



2440 Tulare Available Suites		
200		6,029 RSF
230		1,045 RSF
240	Class "A" Medical Suite	1,920 RSF
320		2,315 RSF
Call for Rate Quote		

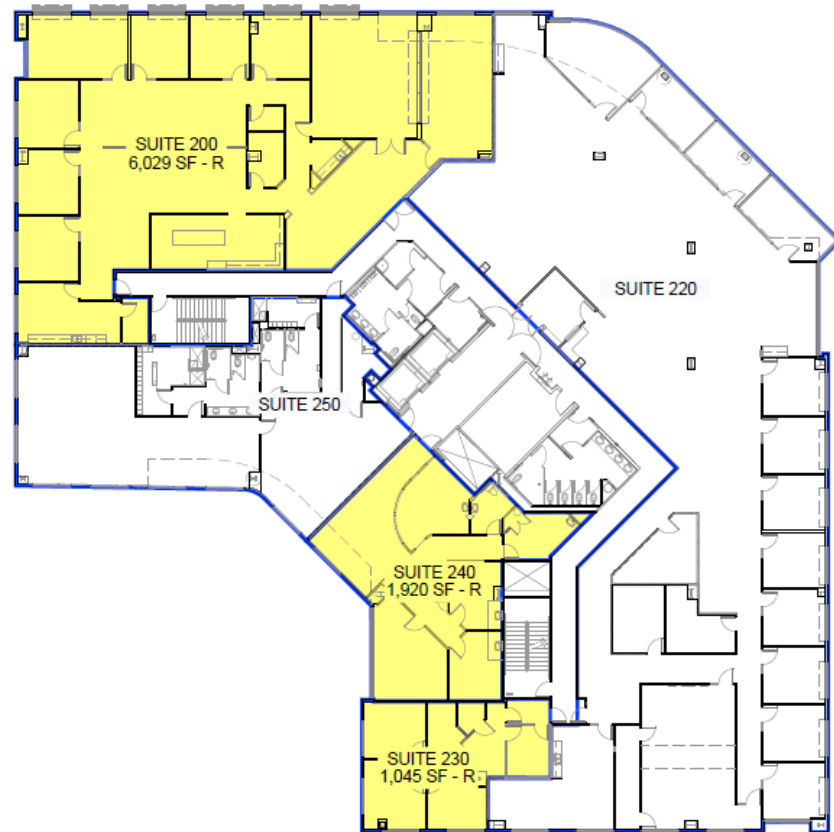




CIVIC CENTER SQUARE
2440 Tulare Street, Fresno, CA 93721

FLOOR PLANS

2nd FLOOR

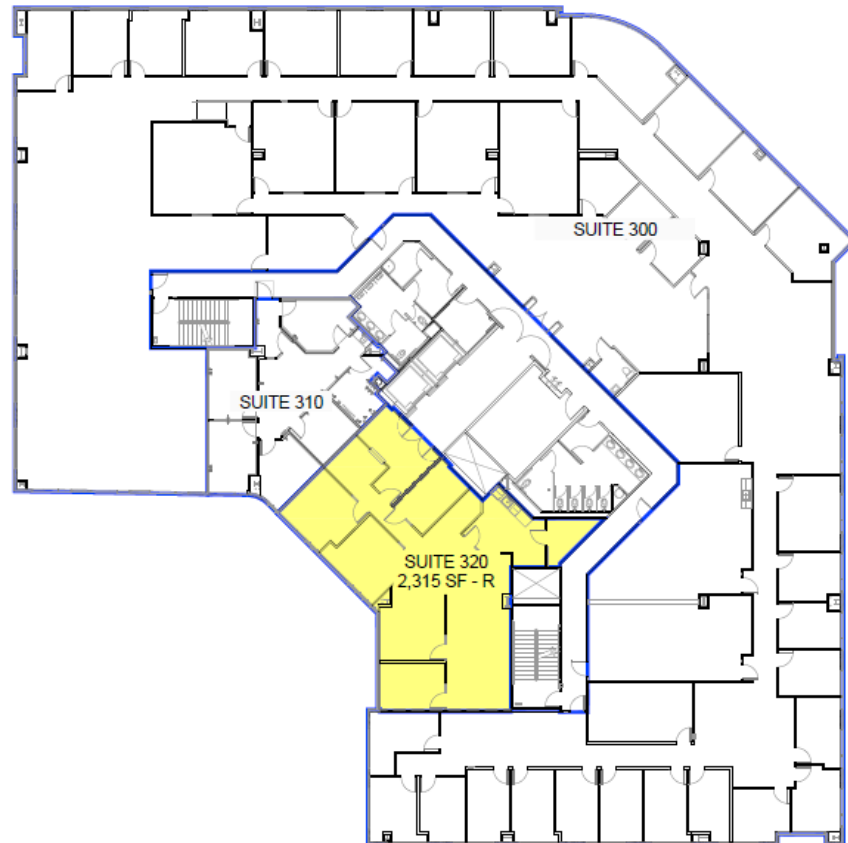




CIVIC CENTER SQUARE
2440 Tulare Street, Fresno, CA 93721

FLOOR PLANS

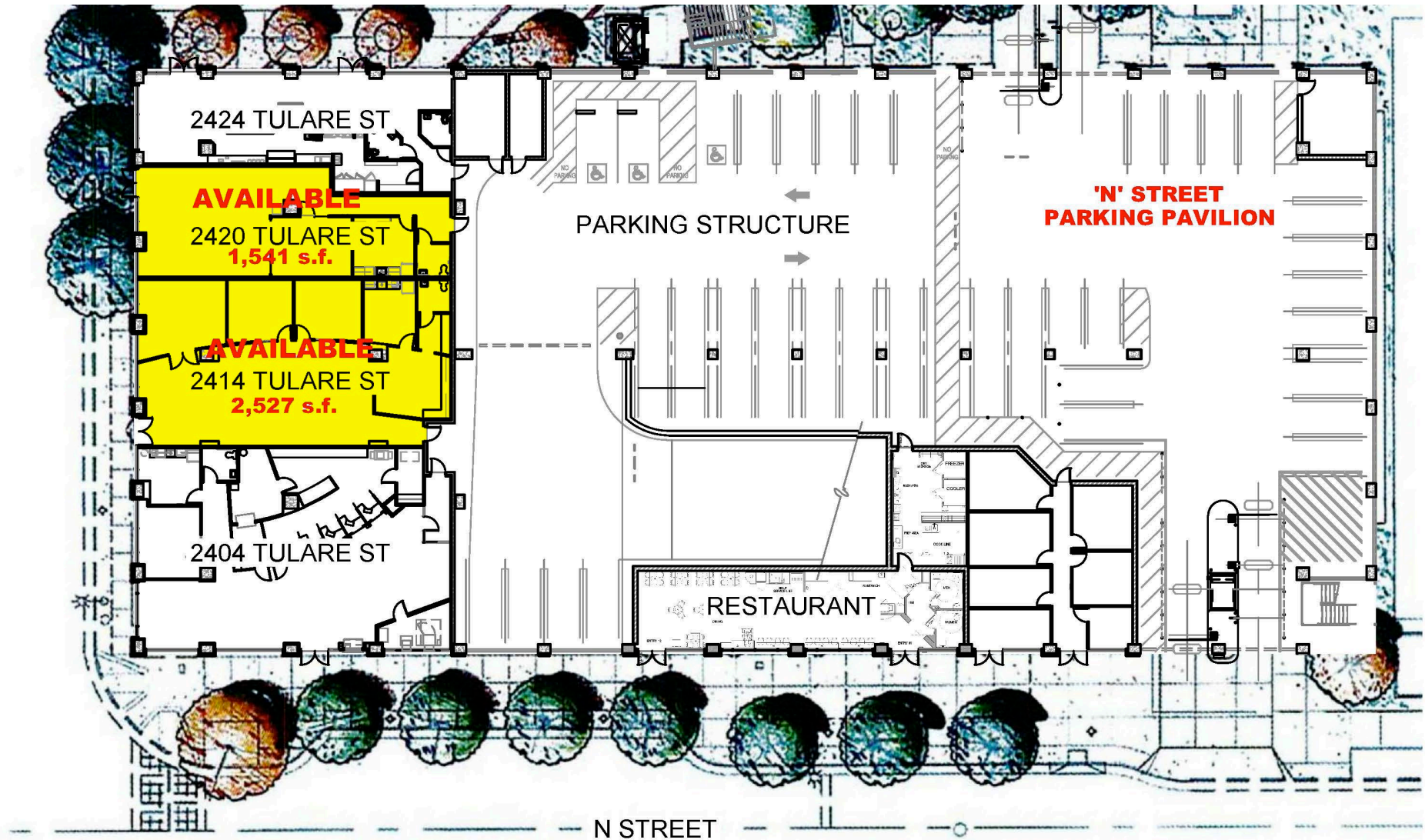
3rd FLOOR





CIVIC CENTER SQUARE
2440 Tulare Street, Fresno, CA 93721

PAVILION SHOPS





CIVIC CENTER SQUARE
2440 Tulare Street, Fresno, CA 93721

