



**ENERGY STAR
Certified Building**

855

M STREET

**THE TOWER AT
CONVENTION CENTER
COURT**

**For Lease
±699 SF –
±21,509 SF**

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// PROPERTY FEATURES



GREAT DOWNTOWN BUSINESS DISTRICT LOCATION (walking distance)

- Restaurants
- Banking
- Government Services



4 AVAILABLE SPACES

- ± 1,069 SF – 1ST FLOOR RETAIL SPACE
- ± 21,509 SF – 2ND FLOOR OFFICE
- ± 2,078 SF – 9TH FLR – SUITE 940
- ± 699 SF – 9TH FLR – SUITE 950
- ± 9,266 SF – 10TH FLR – SUITE 1010
- ± 5,745 SF – 11TH FLR – SUITE 1110



EASY HWY ACCESS TO 41, 168, 99 & 180



LEASE RATE: INQUIRE WITH BROKER

- Tenant Improvements available



// THE TOWER AT CONVENTION
CENTER COURT
855 M Street, Fresno, California

// PROPERTY FEATURES



ON SITE PROPERTY MANAGEMENT



ON SITE 9 STORY PARKING STRUCTURE



ON SITE RESTAURANTS & BANKING



ON SITE SECURITY GUARD



LOADING DOORS TO SERVICE BLDG.



ADA ACCESSIBILITY WITH GENERATOR BACKUP FOR BUILDING LIFE SAFETY & COMMON AREAS



// THE TOWER AT CONVENTION
CENTER COURT
855 M Street, Fresno, California



// BUILDING INFORMATION

The Tower at Convention Center Court is the premium Class “A” office building in the Fresno Downtown Central Business District.

With many surrounding business support services and amenities, it is also located near government entities and has excellent access to all major Highways.

Property management and security is located on site and the building has its own parking garage.

BUILDING SIZE
274,700 SF

LOT SIZE
2.95 ACRES

PROPERTY TENANCY
MULTI-TENANT

BUILDING CLASS
A

PARKING RATIO
3.8/1,000 SF

PARKING GARAGE
ATTACHED TO BLDG

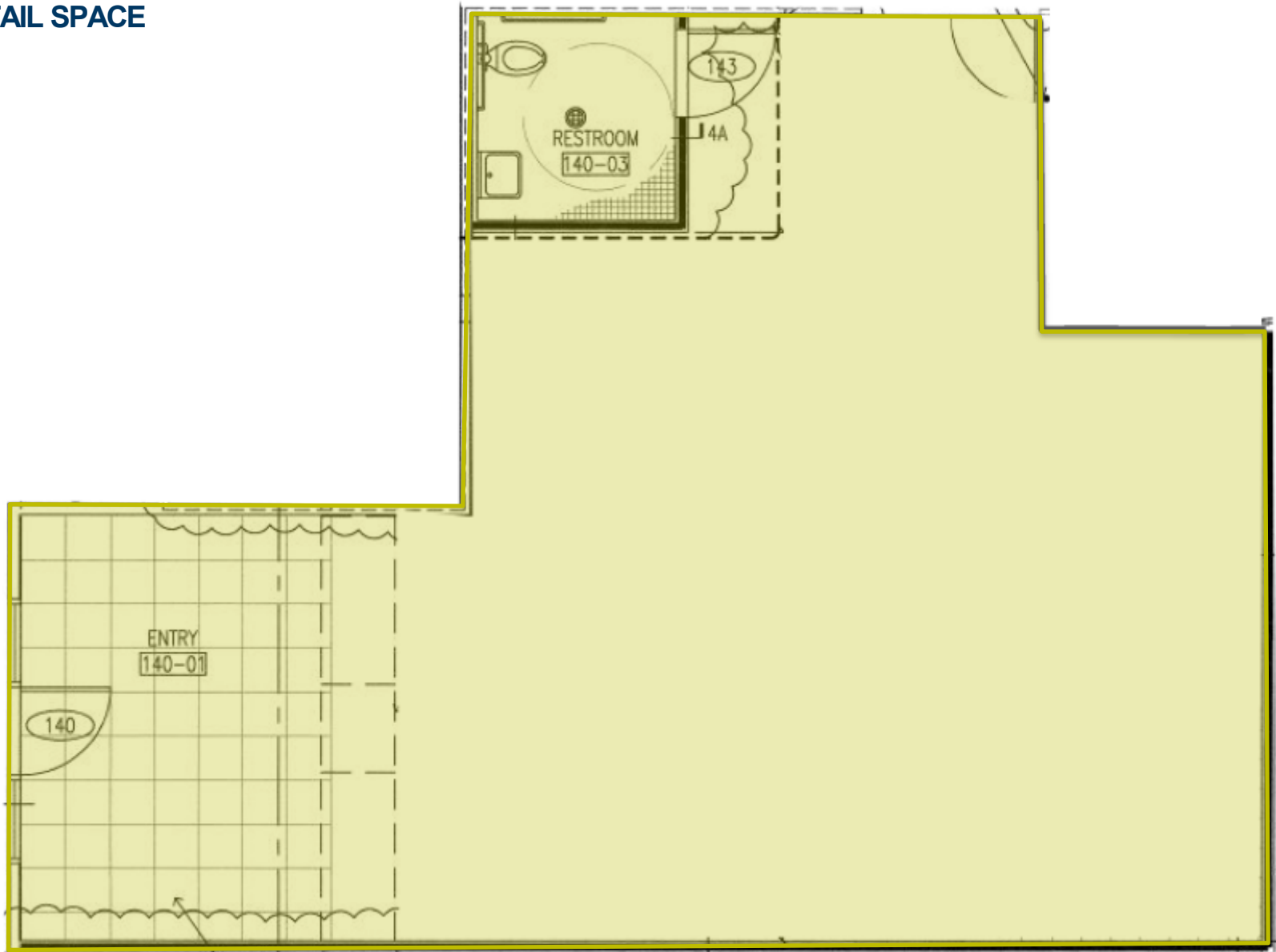
YEAR BUILT
2003

ZONING
DTG

// **THE TOWER AT CONVENTION
CENTER COURT**
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// GROUND FLOOR

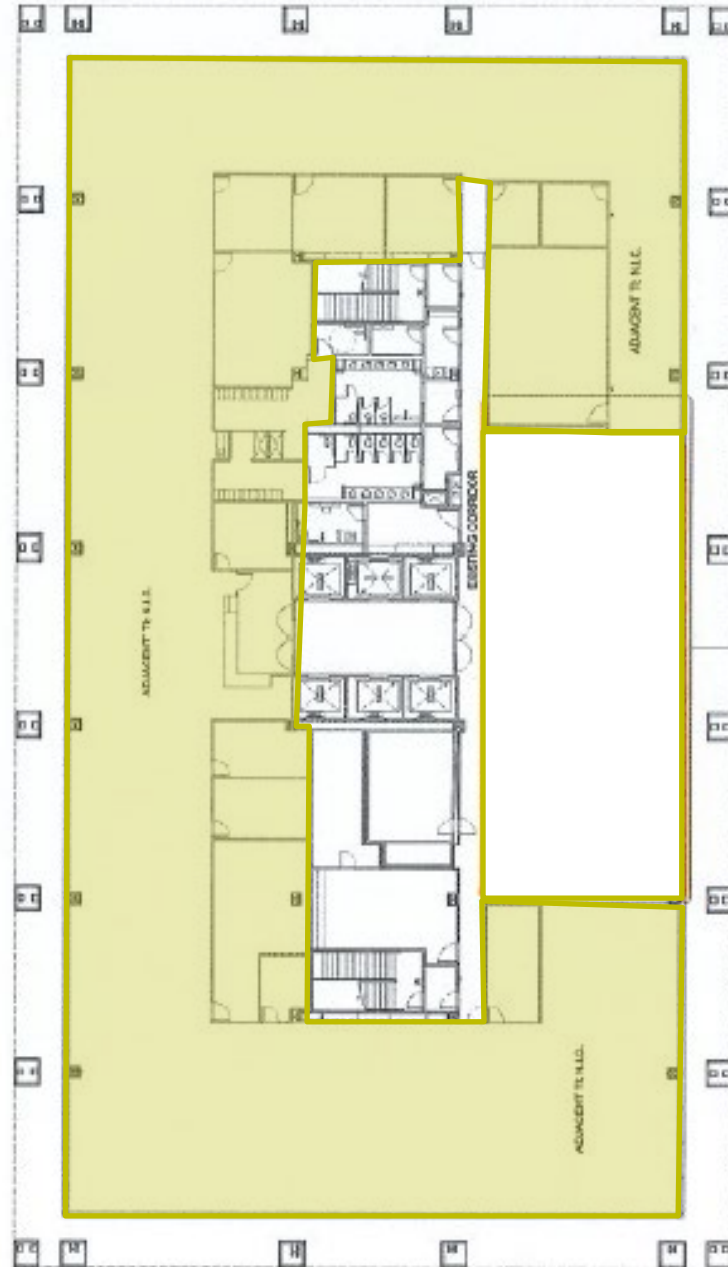
±1,069 SQUARE FEET AVAILABLE
RETAIL SPACE



// THE TOWER AT CONVENTION
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// SECOND FLOOR

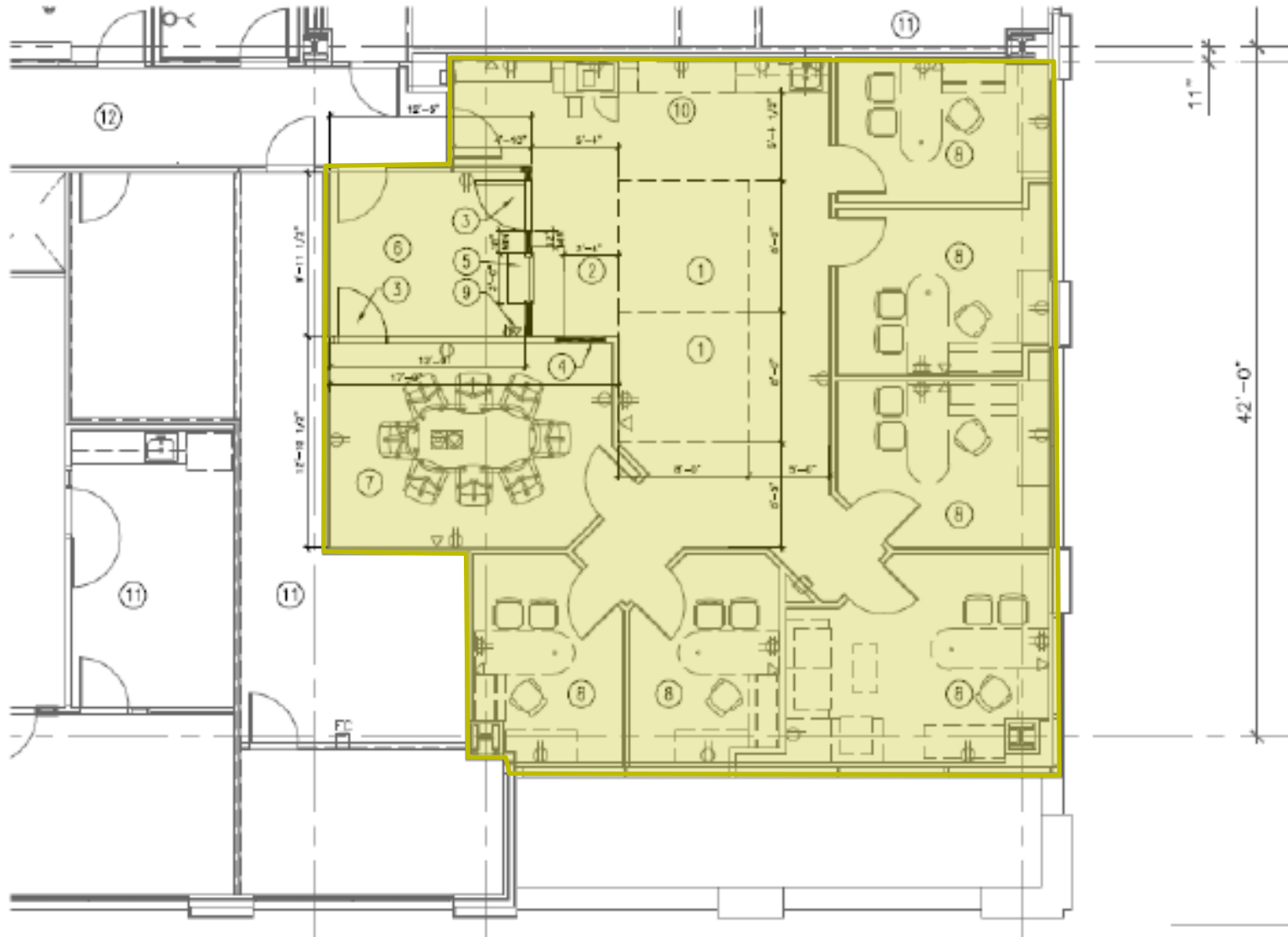
±21,509 SQUARE FEET AVAILABLE
OFFICE SPACE



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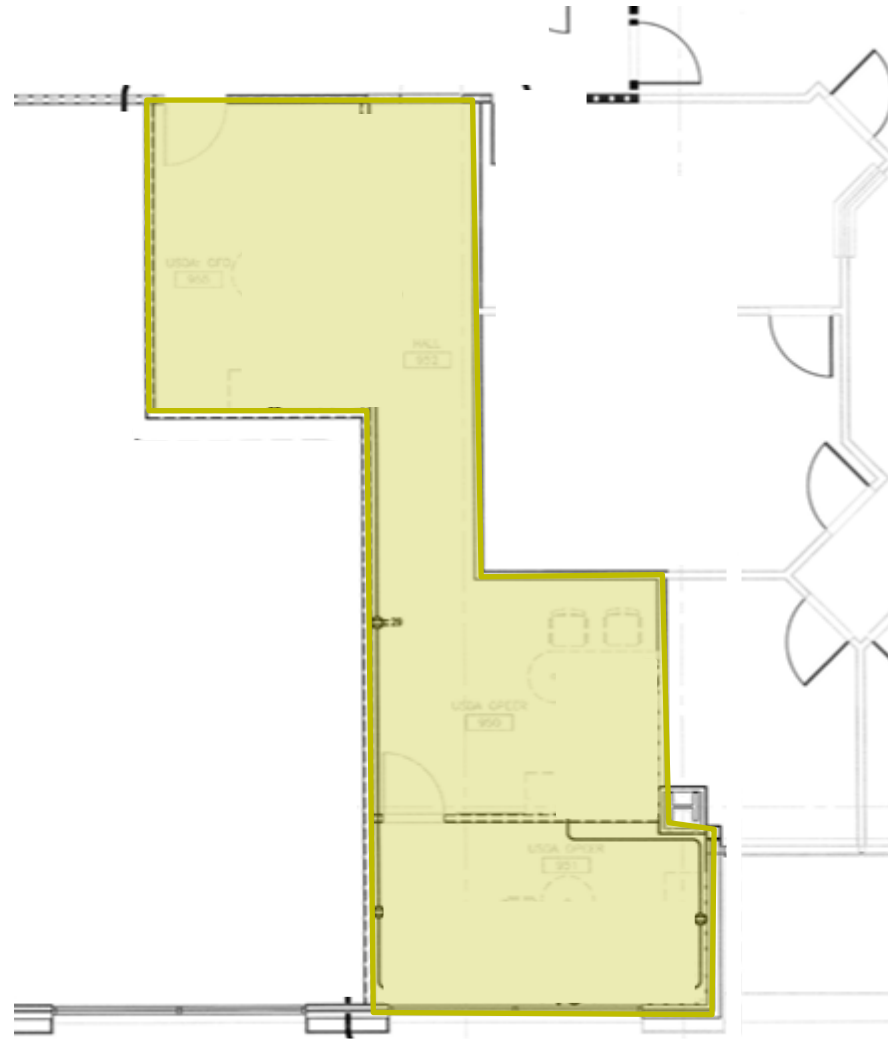
// NINTH FLOOR – SUITE 940

±2,078 SQUARE FEET AVAILABLE
OFFICE SPACE



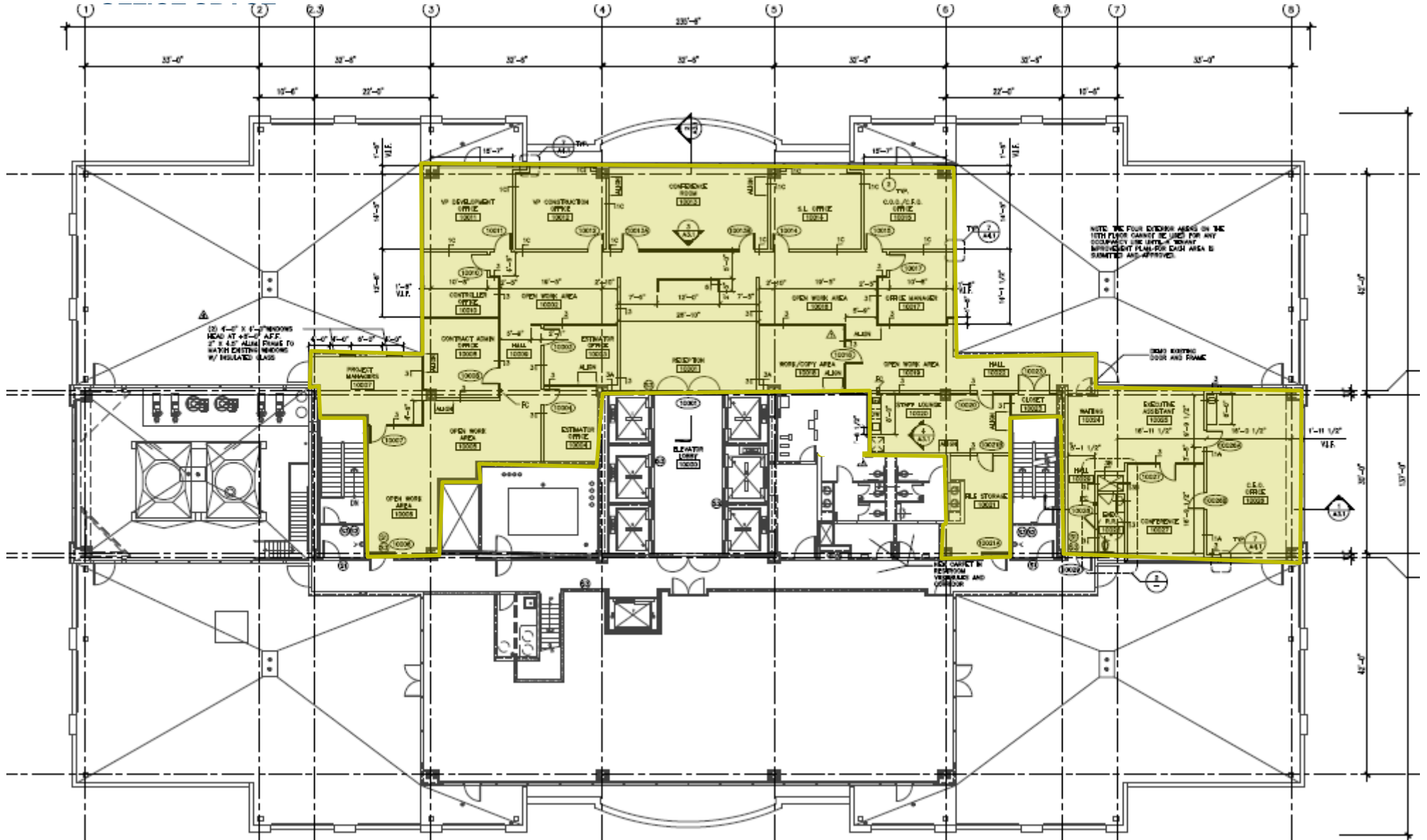
// NINTH FLOOR – SUITE 950

±699 SQUARE FEET AVAILABLE
OFFICE SPACE



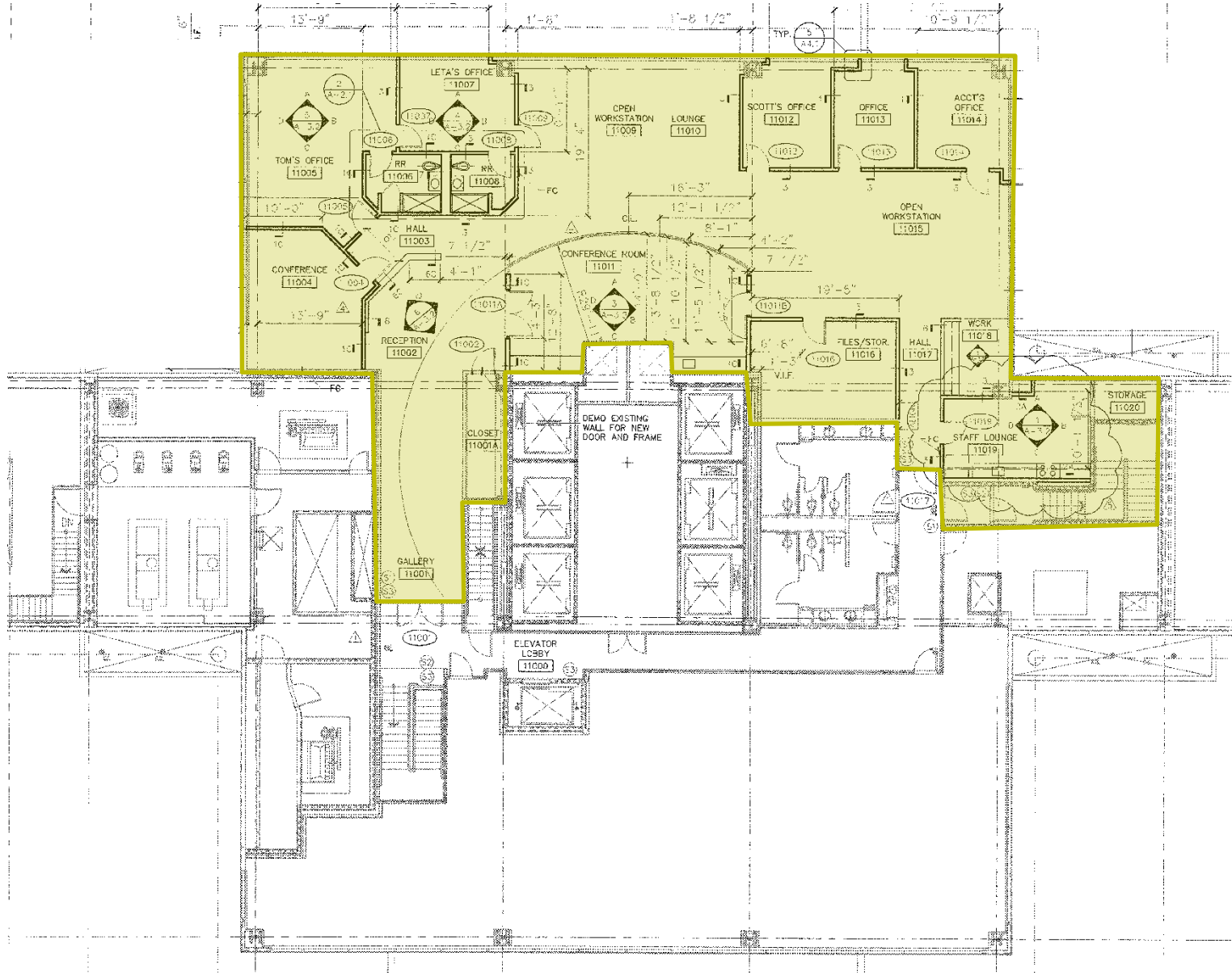
// TENTH FLOOR – SUITE 1010

±9,266 SQUARE FEET AVAILABLE



// ELEVENTH FLOOR – SUITE 1110

±5,745 SQUARE FEET AVAILABLE OFFICE SPACE





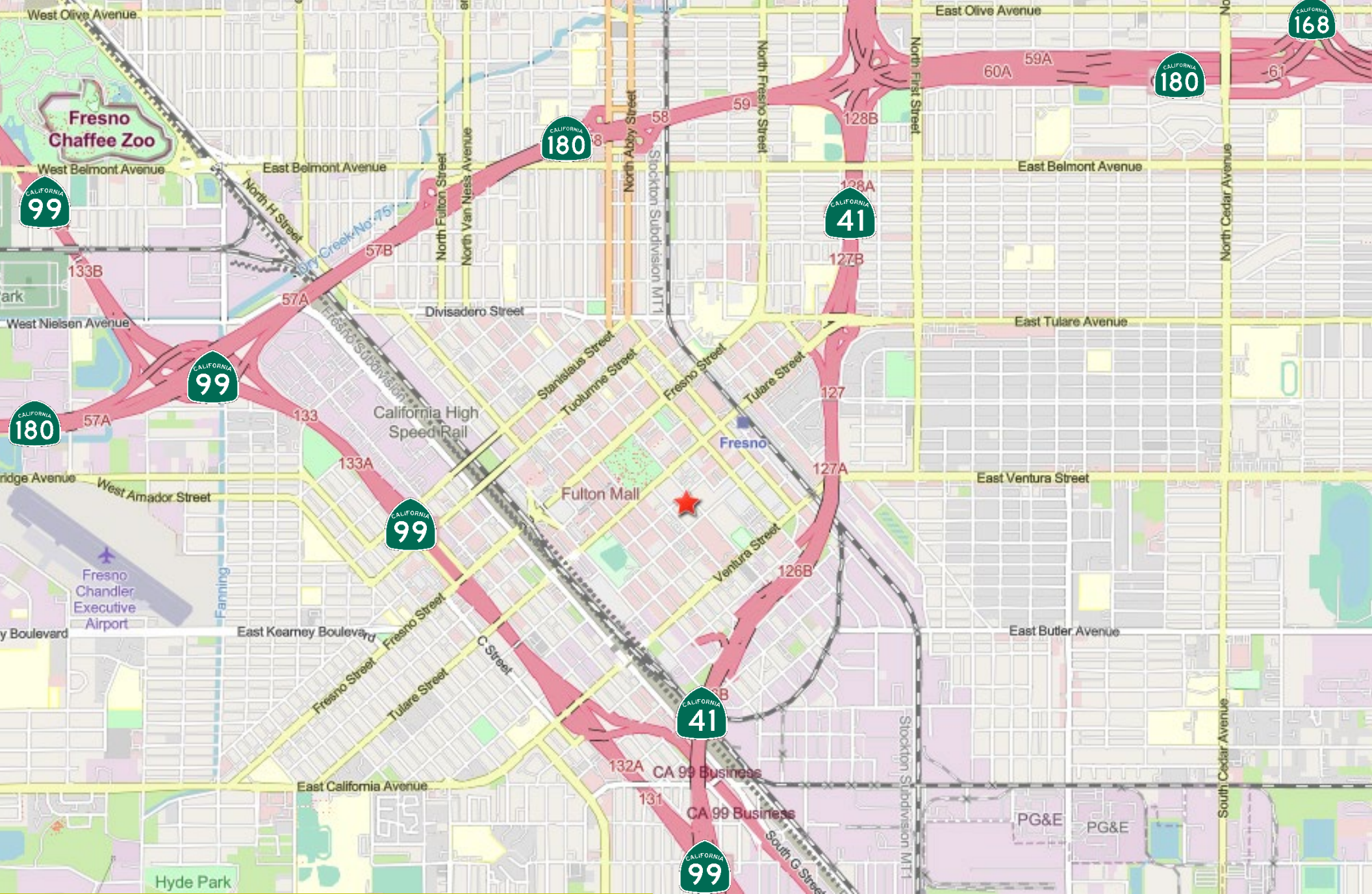
COMMUNITY AERIAL MAP



SITE: 855 M STREET

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OPEN STREET MAP AERIAL

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// GALLERY



PARKING GARAGE & BUILDING



VACANT SPACE



2ND FLOOR ELEVATORS



BATHROOM

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// GALLERY



LOBBY



VACANT SPACE



VIEW OF DOWNTOWN



VACANT SPACE

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// CONTACT

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