



# For Lease

2000 Fresno Street  
Fresno, California

## Downtown Fresno Office Space Now Available

- Class "A" Downtown Office Building - 1st Floor Space
- Quick access to both Freeways 41, 99 and 180
- Approximately 7,000 square feet available
- Prime building signage along Fresno Street
- In close proximity to many amenities including restaurants and banking

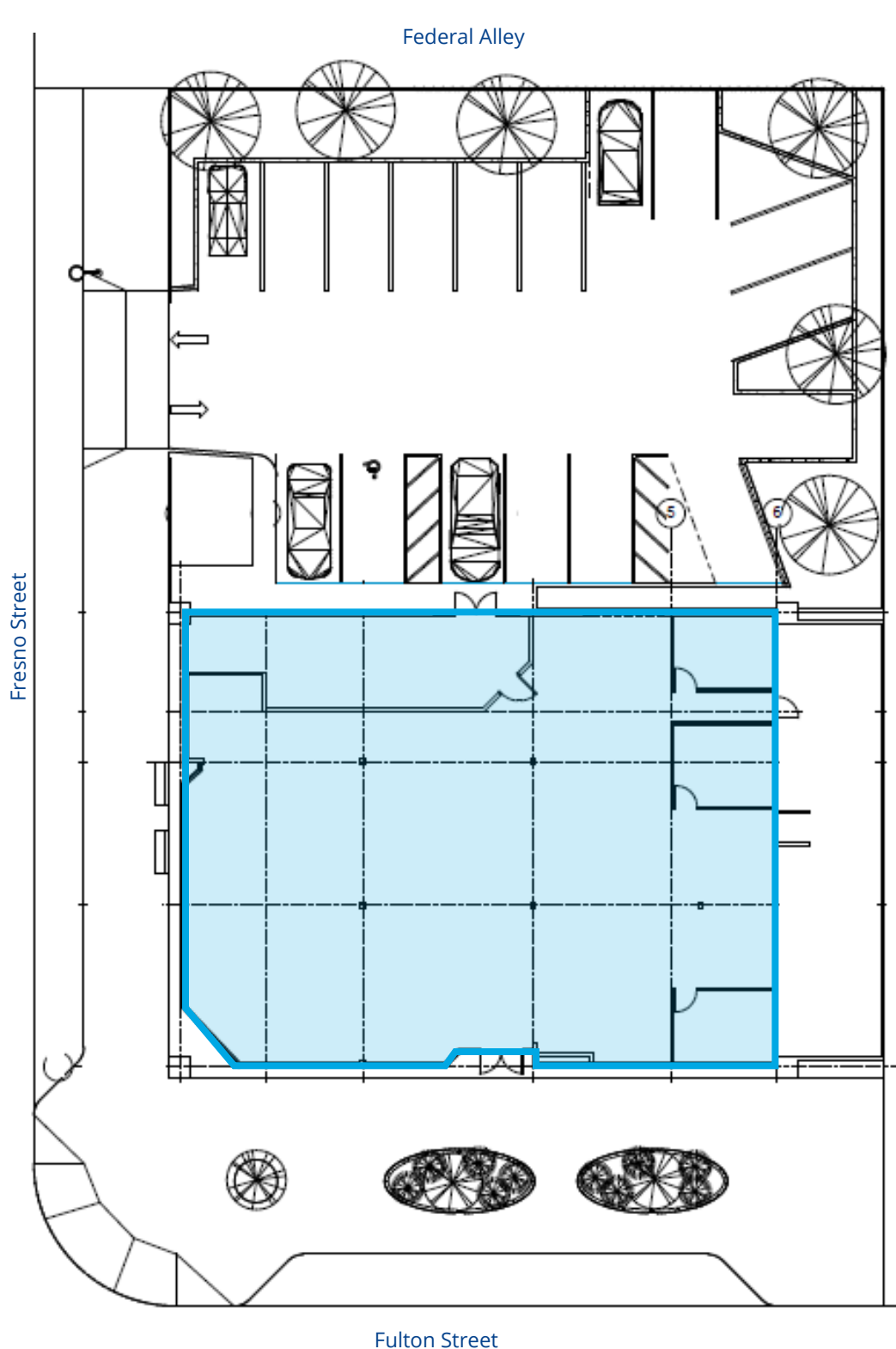
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## Opportunity

Located at the southeast corner of Fresno and Fulton Streets in Downtown Fresno, California. This building offers beautiful architectural style and state of the art interior improvements in the Downtown Market area. The location offers not only easy access to Freeways 41, 99 and 180, but a wide variety of retail amenities just minutes away.

## Property Summary

Available:	Approximately 7,000 RSF - 1st Floor
Rental Rate:	\$1.45 PSF, per month, triple net (NNN)
Lease Term:	Negotiable
Zoning:	Professional Office District (City of Fresno)
Retail Services:	There are a host of restaurants, financial institutions and retail services surrounding this location, all within a 5 minute drive.

## Demographics



Bike  
Score **76**



Walk  
Score **93**



Transit  
Score **52**

Within 2 Mile Radius:

Population: 70,724  
Daytime Population: 53,625

Total Households: 18,929  
Avg. HH Income: \$42,192

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Downtown Fresno, CA



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## Nearby Amenities

### Food 🍴

- Subway
- Chicken King
- La Maison Kabob
- Restaurant Charapan
- The Chicken Shack
- La Boulangerie
- Fresh Bite
- On A Roll Sushi
- Toshiko Ramen & Sushi Bar
- Taqueria El Guero
- Los Panchos Restaurant
- China Express
- Fulton Street Coffee
- Cornerstone Coffee Company

### Services 💵

- EECU
- Wells Fargo
- Bank of the West
- Law Offices
- T-Mobile

### Shopping 🛒

- CVS
- Blue Bird
- Sonia Jewelry
- Beauty Supply

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