

**FOR LEASE**

The 2440 Building at  
**CIVIC CENTER**  
S Q U A R E  
*The Place to be Downtown*

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



Tulare



**Quoted rates now subject to GENEROUS DISCOUNTS!**  
**Call for a tour & a proposal**

**FORTUNE ASSOCIATES**  
*Commercial Real Estate Brokerage*

For additional information, please call:  
Craig "Cap" Capriotti/Jim Graham

**(559) 490-2500**

[www.fortuneassociates.com](http://www.fortuneassociates.com)

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## EXECUTIVE SUMMARY

2440 Tulare Street  
Fresno, California 93721

- 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 1,000 SF to 20,000 SF  
1<sup>st</sup>, 2<sup>nd</sup>, 3<sup>rd</sup> and 4<sup>th</sup> floors
- Pavilion Shops Available**  
Parking Pavilion - Office / Retail  
Tulare or "N" Street Frontage  
1,541 SF to 2,527 SF  
Lease Rate \$1.70 PSF NNN
- Tenant Improvements:** \$40 per sq. ft. based on useable
- Parking:** Secure, covered, ADA compliant containing approximately 480 parking spaces. Tenant parking rate at \$70 per stall.
- 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 new 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 government tenancies.
- Amenities:** Retail amenities, including banking and food services are conveniently located within an easy walk at Civic Center Square.

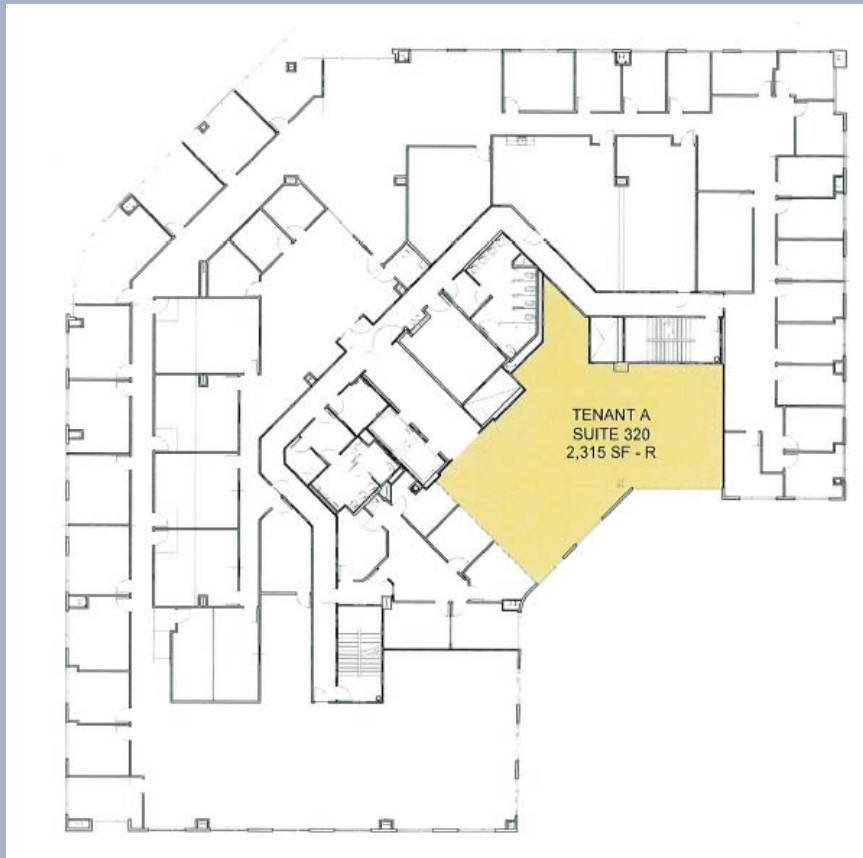


2440 Tulare Available Suites	
115	928 SF
135	6,065 SF
200	6,029 SF
240	1,920 SF
320	2,315 SF
400	10,089 SF
410	3,112 SF
450	2,067 SF
460	2,052 SF
Combo 4 <sup>th</sup> floor	14,208 SF
Lease Rate \$1.75 PSF NNN	

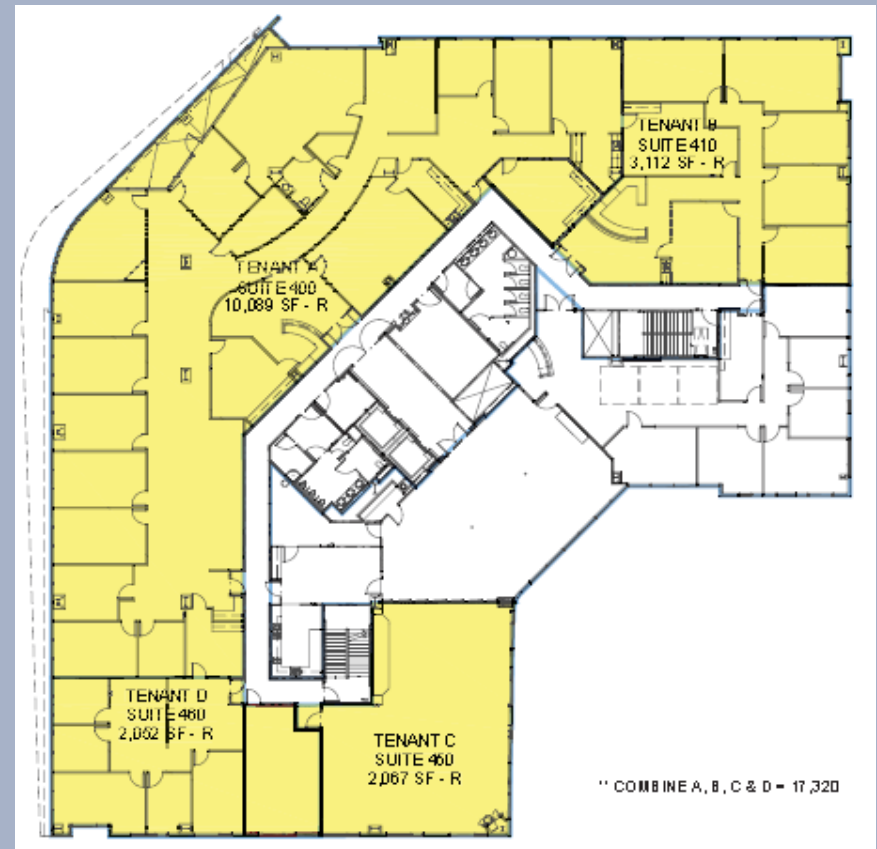




**Third Floor**

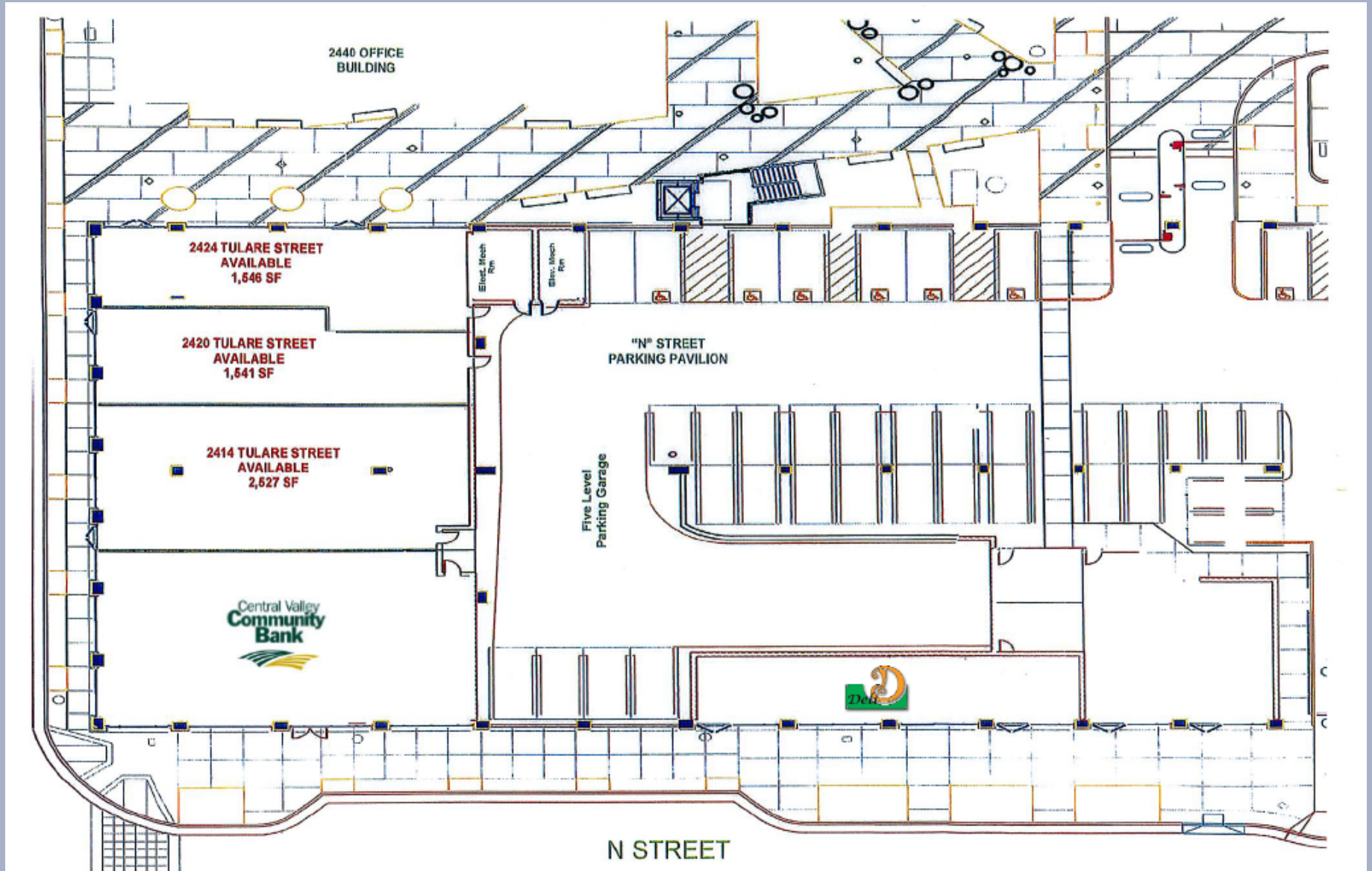


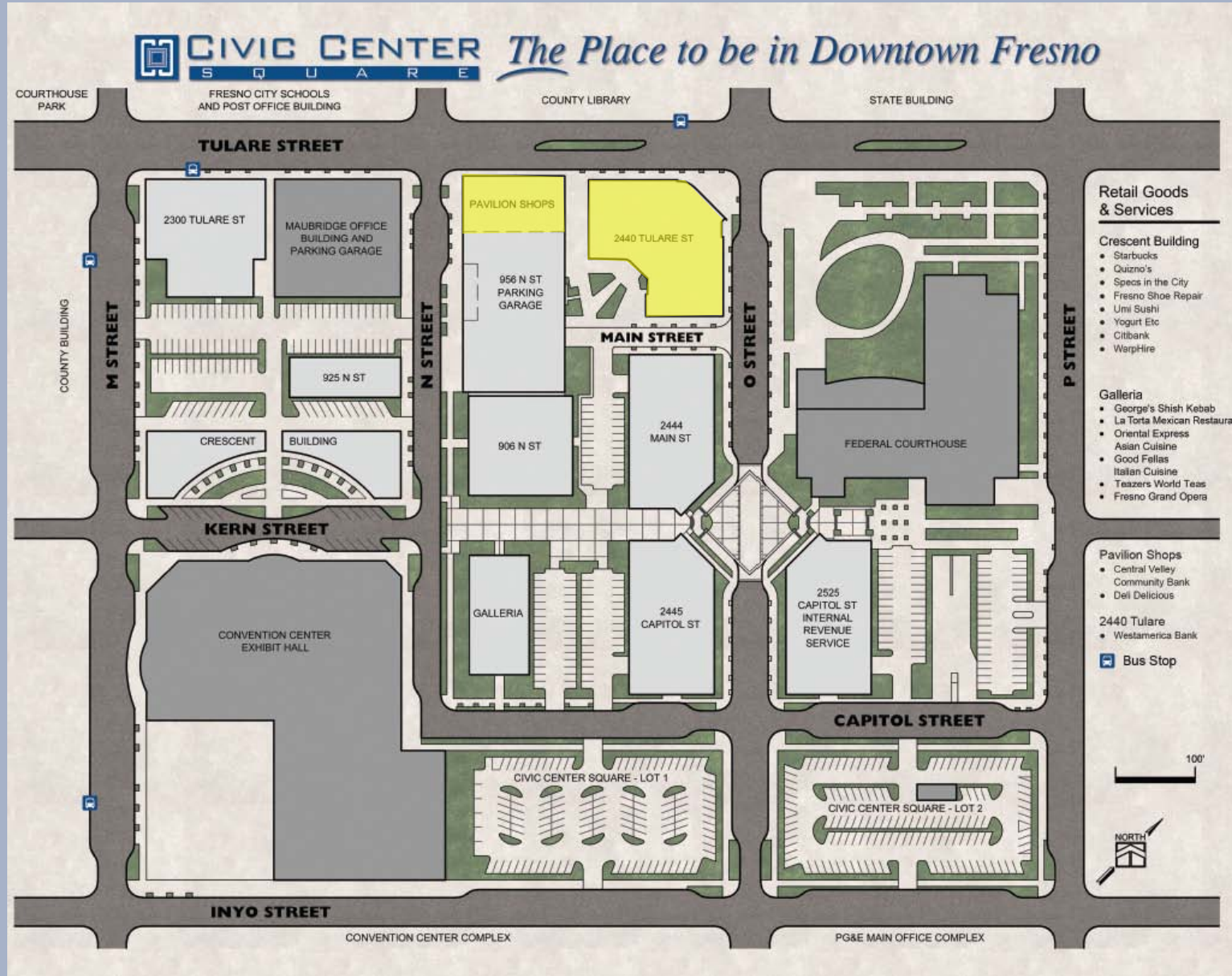
**Fourth Floor**



# PAVILION SHOPS

2440 Tulare Street  
Fresno, California 93721





**Retail Goods & Services**

- Crescent Building**
- Starbucks
  - Quizno's
  - Specs in the City
  - Fresno Shoe Repair
  - Umi Sushi
  - Yogurt Etc
  - Citibank
  - WarpHire

- Galleria**
- George's Shish Kebab
  - La Torta Mexican Restaurant
  - Oriental Express
  - Asian Cuisine
  - Good Fellas
  - Italian Cuisine
  - Teasers World Teas
  - Fresno Grand Opera

- Pavilion Shops**
- Central Valley Community Bank
  - Deli Delicious

- 2440 Tulare**
- Westamerica Bank

