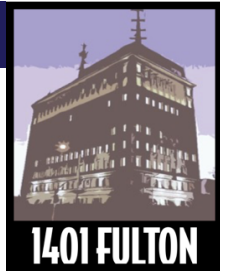


**THE GRAND TOWER**  
**Offices & Executive Suites**  
1401 Fulton Street,  
Fresno, CA 93721

# Leasing Opportunity

For more information call Joe or Alex at 559.266.8000  
or contact your broker directly





# THE BUILDING

Tutelian offers a rare and exceptional leasing opportunity for the right tenant in our prestigious Grand Tower location. This elegant building is perfect for all office uses, and in combination with Tutelian's unparalleled on-site management service, all tenants can enjoy a peaceful and highly professional work environment.

## BUILDING AMENITIES

- On-site property management staff and maintenance team
- Parking options available adjacent to the building
- Turn-Key suites
- Class A interiors and finishes
- State-of-the-art computerized HVAC system
- On-site storage capability in the basement
- Beautiful original architectural features and designs throughout the building
- On-site security staff dedicated to The Grand Tower
- Daily security patrols of the building and parking lots
- A building with an imposing character and presence befitting any professional business





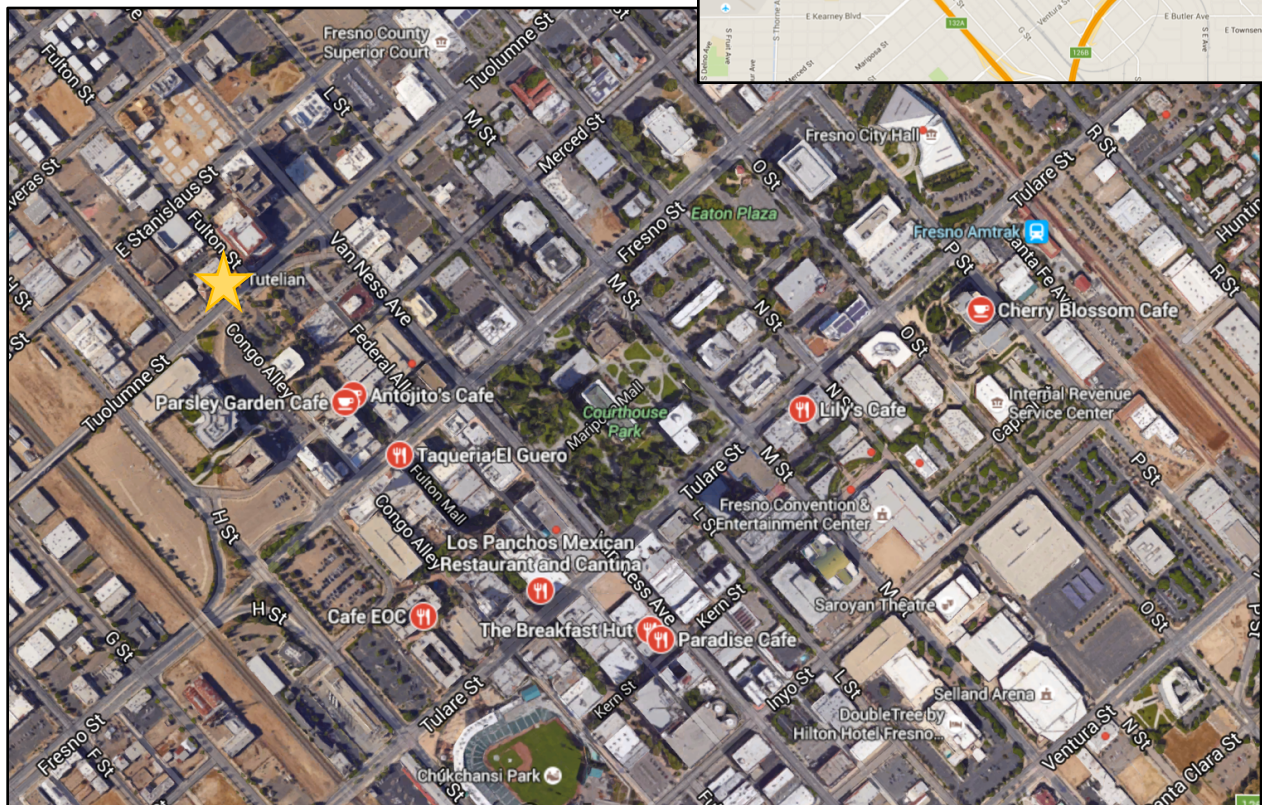
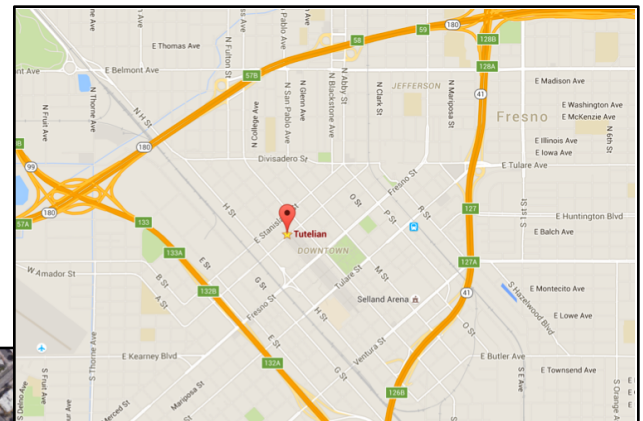
1401 FULTON

# THE LOCATION

The Grand Tower is a prominent Class "A" mid-rise that stands as an iconic fixture in Downtown Fresno.

The building is in an ideal location within Fresno, and perfect for the needs of modern companies requiring office space.

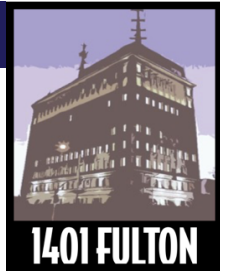
- Fast access to all major freeways
- Near courthouse and state offices
- Convenient for public transport
- Close to restaurants and amenities
- Adjacent to Fulton Mall - the heart of downtown revitalization plans



For More Information: Call Joe or Alex on 559.266.8000







# AVAILABLE SPACE

Tutelian is willing to provide Executive Suites that are specifically tailored to needs of the right tenant. This commitment includes:

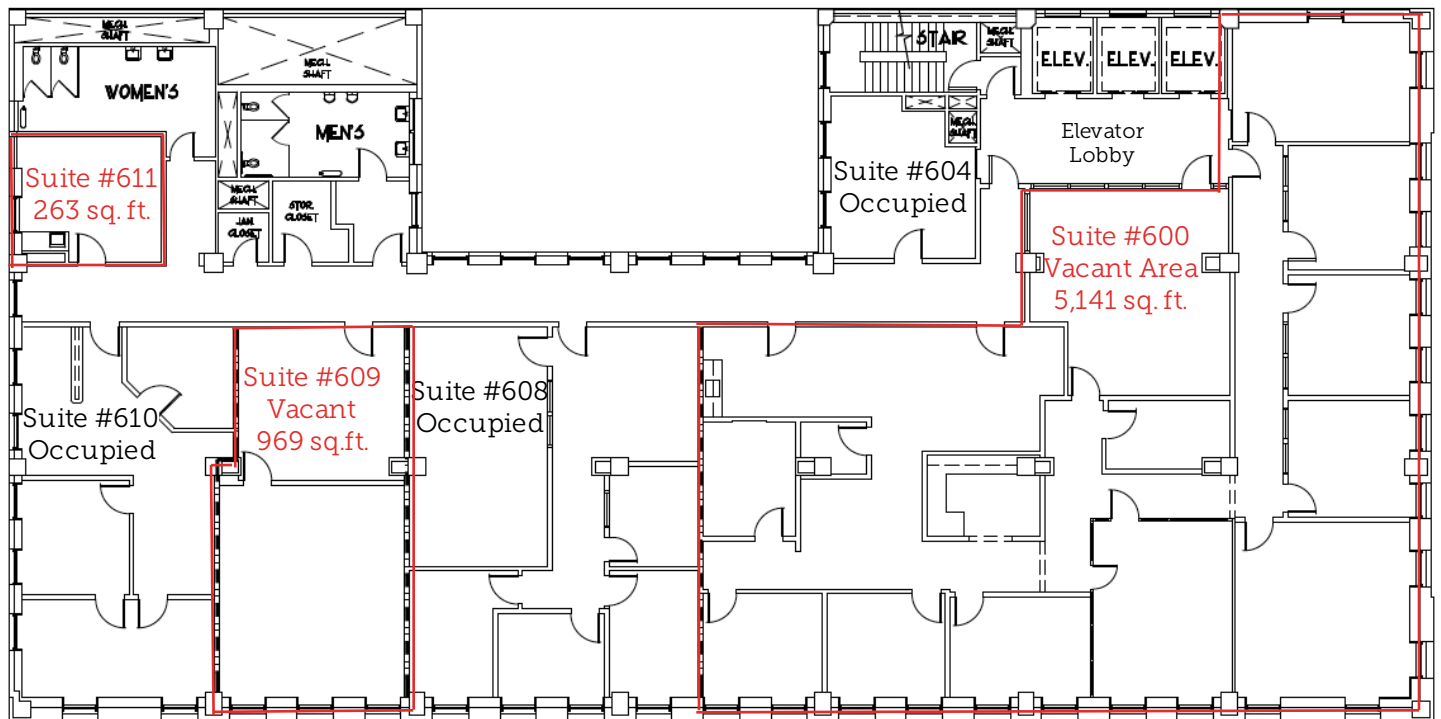
- Altering the floor design and layout to fit with the preferred working environment of the company's management.
- Negotiating the exact size of the space being leased on each floor, to best fit the immediate needs of the company and staff.

## SIXTH FLOOR PLAN – 6,373 SF. AVAILABLE

**Suite #600:** 5,141 sf. A turn-key suite with outstanding period details. This space could possibly be split into two smaller offices.

**Suite #609:** 969 sf. Adaptable space with amazing views over Fresno

**Suite #611:** 263 sf. Perfect single office for a tenant looking for an affordable but highly professional work environment

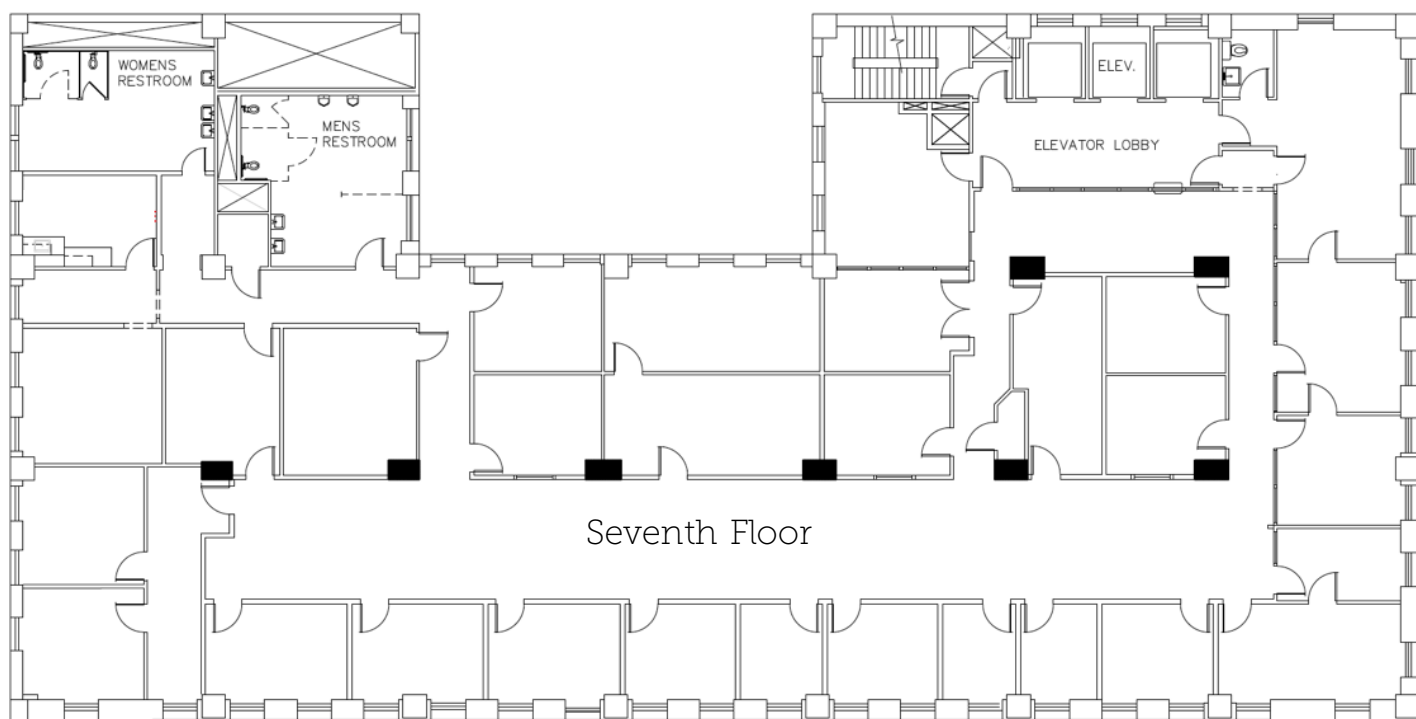




# AVAILABLE SPACE

## SEVENTH FLOOR PLAN – 9,315 SF. AVAILABLE

The entire seventh floor is currently available, and is capable of housing up to 90 staff members in comfort and security. If this is combined with approximately 5,500 sf. of contiguous space on the 6<sup>th</sup> floor, it guarantees over 14,500 sf. of dedicated office space and approx. 40 parking spaces.



For More Information: Call Joe or Alex on 559.266.8000





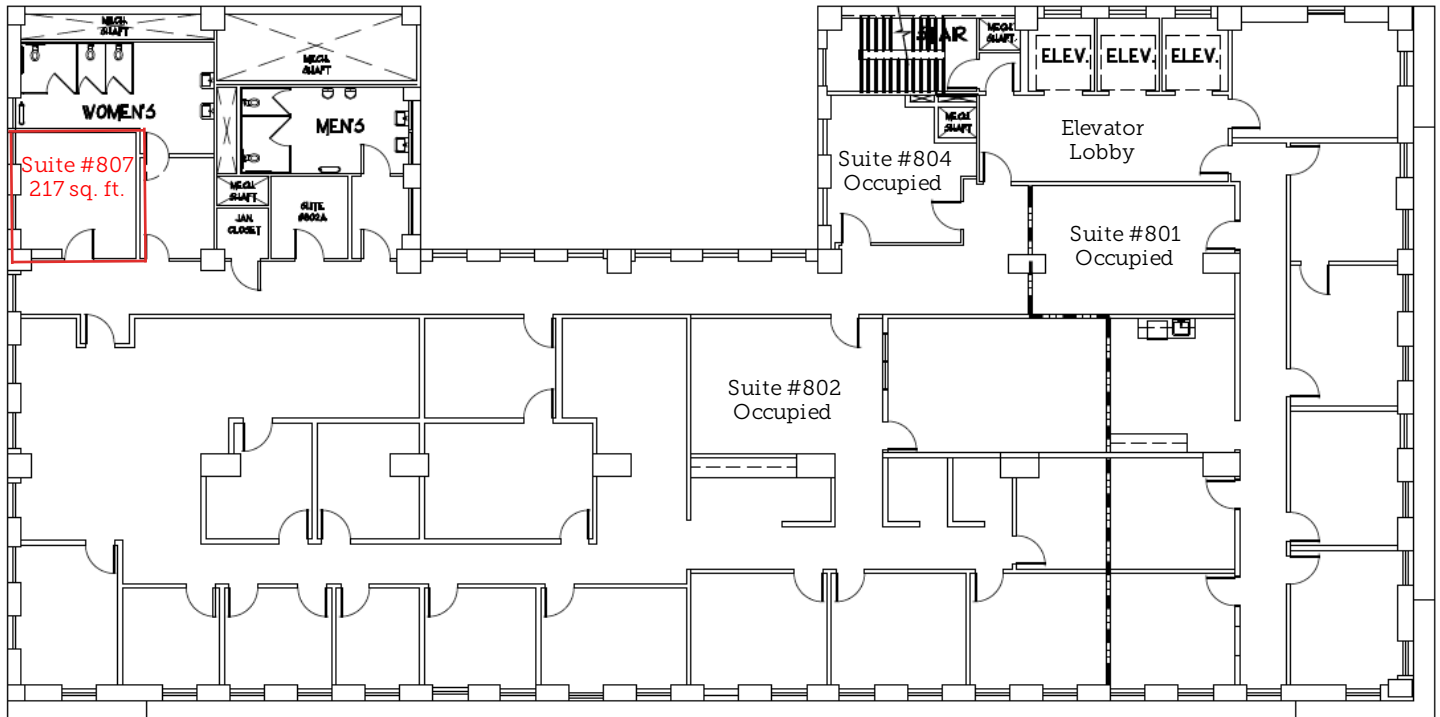
1401 FULTON

# AVAILABLE SPACE

## EIGHTH FLOOR PLAN – 217 SF. AVAILABLE

The eighth floor has only one office currently available, but is perfect for those seeking a single executive suite.

**Suite #807:** A unique space providing the right tenant with an affordable, yet highly professional work environment.



For More Information: Call Joe or Alex on 559.266.8000





1401 FULTON

# AVAILABLE SPACE

## NINTH FLOOR PLAN – 2,299 SF. AVAILABLE

**Suite #901 & #905:** 367 sf. & 458 sf. Incredible office space that can be leased individually or as one contiguous space

**Suite #906:** 296 sf. Amazing office ready for immediate use. Can be leased separately or with Suite #908

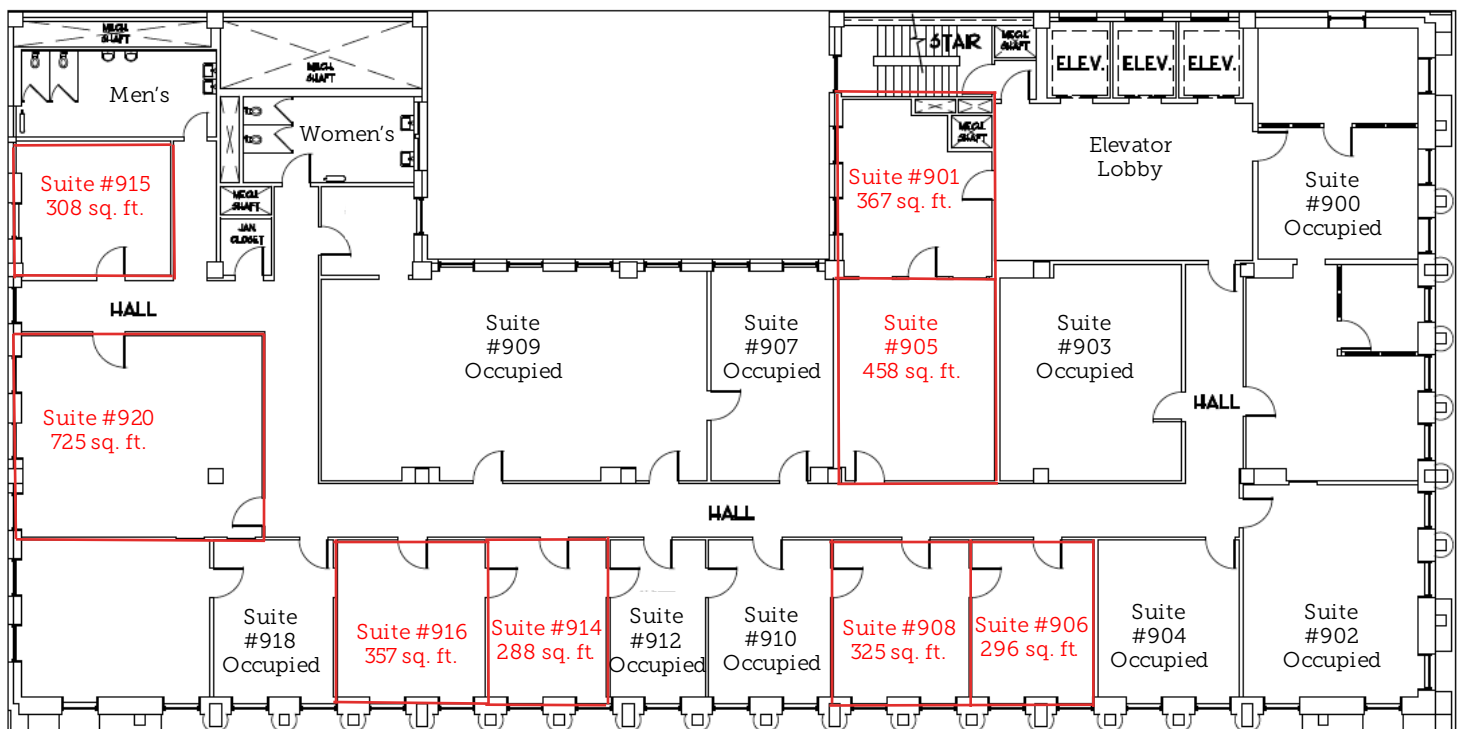
**Suite #908:** 325 sf. A well appointed office that can be leased separately or with Suite #906 to form a unique, and highly professional space

**Suite #914:** 288 sf. A turn-key office that can be combined with suite #916

**Suite #915:** 308 sf. Single medium sized office, ready for immediate use

**Suite #916:** 357 sf. A wonderful office that can be combined with suite #914

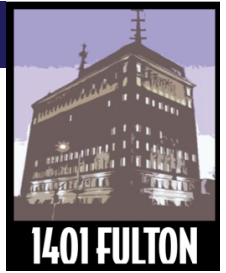
**Suite #920:** 725 sf. Beautiful mid-sized executive office perfect for a tenant seeking an adaptable space with great views.



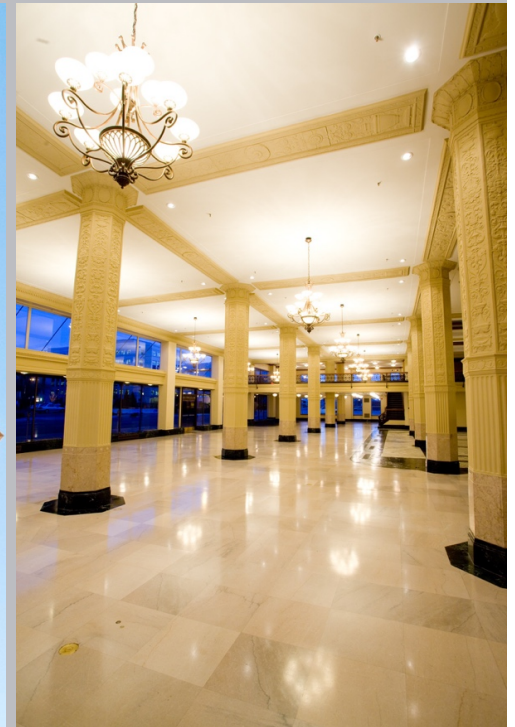
For More Information: Call Joe or Alex on 559.266.8000







# THE GRAND TOWER



For More Information: Call Joe or Alex on 559.266.8000

