



OFFICE SPACE FOR LEASE

**8050 N. Palm Avenue, Suite 104
Fresno, California**



- ◆ Class “A” Three Story Office Building at River Bluff
- ◆ High profile location at the northeast corner of Palm and Nees Avenues
- ◆ Available: Suite 104 – Approx. 5,000 rentable square feet.
[Available March 1, 2019](#)
- ◆ Suite has excellent visibility, main entrance is located right inside the building lobby

For Further Information Please Contact:

GARRY OWENS CA BRE#: 00800036
JUSTIN TANCREDI CA BRE#: 01372876

Russell G. Smith, Inc.
(559) 449-2424



8050 N. Palm Ave.

FOR LEASE

CLASS "A" OFFICE SPACE

**8050 N. Palm Avenue, Suite 104
Fresno, California**

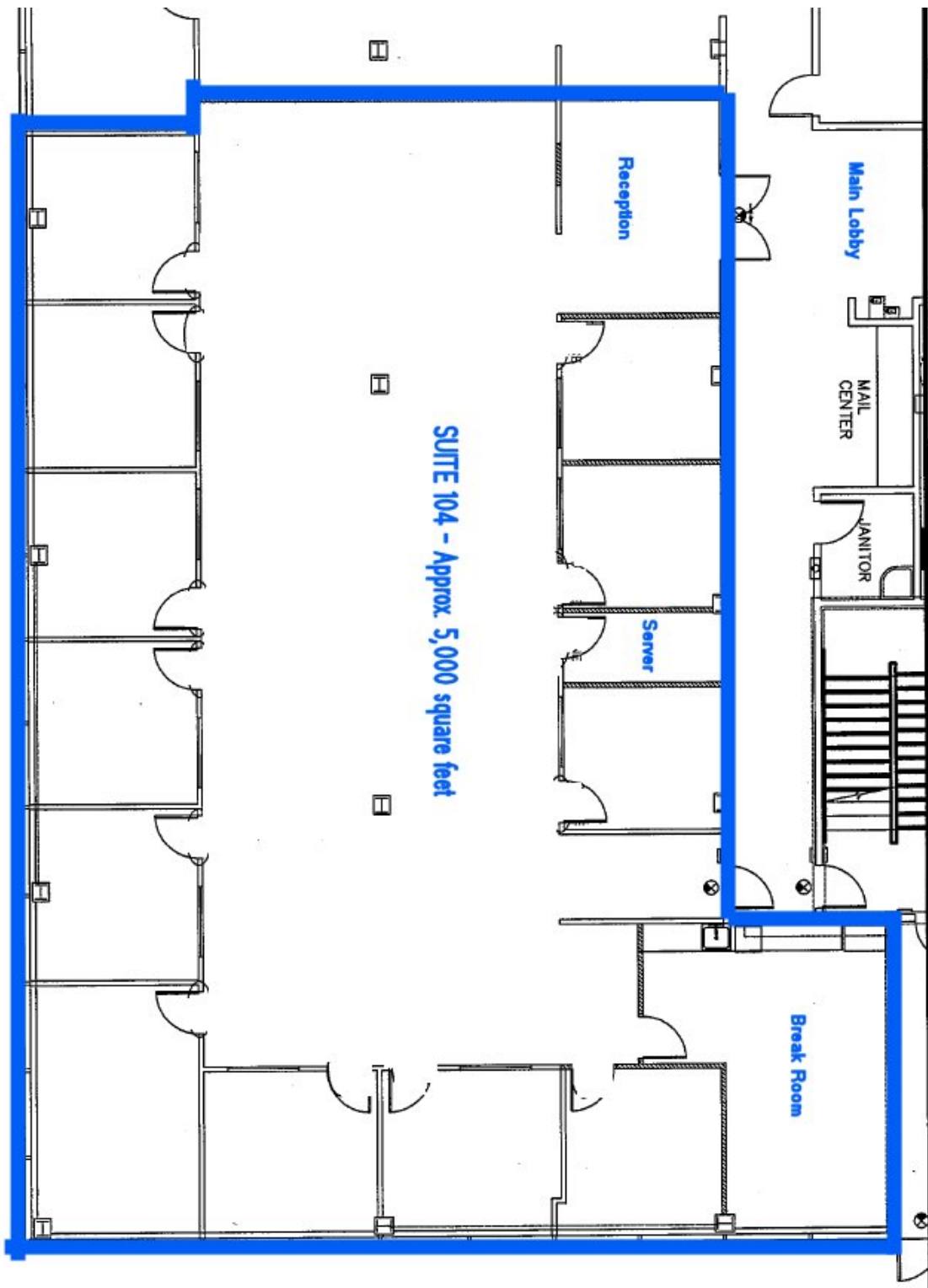
- LOCATION:** 8050 N. Palm Avenue. – also known as River Bluff II
- AREA:** 8050 N. Palm Ave. is conveniently located on the northeast corner of Palm and Nees Avenues at the northern end of Palm Avenue.
- DESCRIPTION:** This is the second building of a two building project that is considered by many to be one of the finest office projects in Fresno. Ideally located on the bluffs of the San Joaquin River, this project has excellent views of both the river and the Sierra Mountains.
- AVAILABLE:** Suite 104: Approx. 5,000 rentable square feet. This high quality, functional office space is built out with perimeter offices, interior work area, break room, server room and built-in reception area.
- The Suite will be available March 1, 2019.
- LEASE RATE:** \$2.10 per square foot per month, NNN
- PARKING:** Approximately 4.5 stalls per 1,000 useable square foot, including covered.

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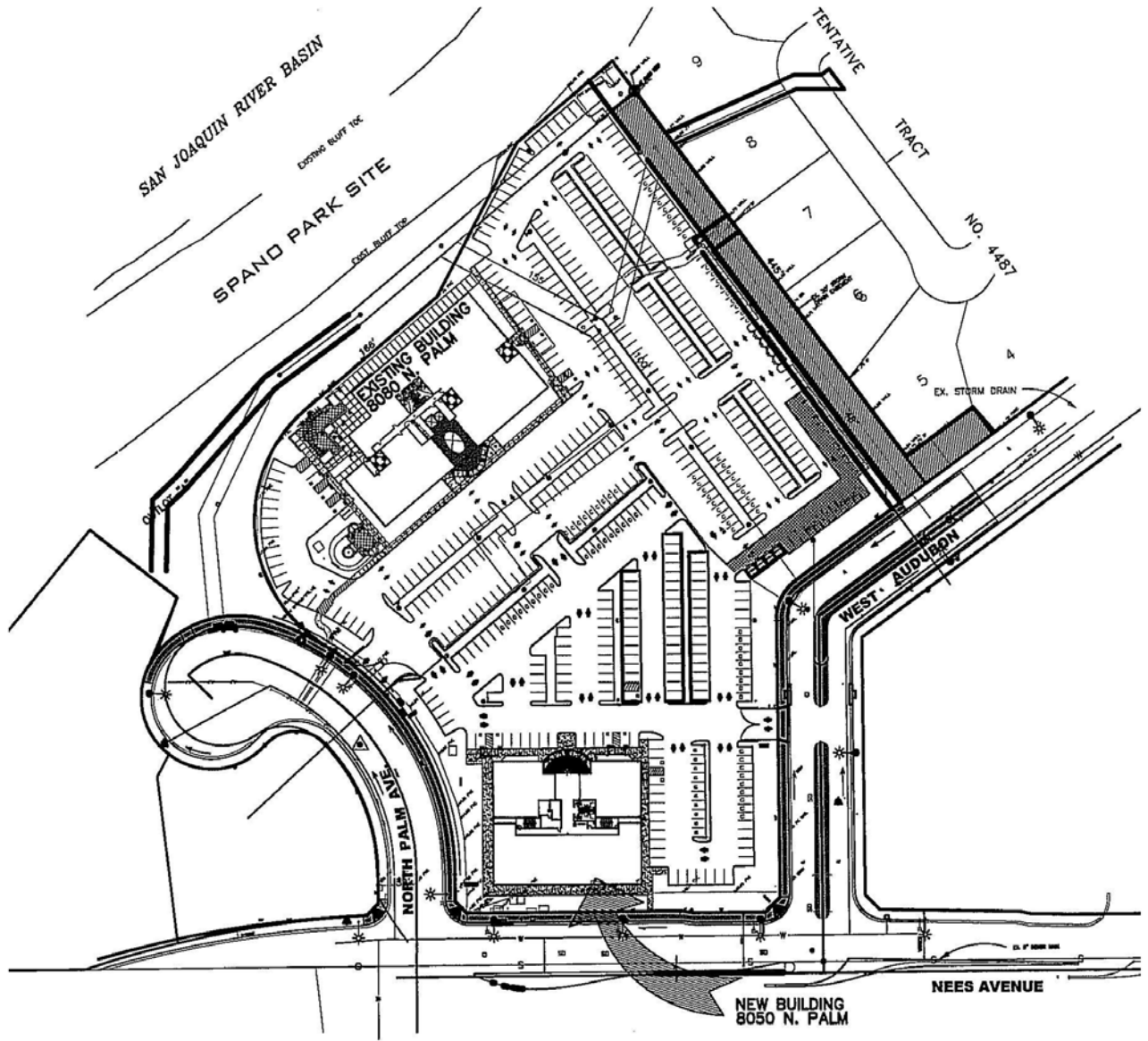
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FLOOR PLAN – 8050 N. Palm Ave.

Suite 104



8050 N. Palm Site Plan



SITE PLAN

N.T.S.

AERIAL VIEW

