



NEW OFFICE BUILDING

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



- ◆ Class “A” Three Story Office Building at the Bluffs
- ◆ On Palm Avenue on the northeast corner of Palm and Nees Avenues
- ◆ Approximately 9,017 Rentable Square Feet Available
- ◆ “Turn-Key” Tenant Improvements
- ◆ Views of the San Joaquin River and Sierra Mountains

For Further Information Please Contact:

**GARRY OWENS
JUSTIN TANCREDI**

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



8050 N. Palm

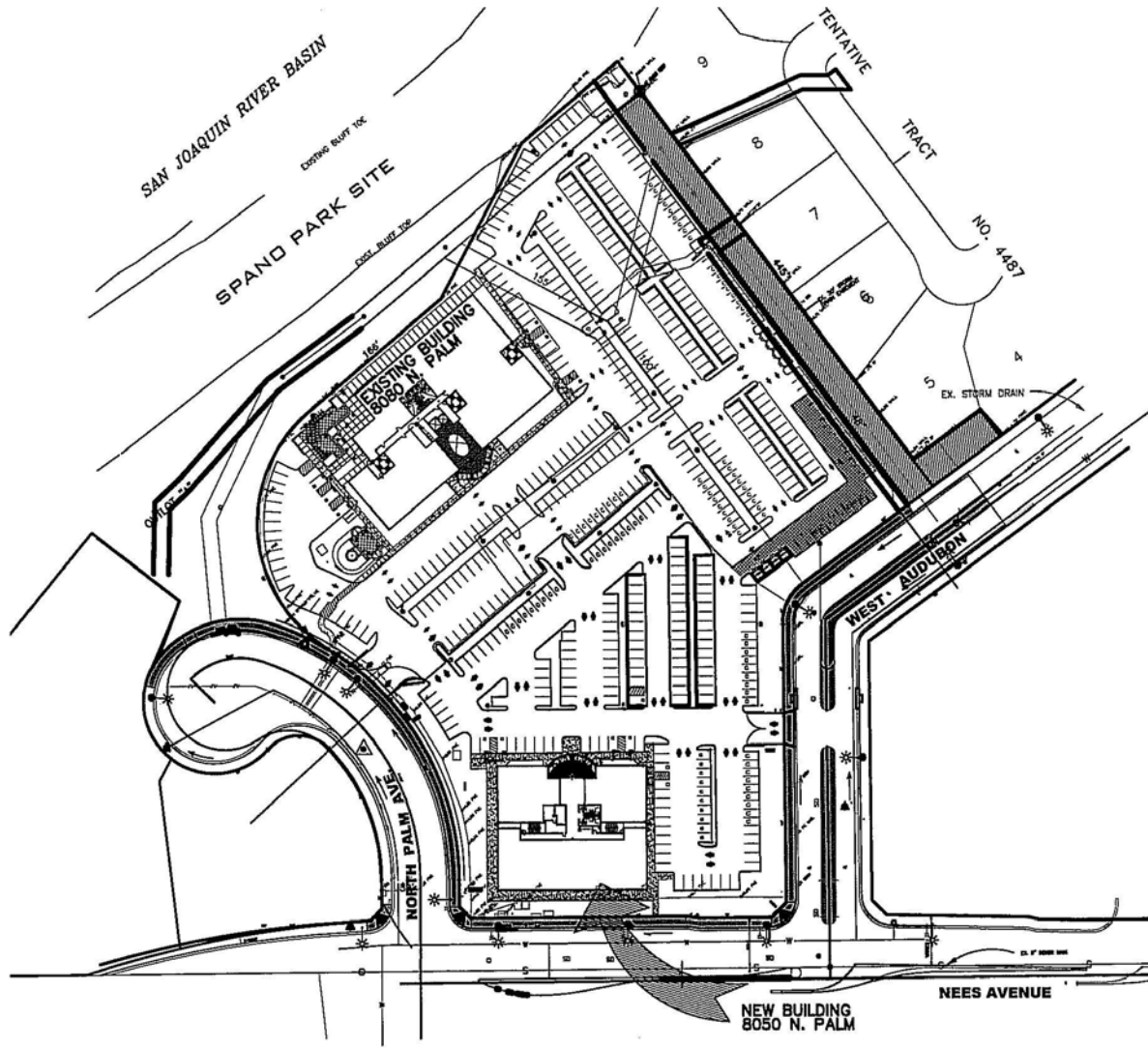
FOR LEASE OFFICE SPACE

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

- LOCATION:** 8050 N. Palm Avenue.
- AREA:** On the northeast corner of Palm and Nees Avenues at the end of Palm Avenue.
- DESCRIPTION:** The second building of a two building project that is considered by many to be the finest and best located office project in Fresno. Located on the bluffs of the San Joaquin River with views of the river and Sierra Mountains.
- AVAILABLE:** First Floor: Approximately 3,539 Rentable SF
Third Floor: Approximately 5,424 Rentable SF
- LEASE RATE:** First Floor: \$1.95 per square foot per month NNN
Third Floor: \$2.15 per square foot per month NNN
- IMPROVEMENTS:** Turn-key as per attached Improvement Schedule.
- PARKING:** Approximately 4.5 stalls per 1,000 useable square foot, including covered.

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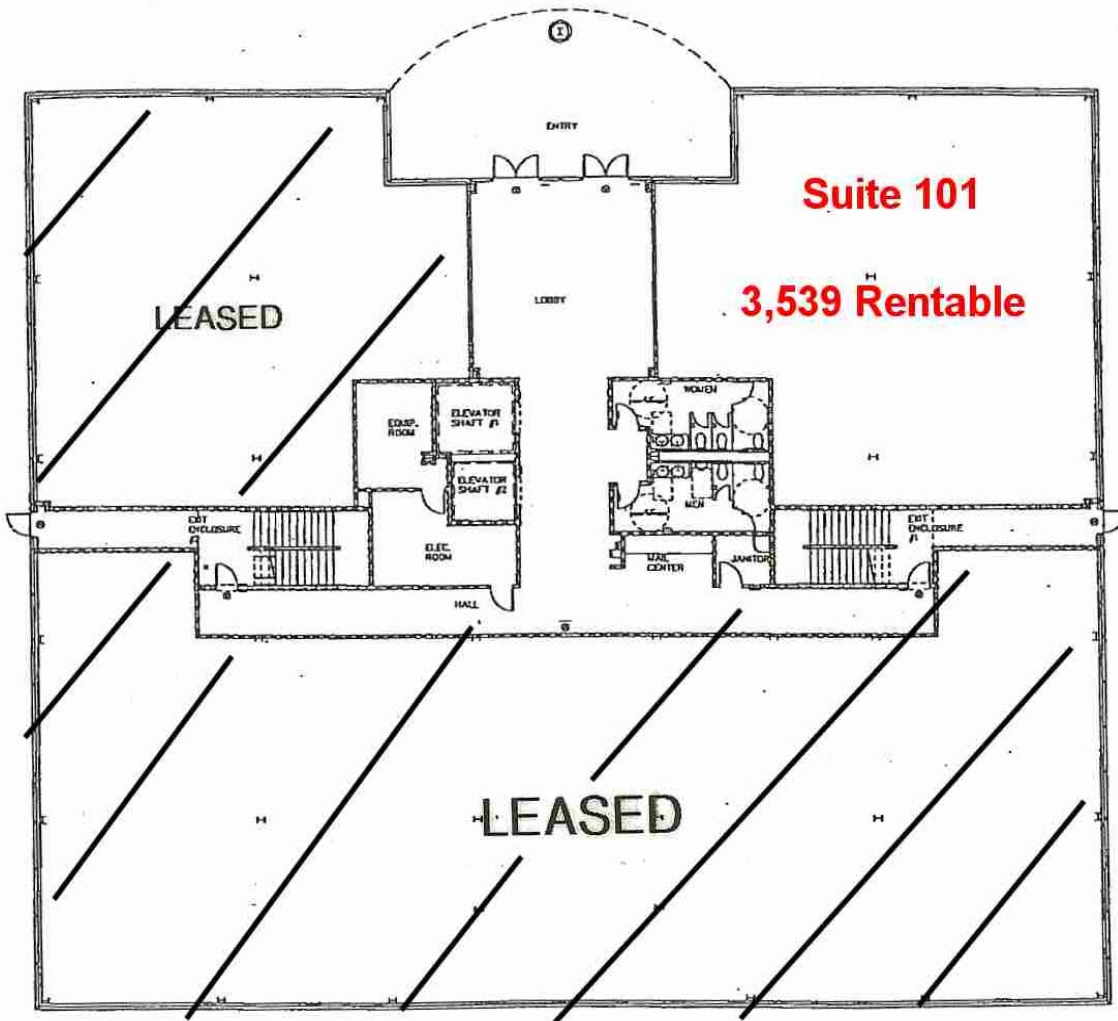


SITE PLAN



N.T.S.

8050 N. Palm Site Plan

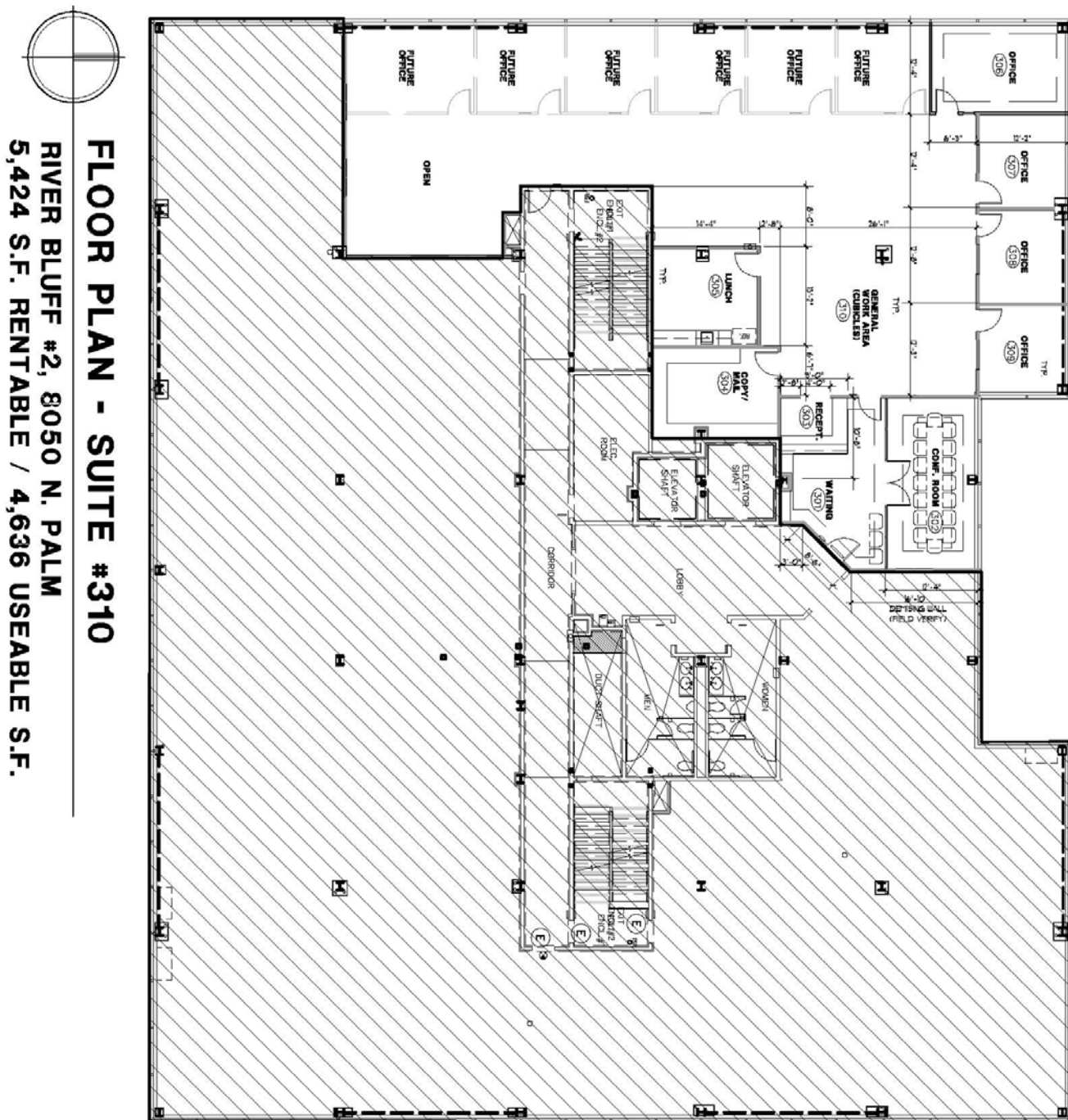


Suite 101

3,539 Rentable/ 3,025 Useable Square Feet

First Floor

Third Floor



Suite 310

5,424 Rentable/ 4,636 Useable Square Feet

Third Floor

TURN-KEY TENANT IMPROVEMENTS

Landlord provides “Turn-Key” Tenant Improvements as per the following “Tenant Standard Improvements” that include:

- 10 foot ceilings with upgraded ceiling tiles
- eight (8) foot solid core doors
- Reception counter
- 26 oz. commercial grade carpet with 4” carpet top set
- “Bull Nose” corners on walls
- Insulation in walls between offices for sound reduction
- Sink and cabinetry in lounge
- Roller Shades on exterior windows

8050 N. Palm Avenue Tenant Standard Improvements

1. Standard Partition: 3 5/8” steel studs at 24” o.c. or 2X4 wood studs at 16” o.c., from slab to 6” above ceiling line with one layer of 5/8” drywall on each side with R-11 batt insulation between studs, provide “Bull Nose” corners.
2. Demising Partition: 6” steel studs at 24” o.c. or 2X6 wood studs at 16” from slab to roof deck above with R-19 batt insulation between studs, provide 1 layer of 5/8” drywall, staggered seams on each side.
3. Doors, Frames & Door Hardware: Eight (8) foot solid core doors with stain grade finish set in 3 1/4” paint grade moulded wood trim, Schlage or equivalent lever hardware.
4. Ceilings: White T-bar 2’ x 4’ grid with white “Second Look 2” regular acoustical tile.
5. HVAC: White 2’ by 2’ air supply and return diffusers with one HVAC zone per approximately 1,000- 1,500 sq.ft. or per city code.
6. Lighting: Building standard 2’ by 4’ fluorescent fixtures, with plastic lense diffusers.
7. Fire Sprinklers: Semi recessed chrome or white finished pendant as per city code.
8. Wall Finishes: Two (2) coats latex paint with flat finish. Color per building standard selection.
9. Floor Covering: Carpet – Commercial cut pile, 26 oz. yard weight or dense level loop, 26 oz. Yarn, Wall Base- 4” carpet base. Resilient flooring – vinyl composition tile 12” x 12” Wall base – vinyl 4” base. Carpet and Resilient Flooring available in standard building selected colors.
10. Window Coverings: Exterior windows: Roller shades.
Window Coverings not provided for doors or interior windows.
11. Cabinetry: Standard cabinetry in lunchroom or lounge supplied with laminated counter and laminated exteriors.

