



OFFICE SPACE FOR LEASE

8080 N. Palm Avenue



- ◆ True River Bluff and San Joaquin River Views
- ◆ On Palm Avenue at the northeast corner of Palm and Nees Avenues
- ◆ Signage on Project Monument Sign available.
- ◆ Suite 205: Approximately 1,752 Rentable Square Feet
Suite 207: Approximately 3,596 Rentable Square Feet

Suites may be combined for approximately 5,348 Rentable Square Feet

- ◆ Above Standard Tenant Improvements
 - ◆ Class "A" Three Story Office Building at the Bluffs
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For Further Information Please Contact:

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

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

We assume the information contained to be correct. It is obtained from sources which we regard as reliable, but assume no liability for errors or omissions

OFFICE SPACE FOR LEASE

- LOCATION:** 8080 N. Palm Avenue, Fresno, CA
- AREA:** On the northeast corner of Palm and Nees Avenues at the end of Palm Avenue.
- DESCRIPTION:** Spaces are in a three story building in a new project that is considered by many to be the finest and best located office project in Fresno.
- Spaces are located on the north west corner of the second floor and provide spectacular views of the San Joaquin River and the Sierra Mountains.
- AVAILABLE:** Suite 207: Approximately 3,596 rentable/3,197 useable square feet
Suite 205: Approximately 1,752 rentable/1,557 useable square feet
- Spaces can be combined for:**
- Approximately 5,348 rentable/4,754 useable square feet
- LEASE RATE:** \$1.95 per sf/month NNN, 3% annual increases
- IMPROVEMENTS:** Spaces are built out per attached floor plans. Improvements include many upgrades including a built-in reception counter with granite transaction ledge.
- Because of their corner locations in the building both suites provide extraordinary window area with expansive views.
- PARKING:** Approximately 4.5 stalls per 1,000 useable square foot, including some covered.

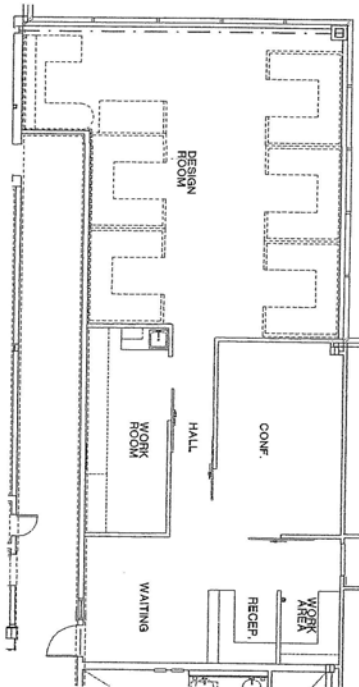
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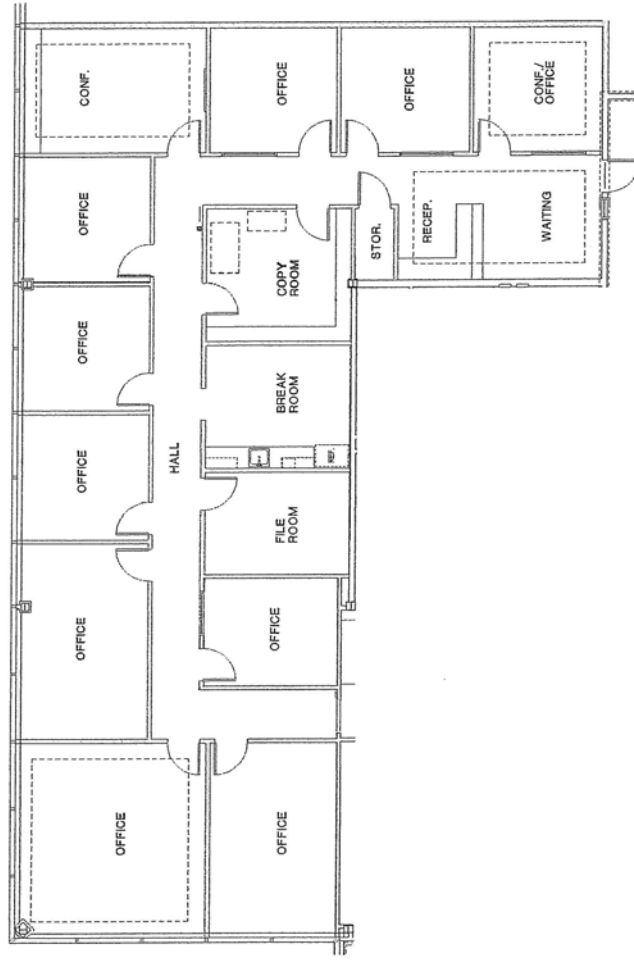




⊕ SUITE #205 FLOOR PLAN
SCALE 7/8" = 1'-0"

1,752 S.F. RENTABLE / 1,557 S.F. USEABLE

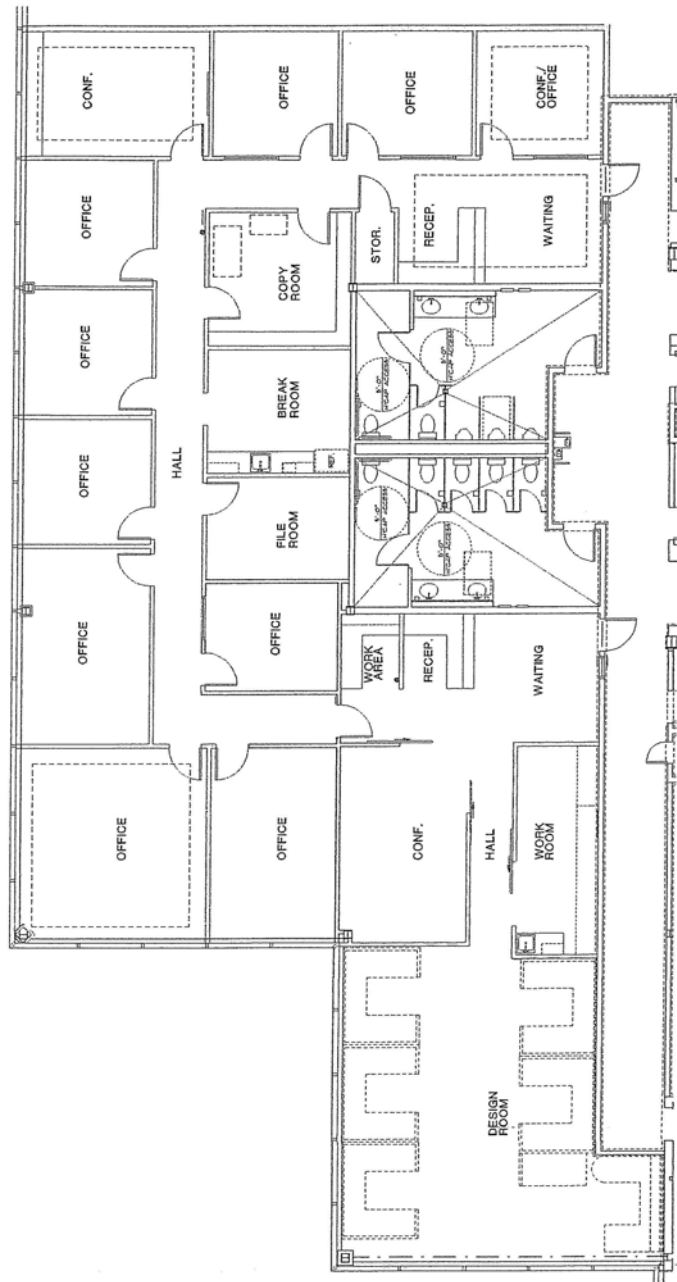
Suite 205 Floor plan




SUITE #207 FLOOR PLAN
SCALE: 1/8" = 1'-0"

3,596 S.F. RENTABLE / 3,197 S.F. USEABLE

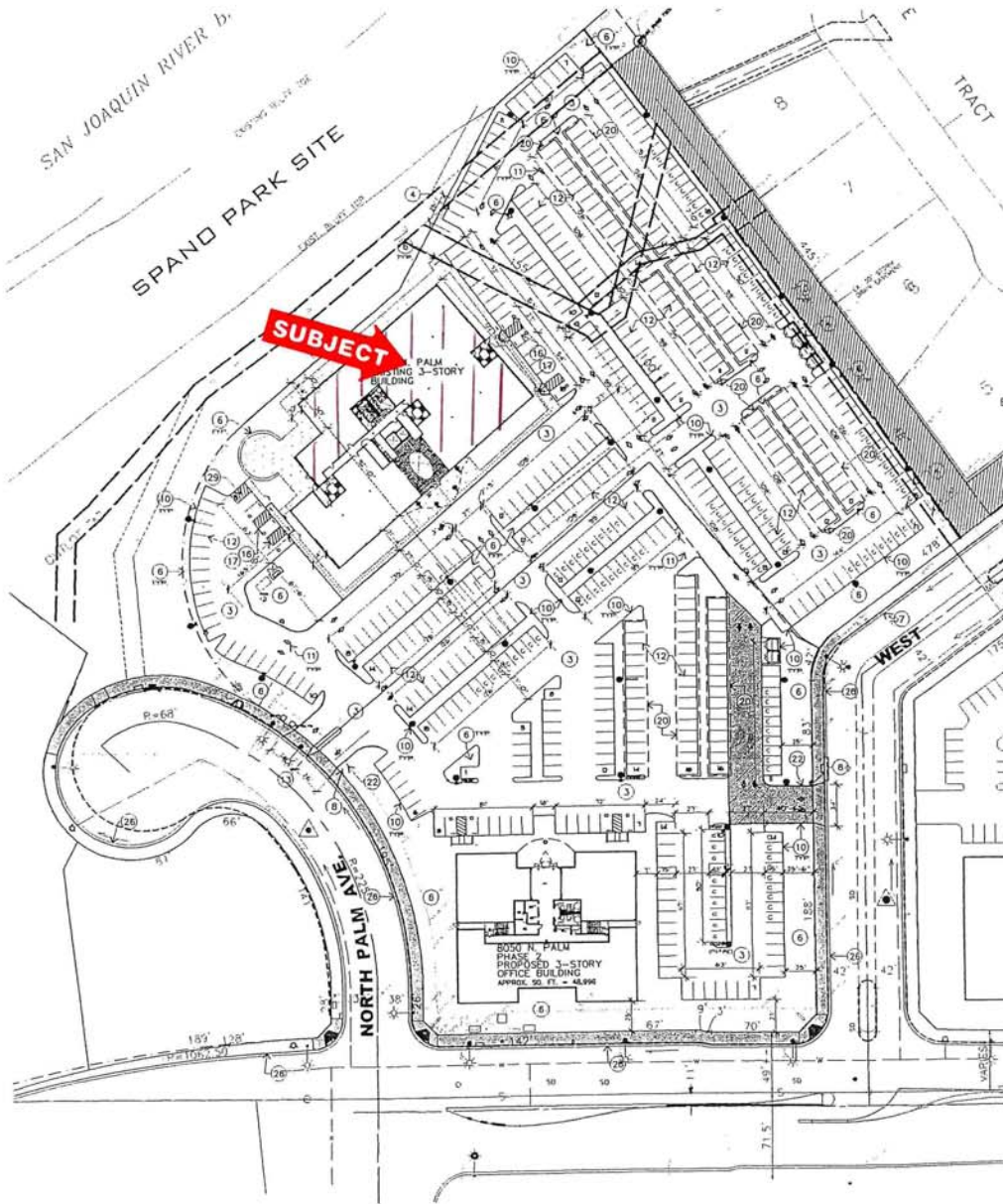
Suite 207 Floor plan




FLOOR PLAN
SCALE 1/8" = 1'-0"

SUITES #205 AND #207 COMBINED
5,348 S.F. RENTABLE / 4,754 S.F. USEABLE

Suites 205 & 207 Combined Floor plan



SITE PLAN

SCALE: 1" = 40'-0"



8080 N. Palm