



OFFICE SPACE FOR SUBLEASE

8080 N. Palm Avenue

Spectacular River Bluff Views



- ◆ Class "A" Three Story Office Building with true River Bluff views
- ◆ Conveniently located at the northeast corner of Palm and Nees Avenues
- ◆ Space available at a dramatically reduced sublease rate
- ◆ Approximately 15,962 Rentable Square Feet Available – (Divisible)
- ◆ Sublease Expires 2/28/13 – Additional Term Available
- ◆ Building and Project Monument Signage available

For Further Information Please Contact:

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Russell G. Smith, Inc.
8050 N. Palm Ave., Suite 300
(559) 449-2424

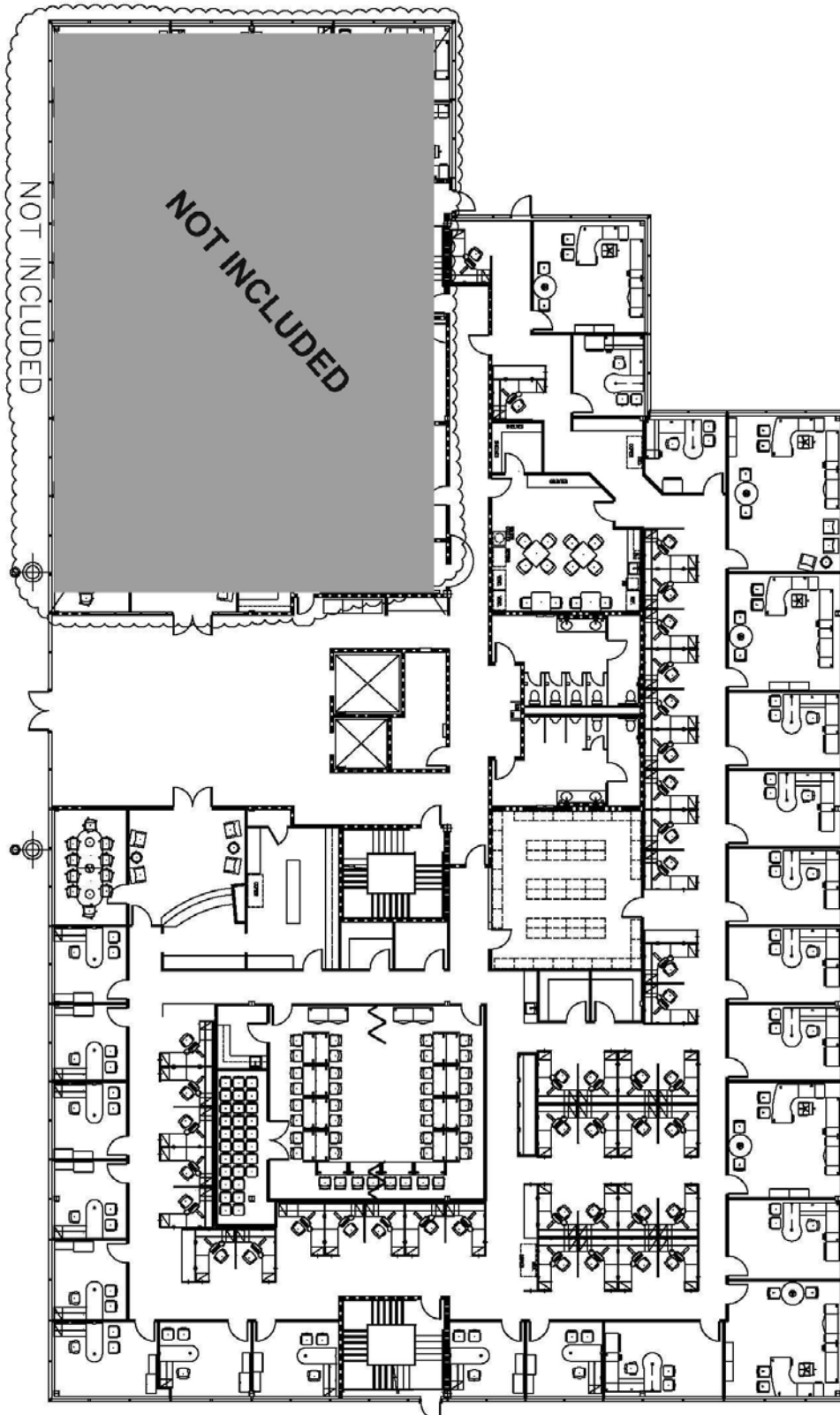
FOR SUBLEASE OFFICE SPACE

- LOCATION:** 8080 N. Palm Avenue, Suite 110.
- AREA:** Located at the northeast corner of Palm and Nees Avenues
- DESCRIPTION:** This suite is located in a three story building in the River Bluff project that is considered by many to be the finest and most conveniently located office project in Fresno.
- AVAILABLE:** Approximately 15,962 Rentable Square Feet located on the ground floor with double entry doors onto the building lobby.
- Suite 110 may be divided into two suites totaling approx. 11,446 sq. ft. (110A) and approximately 4,516 sq. ft. (110B) A potential floor plan showing this configuration is attached, but other configurations are possible.
- SUBLEASE TERM:** Through February 28, 2013.
- SUBLEASE RATE:** 10/1/11- 2/29/12: **\$1.65 per sf/month NNN**
3/1/12- 2/28/13: **\$1.75 per sf/month NNN**
- IMPROVEMENTS:** Space is built out per attached floor plan. Improvements are above standard and include store front glass walls in many offices, built in reception counter with granite transaction ledge and lounge with sink.
- FURNITURE:** The office furniture is potentially available and may possibly be leased with premises.
- PARKING:** Approximately 4.5 stalls per 1,000 useable square foot, including covered.

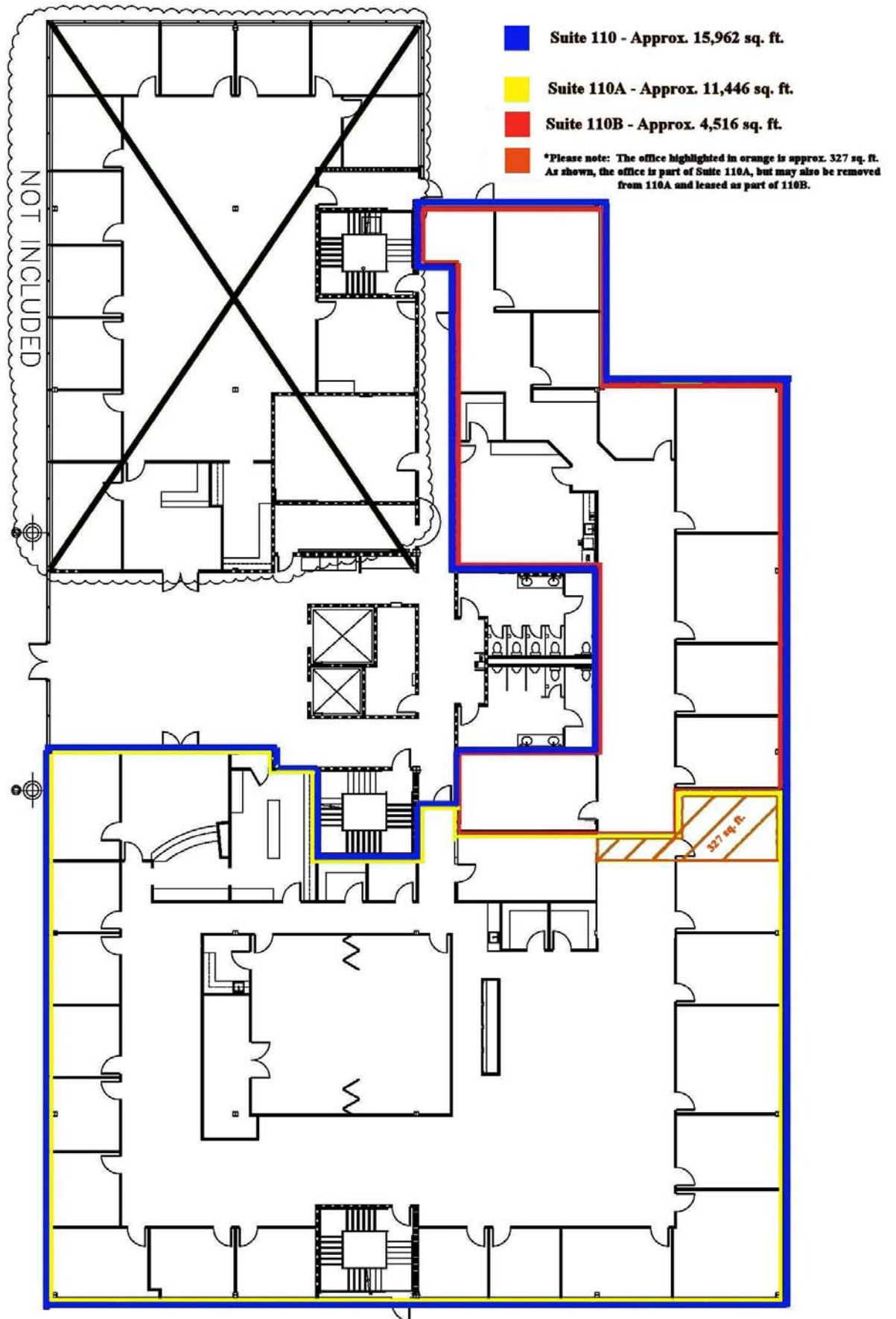
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Floor Plan with Existing Furniture and Workstations

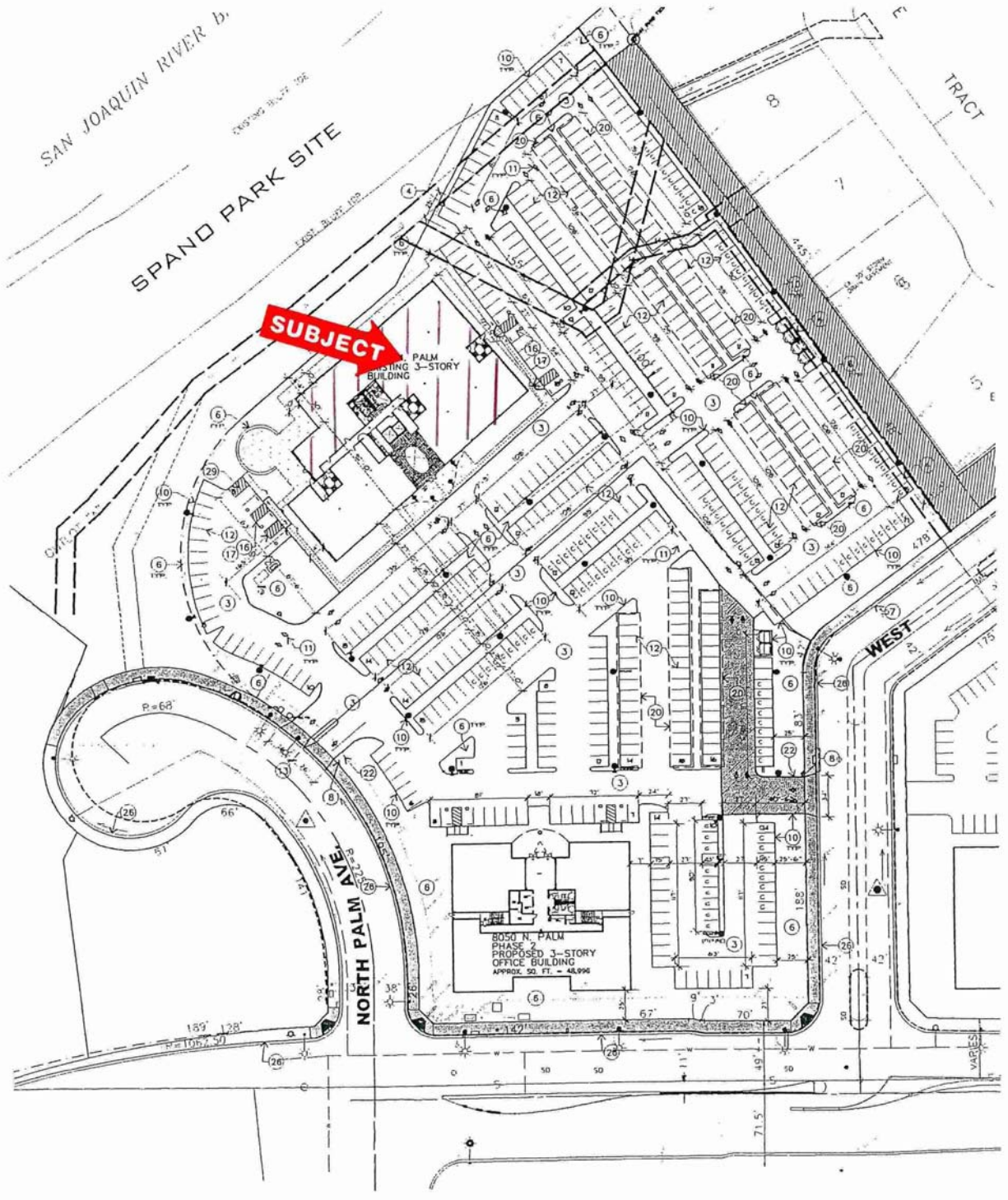


POTENTIAL DIVISIBLE FLOOR PLAN









SITE PLAN



AERIAL VIEW