



FOR LEASE NEW OFFICE BUILDING

**7700 N. Palm Avenue
Fresno, California**



- ◆ Located in Palm Bluff Corporate Center
- ◆ On Palm Avenue on the northeast corner of Palm and Fallbrook Avenues
- ◆ Multi-Level building with elevator service.
- ◆ Approximately 23,825 Square Feet Available
- ◆ “Turn-Key” Tenant improvements.

For Further Information Please Contact:

**GARRY OWENS
JUSTIN TANCREDI**

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



7700 N. Palm

FOR LEASE OFFICE SPACE

**7700 N. Palm Avenue
Fresno, California**

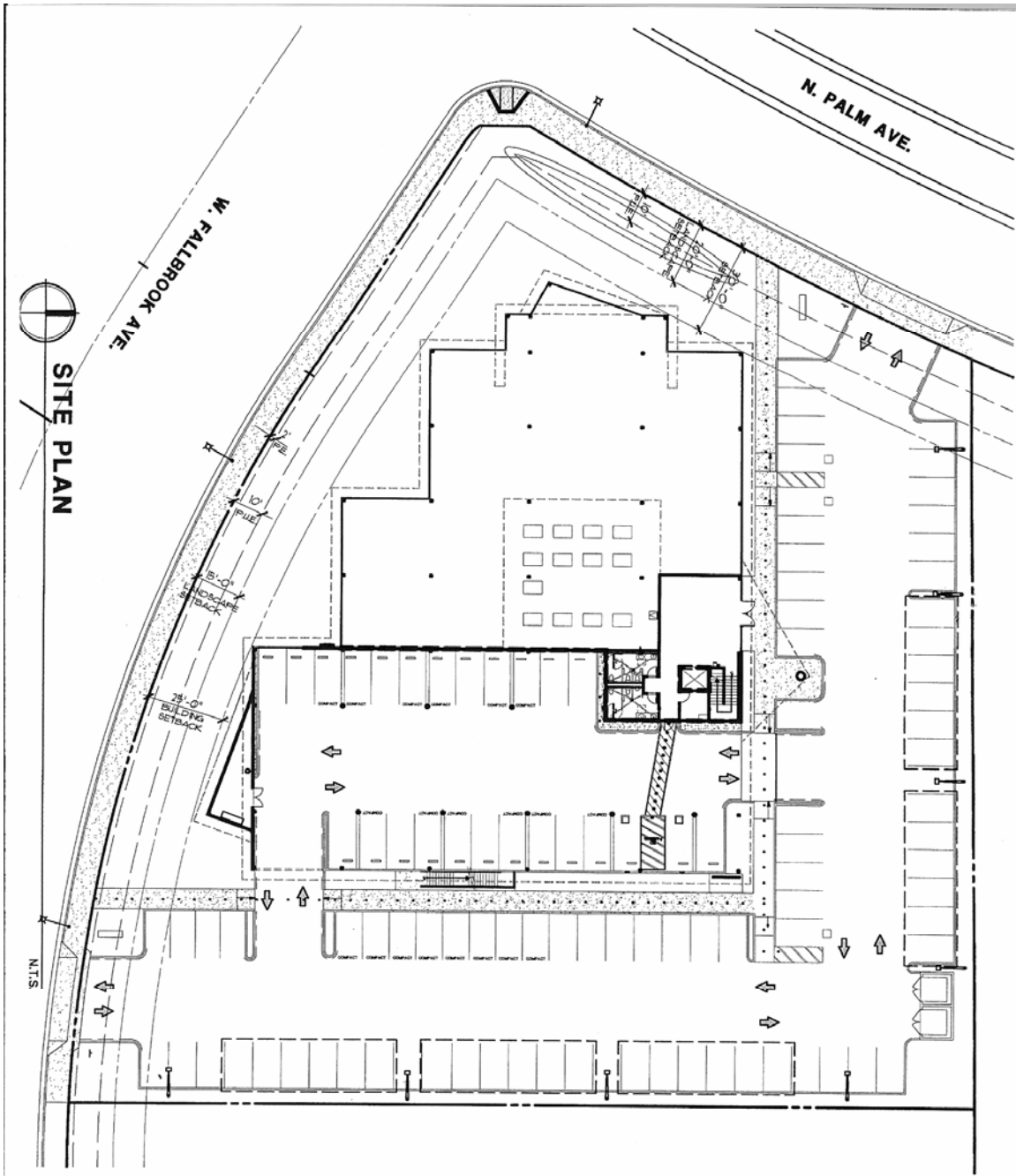
- LOCATION:** 7700 N. Palm Avenue.
- AREA:** On the northeast corner of Palm and Fallbrook Avenues in the Palm Bluffs Corporate Center.
- DESCRIPTION:** A dramatic new multi-level office building to be prominently located on Palm Avenue. The building includes a second floor with elevator service. Covered parking will be available under the second floor area of the building and additional covered parking in the parking lot area.
- AVAILABLE:** First Floor: Approximately 12,232 Rentable/10,813 Useable
Second Floor: Approximately 11,593 Rentable/10,249 Useable
- LEASE RATE:** \$1.95 per square foot per month, NNN. 3% annual increases.
- IMPROVEMENTS:** Turn-key as per attached Improvement Schedule.
- PARKING:** 5 stalls per 1,000 useable square foot, including covered.

Note: Final configuration of building and site plan subject modification

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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



SITE PLAN

SOUTH

W. FALLBROOK AVE.

N. PALM AVE.

15'-0" LANDSCAPE SETBACK

25'-0" BUILDING SETBACK

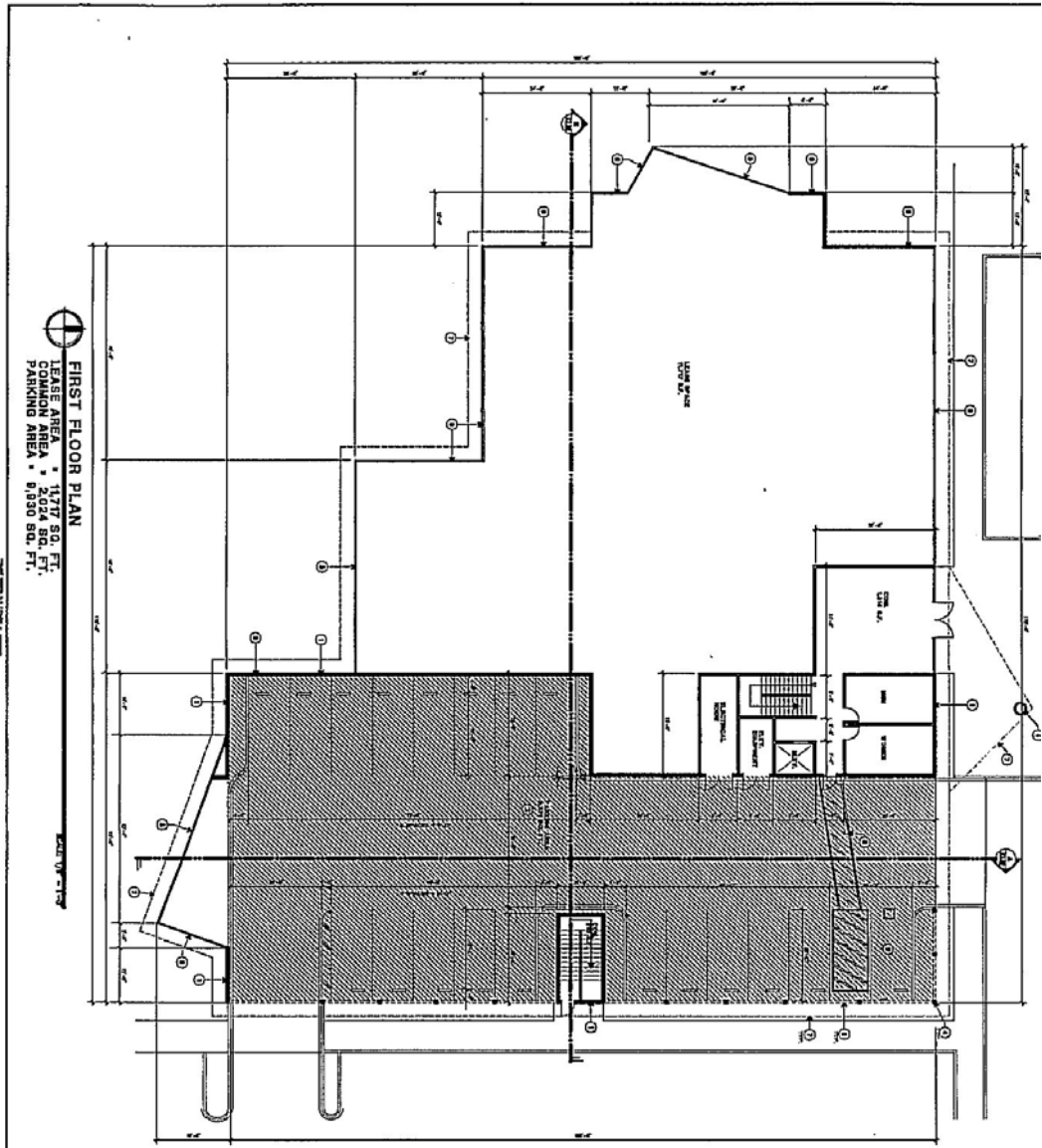


**RON MAZZEO
AND ASSOCIATES**
ARCHITECTURE / PLANNING

7475 N. PALM AVE. #104
Fresno, CA 93711
(559) 438-6266
FAX (559) 438-6363

**SITE PLAN
LOT 101**

**7700 N. Palm
Site Plan**



FIRST FLOOR PLAN
 LEASE AREA • 1177 SQ. FT.
 COMMON AREA • 2024 SQ. FT.
 PARKING AREA • 9,930 SQ. FT.

GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
3. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.
4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
5. ALL UTILITIES SHALL BE PROTECTED AND MARKED PRIOR TO CONSTRUCTION.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
7. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
8. THE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK SITE AT ALL TIMES.
9. ALL MATERIALS SHALL BE STORED PROPERLY AND PROTECTED FROM THE ELEMENTS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISPOSAL OF ALL WASTE MATERIALS.
11. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.
13. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
14. THE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK SITE AT ALL TIMES.
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29. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
30. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.

LEGEND

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LOWER FLOOR PLAN

DATE: 7-14-03
 DRAWN BY: A2.01
 AS NOTED

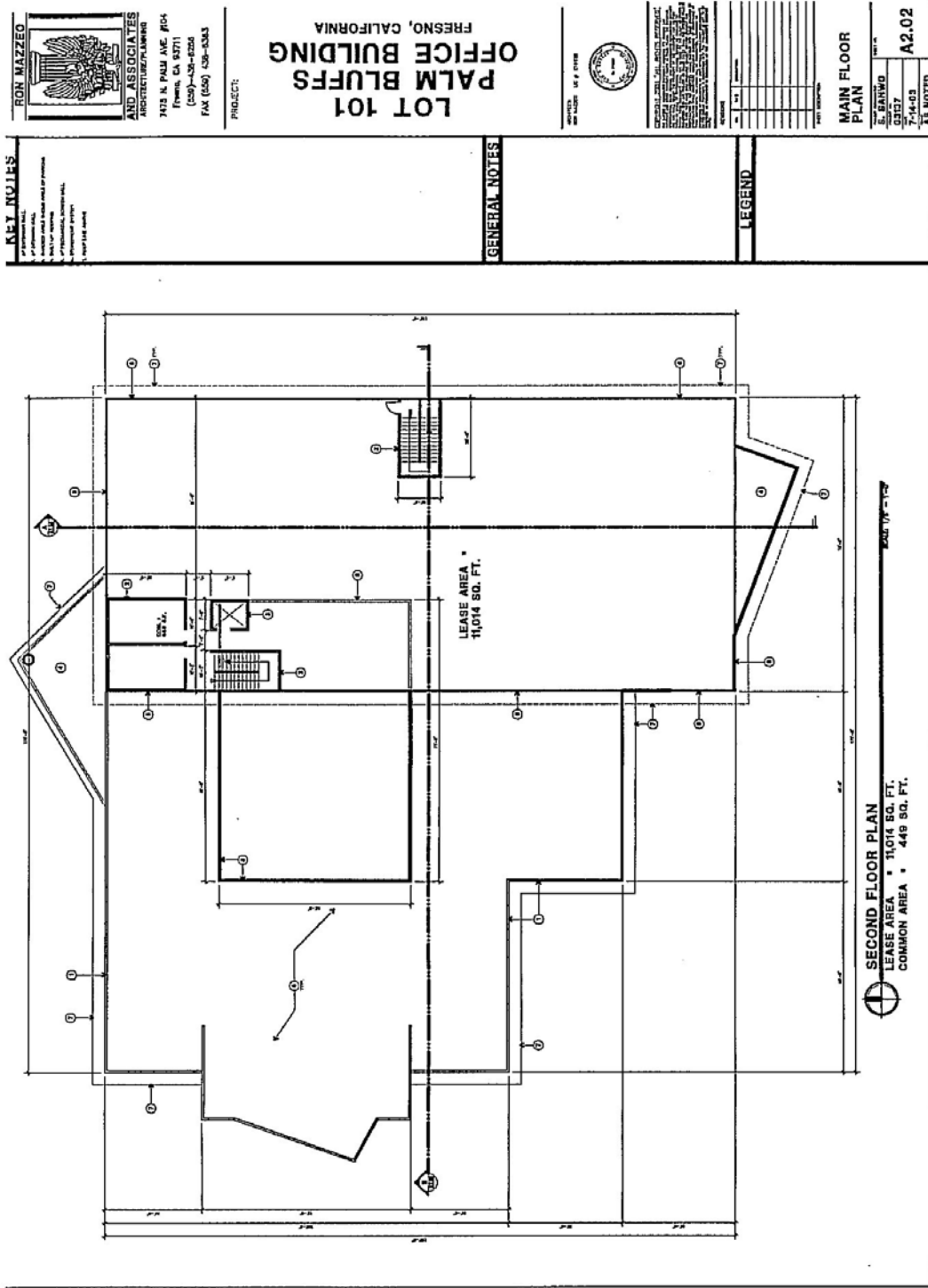
**LOT 101
 PALM BLUFFS
 OFFICE BUILDING**
 FRESNO, CALIFORNIA

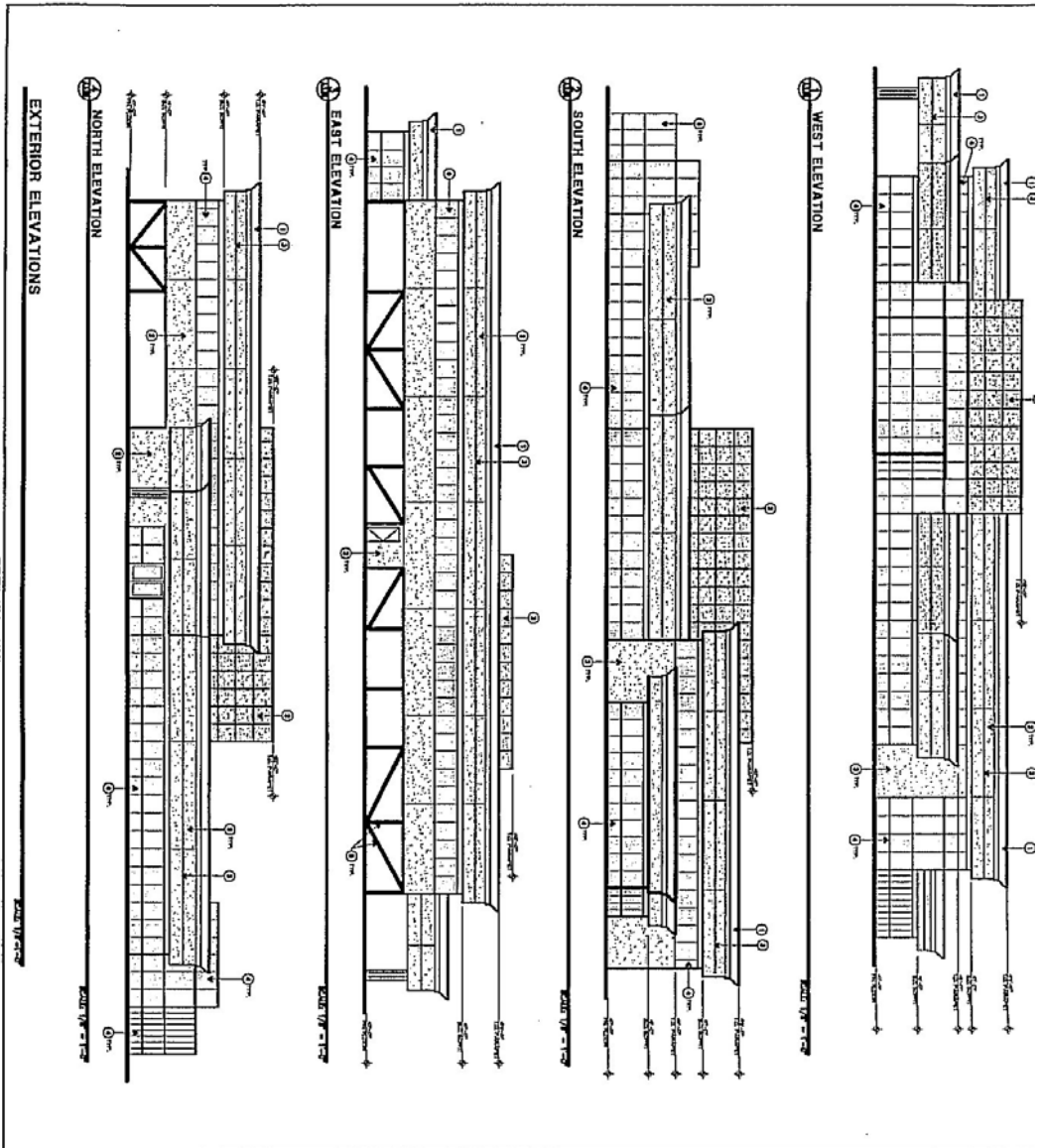
RON MAZZIEO
 ARCHITECT/OWNER
 AND ASSOCIATES
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7700 N. Palm
 First Floor

7700 N. Palm Second Floor

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WEST ELEVATION

SOUTH ELEVATION

EAST ELEVATION

NORTH ELEVATION

EXTERIOR ELEVATIONS

PROJECT

LOT 101 PALM BLUFFS OFFICE BUILDING

FRESNO, CALIFORNIA

RON MAZZEO

ARCHITECT/PLANNER

7175 N. PALM AVE. #104

FRESNO, CA 93711

(509)-438-5268

FAX (509) 438-5343

SHEET NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
4. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN.
5. THE CONTRACTOR SHALL MAINTAIN THE SITE IN ACCORDANCE WITH THE LOCAL ORDINANCES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES AND UTILITIES.
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EXTERIOR ELEVATIONS

A3.01

DATE: 7-14-03

AS NOTED

TURN-KEY TENANT IMPROVEMENTS

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

- 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

7700 N. Palm 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 1’ 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’ 2-lamp 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. Resilient flooring – vinyl composition tile 12” x 12” available in standard building selected colors. Wall base – 4” carpet base.

10. Window Coverings: Exterior windows: Roller Shades.
Interior Windows and doors: Window coverings not provided.

11. Cabinetry: Standard cabinetry in lunchroom or lounge supplied with laminated counter and laminated exteriors.



7700 N. Palm