



FOR LEASE NEW OFFICE DEVELOPMENT

PLAZA MONTAÑA



- ◆ Three top-quality office buildings featuring early California “Spanish style” architecture
- ◆ On Champlain Drive, just north of the intersection at Shepherd Avenue
- ◆ Approximately 87,426 Rentable Square Feet Available
(Two approx. 40,388 s.f. buildings, one approx. 6,650 s.f. building)
- ◆ Outstanding Visibility, conveniently located amongst some of Fresno’s most prominent and desirable residential neighborhoods.
- ◆ “Turn-Key” Tenant Improvements provided.

For Further Information Please Contact:

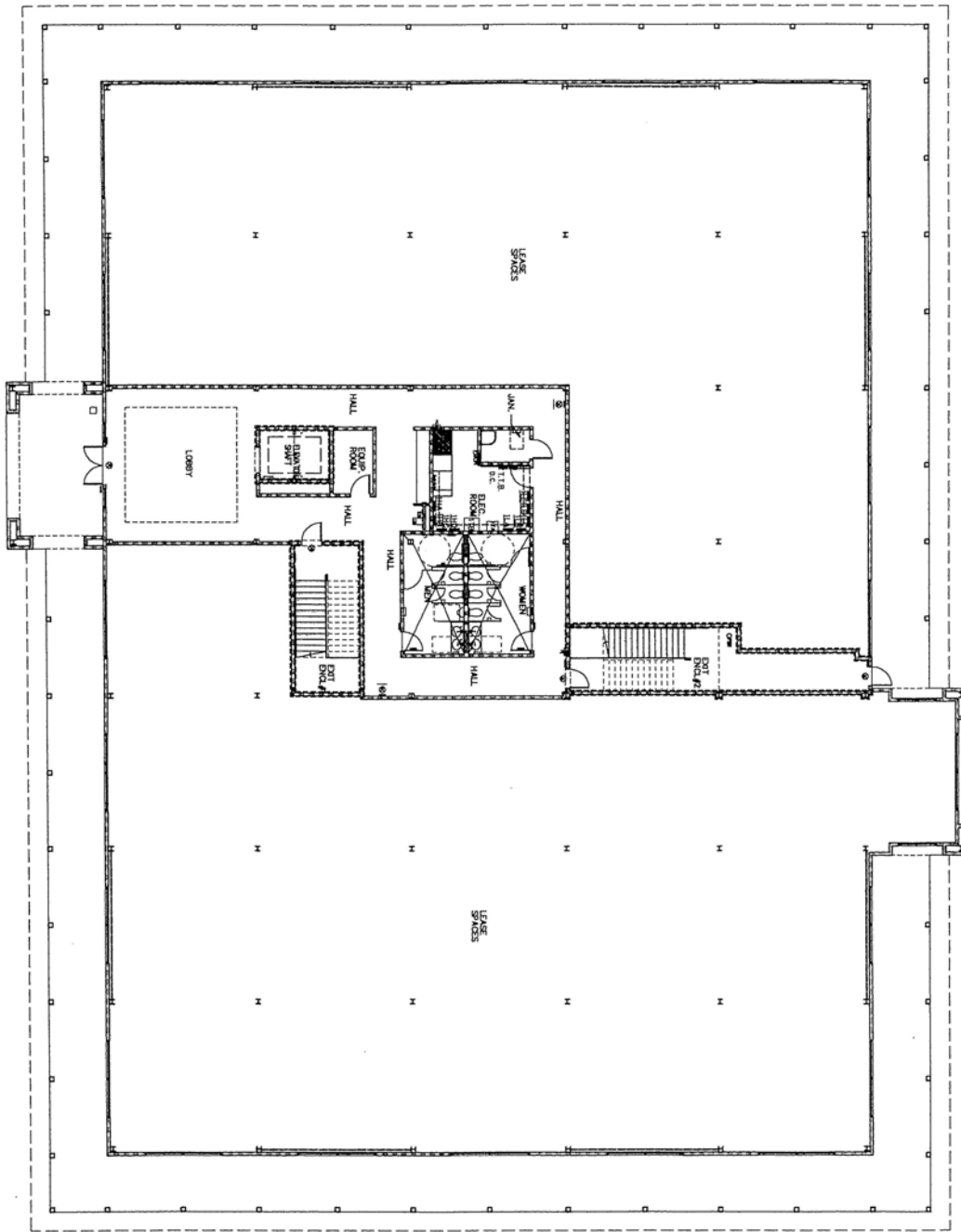
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We assume the information contained to be correct. It is obtained from sources which we regard as reliable, but assume no liability for errors or omissions.

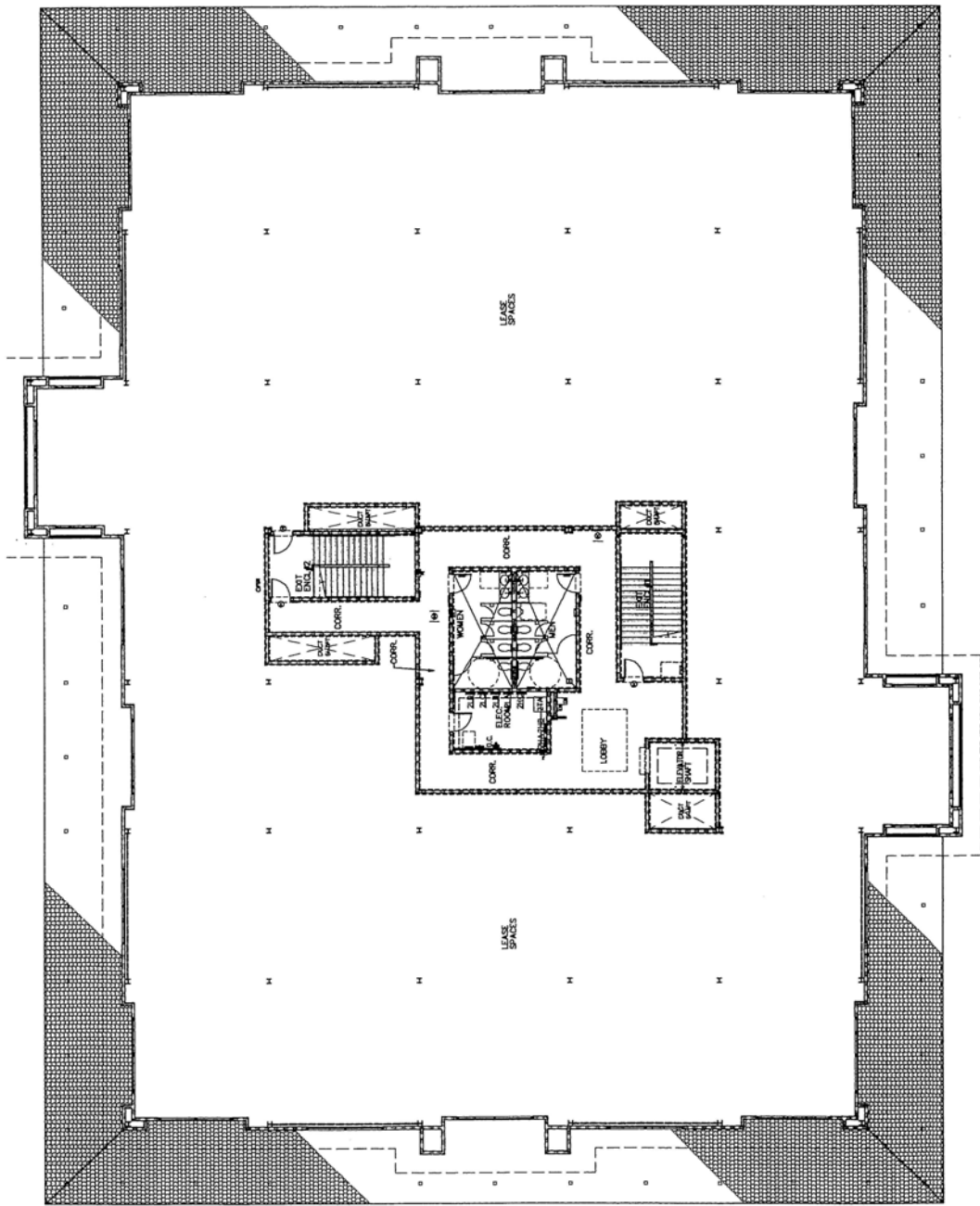
PLAZA MONTAÑA

- LOCATION:** Champlain Drive (Cedar Ave.), near the intersection at Shepherd Avenue.
- AREA:** Northeast Fresno
- DESCRIPTION:** Plaza Montaña will feature a pair of two-story buildings and a one-story building (with drive-through availability). The development is located within a highly desirable residential neighborhood and is surrounded by a large variety of retail establishments.
- Plaza Montaña will neighbor another new development, Via Montaña, whose Tenants will include, among others: Orchard Supply Hardware, Yosemite Ranch, T-Mobile, Taco del Mar, and Strings Italian Café.
- AVAILABLE:** 1440 E. Champlain Drive:
Two story building totaling approximately 40,388 square feet.
- 1460 E. Champlain Drive:
Two story building totaling approximately 40,388 square feet.
- 1460 E. Champlain Drive:
One story building totaling approximately 6,650 square feet, ideally suited for a retail bank. Drive through availability.
- PARKING:** Approximately 5 stalls per 1,000 rentable square foot
- IMPROVEMENTS:** Turn-key as per attached Improvement Schedule.



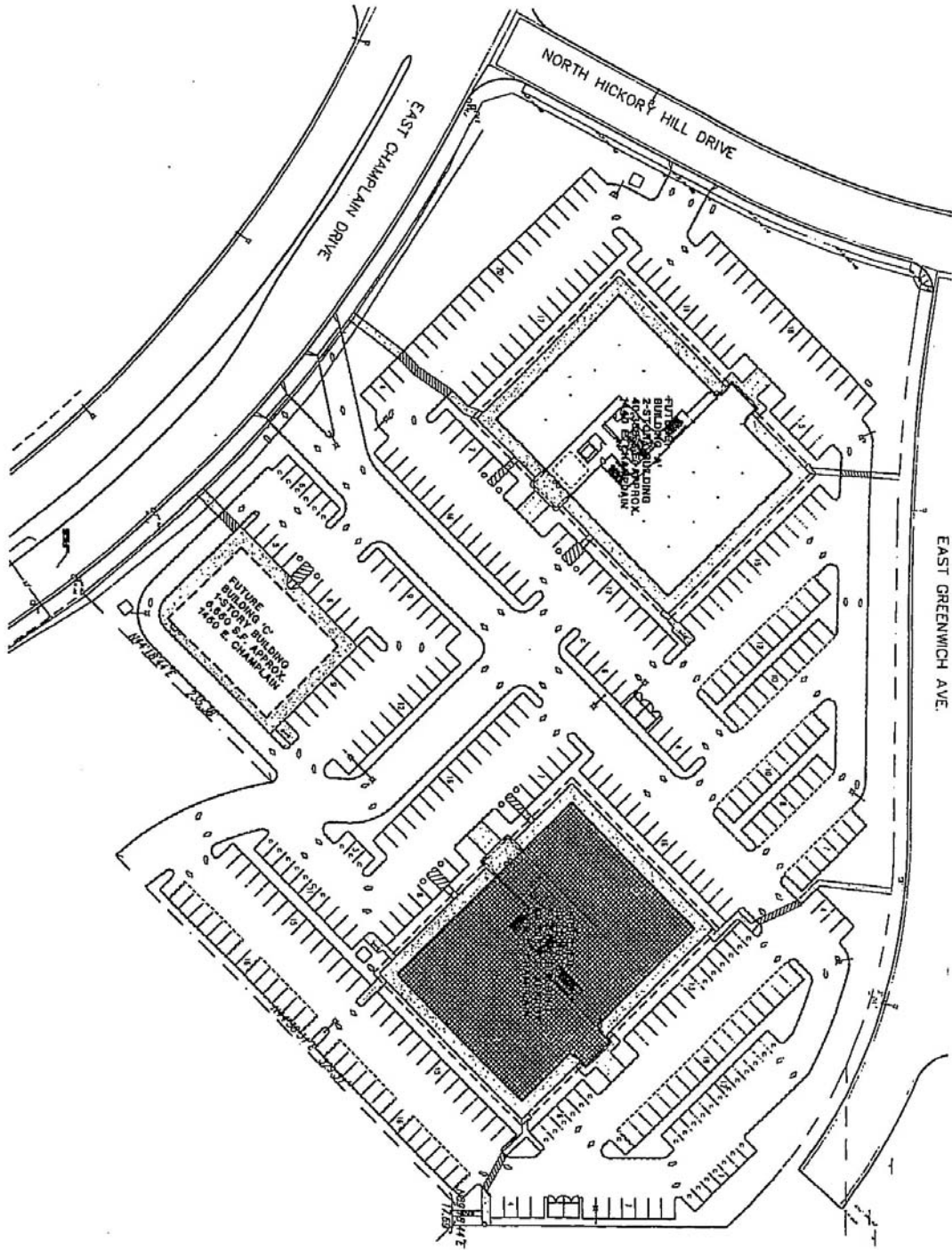
Floor Plan - 1st Floor

**PLAZA MONTAÑA
SITE PLAN**



Floor Plan - 2nd Floor

⊕ SITE PLAN
ANS



PLAZA MONTAÑA AERIAL VIEW



MAP VIEW



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

1440 – 1460 N. Champlain 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 molded 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 lens 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”. Wall base – 4” vinyl 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.