



# OFFICE SPACE FOR LEASE

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



- ◆ Class "A" Three Story Office Building at River Bluff
- ◆ Available: Suite 110 – 3,596 rentable square feet
- ◆ Suite currently includes high quality office furniture and nine (9) workstations
- ◆ Highly visible location at the northeast corner of Palm and Nees Avenues

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## For Further Information Please Contact:

**GARRY OWENS BRE#: 00800036  
JUSTIN TANCREDI BRE#: 01372876**

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

**FOR LEASE**

**CLASS "A" OFFICE SPACE**

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Fresno, California**

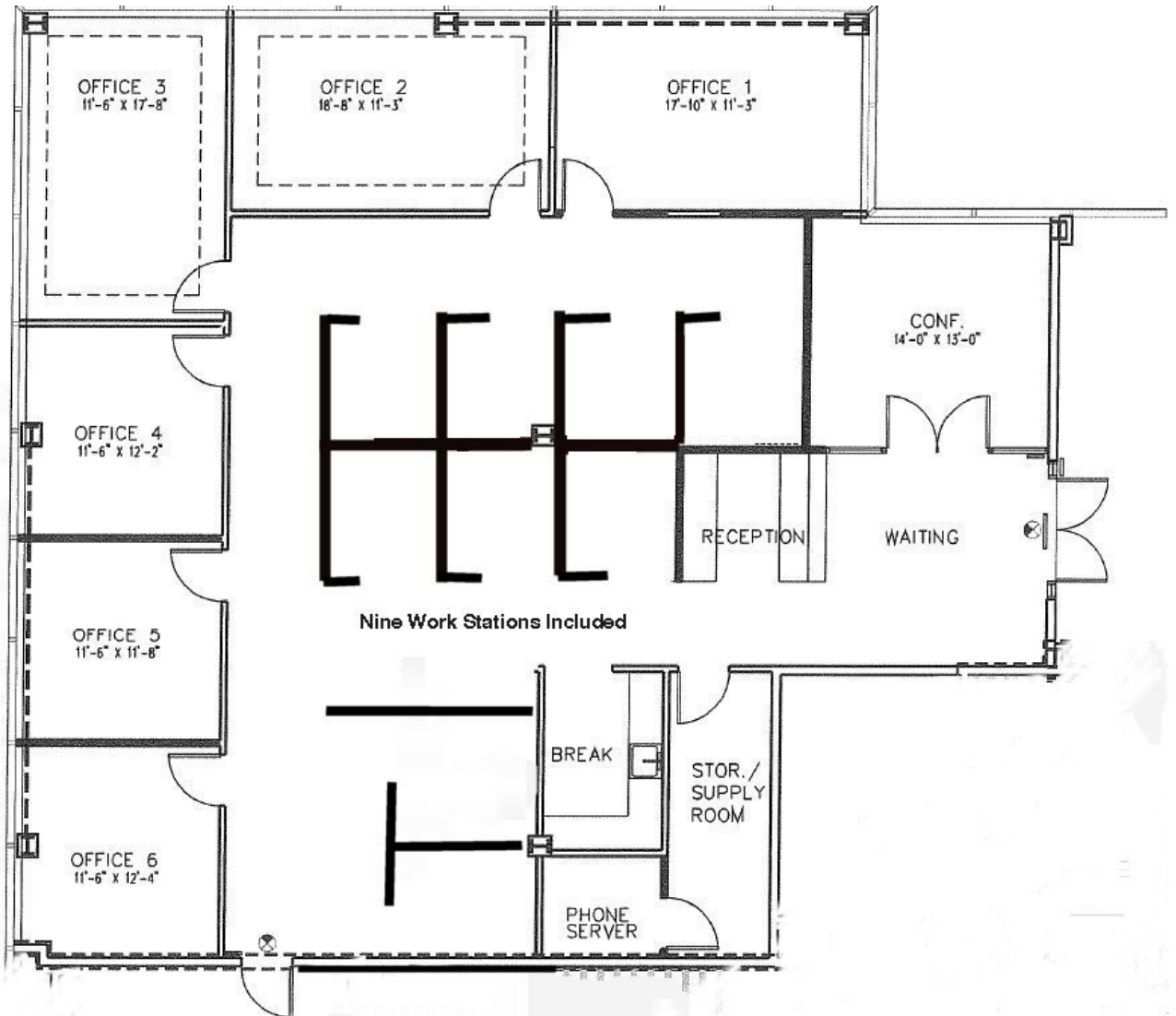
- LOCATION:** 8050 N. Palm Avenue. – also known as River Bluff II
- AREA:** 8050 N. Palm Ave. is conveniently located on the northeast corner of Palm and Nees Avenues at the northern end of Palm Avenue.
- DESCRIPTION:** This building is part of a two-building project that is considered by many to be one of the finest office projects in Fresno. Ideally located on the bluffs of the San Joaquin River, this project has excellent views of both the river and the Sierra Mountains and has great access to River Park, banks, restaurants and other retailers.
- AVAILABLE:** Suite 110: 3,596 rentable square feet
- Reception (includes reception counter with granite transactional counter) break room, open work area, conference room, 6 private exterior offices with windows and 9 workstations.
- LEASE RATE:** \$2.05 per square foot per month, NNN
- PARKING:** Approximately 4.5 stalls per 1,000 useable square foot, including covered.

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**FLOOR PLAN – 8050 N. Palm Ave.**

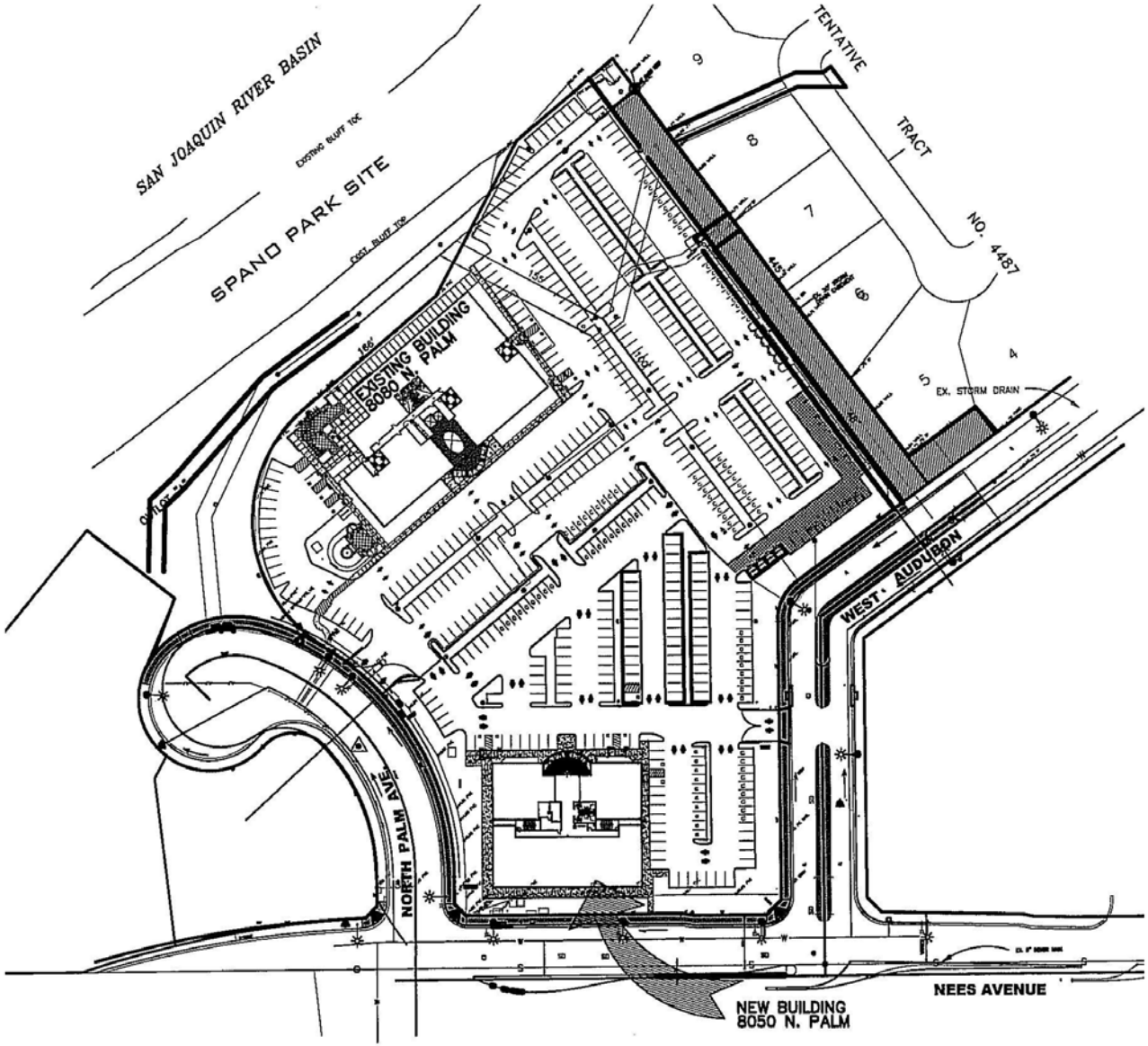
**Suite 110 – 3,596 sq. ft.**



## Interior Photos – Suite 110



# 8050 N. Palm Site Plan



## SITE PLAN

N.T.S.

AERIAL VIEW

