



Office Space for Lease

PALM BARSTOW PROFESSIONAL CENTER



- 5412 N. Palm, Suite 109 - Approx. 1,725 square feet
- Efficient layout – Landlord willing to provide turn-key improvements
- Competitive lease rate; well-managed project
- Excellent location is within walking distance to Fig Garden Village

For Additional Information Please Contact:

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Russell G. Smith, Inc.

8050 North Palm Ave. Suite 300

(559) 449-2424

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

Property Information

- Available Space: **5412 N. Palm Ave., Suite 109:**
- ◆ Approximately 1,725 square feet
 - ◆ \$1.70 per square foot per month
- Lease Type: Modified Gross; Tenant is responsible for utilities and janitorial expenses. 3% annual escalations.
- Description: Suite 109 was originally designed for medical use and has been occupied by a dentist who utilized that same location for more than 30 years.
- The space is in need of a remodel and Landlord is willing to provide a reasonable amount of “turn-key” Tenant Improvements to suit the needs of any general office user. Available improvements may include a complete re-design of the interior lobby area, new paint, new carpet, new cabinetry and more.
- Location: The Palm Barstow Professional Center is a meticulously maintained, garden-style office complex located near Fig Garden Village. There is hanging signage available along Barstow Avenue.

FOR MORE INFORMATION PLEASE CONTACT:

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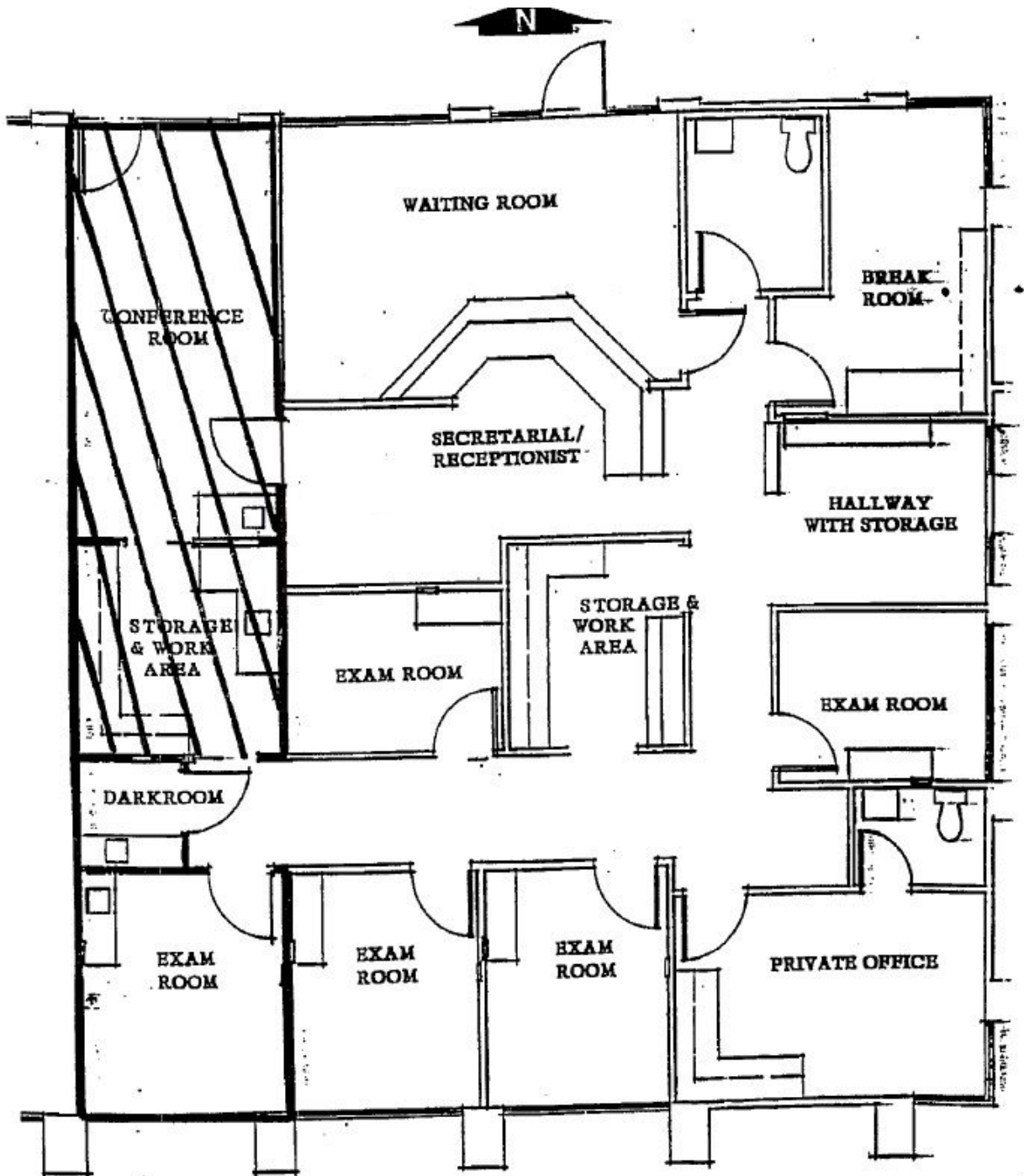
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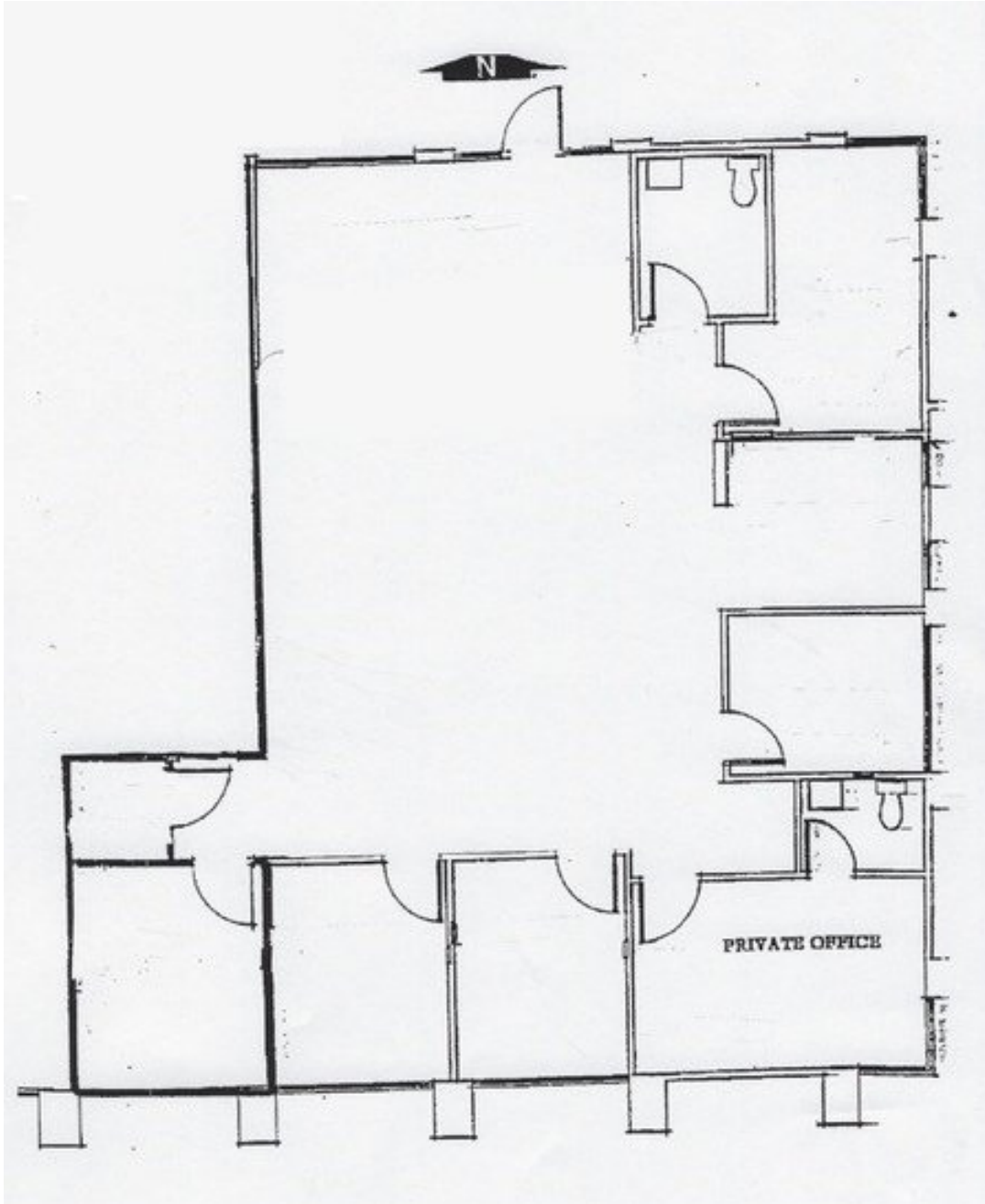
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EXISTING FLOOR PLAN

5412 N. Palm Ave., Suite 109



CONCEPTUAL DEMOLITION PLAN
(subject to change)



AERIAL VIEW



MAP VIEW

