



Now Leasing!

NEW OFFICE BUILDING



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



- ◆ Class “A”, multi-story office building totaling approx. 42,166 sq. ft.
- ◆ Prominent Palm Avenue visibility at the NE corner of Palm and Fallbrook Avenues
- ◆ Located in Palm Bluffs Corporate Center
- ◆ “Turn-Key” Tenant improvements provided by Landlord
- ◆ Now Leasing! - Approx. 11,272 SF available

Proudly Offered by:

GARRY OWENS BRE#: 00800036
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JEREMY REED BRE#:01203327
ARC Properties, Inc.
(559) 705 -2120



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

- LOCATION:** 7700 N. Palm Avenue.
- AREA:** This high-visibility project is located on the northeast corner of Palm and Fallbrook Avenues in the Palm Bluffs Corporate Center.
- DESCRIPTION:** This dramatic, multi-level office building is prominently situated on Palm Avenue. The building will be state of the art and include many features to maximize energy efficiency, including LED lighting, occupancy controls and sensors and more.
- AVAILABLE:** 1st Floor: Approximately 11,272 rentable sq. ft. available
- LEASE RATE:** \$2.25 per square foot per month, NNN. 3% annual increases.
- IMPROVEMENTS:** Turn-key as per attached Improvement Schedule.
- SIGNAGE:** Signage criteria is still in the design phase, but prominent fascia signage will be available for large tenants. Monument signage, if approved, will also be made available at Tenant's expense.
- PARKING:** Approx. 5 stalls per 1,000 useable sq. ft. including covered.

Note: Final configuration of building and site plan subject modification

For Further Information Please Contact:

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Interior Photos

Building Lobby

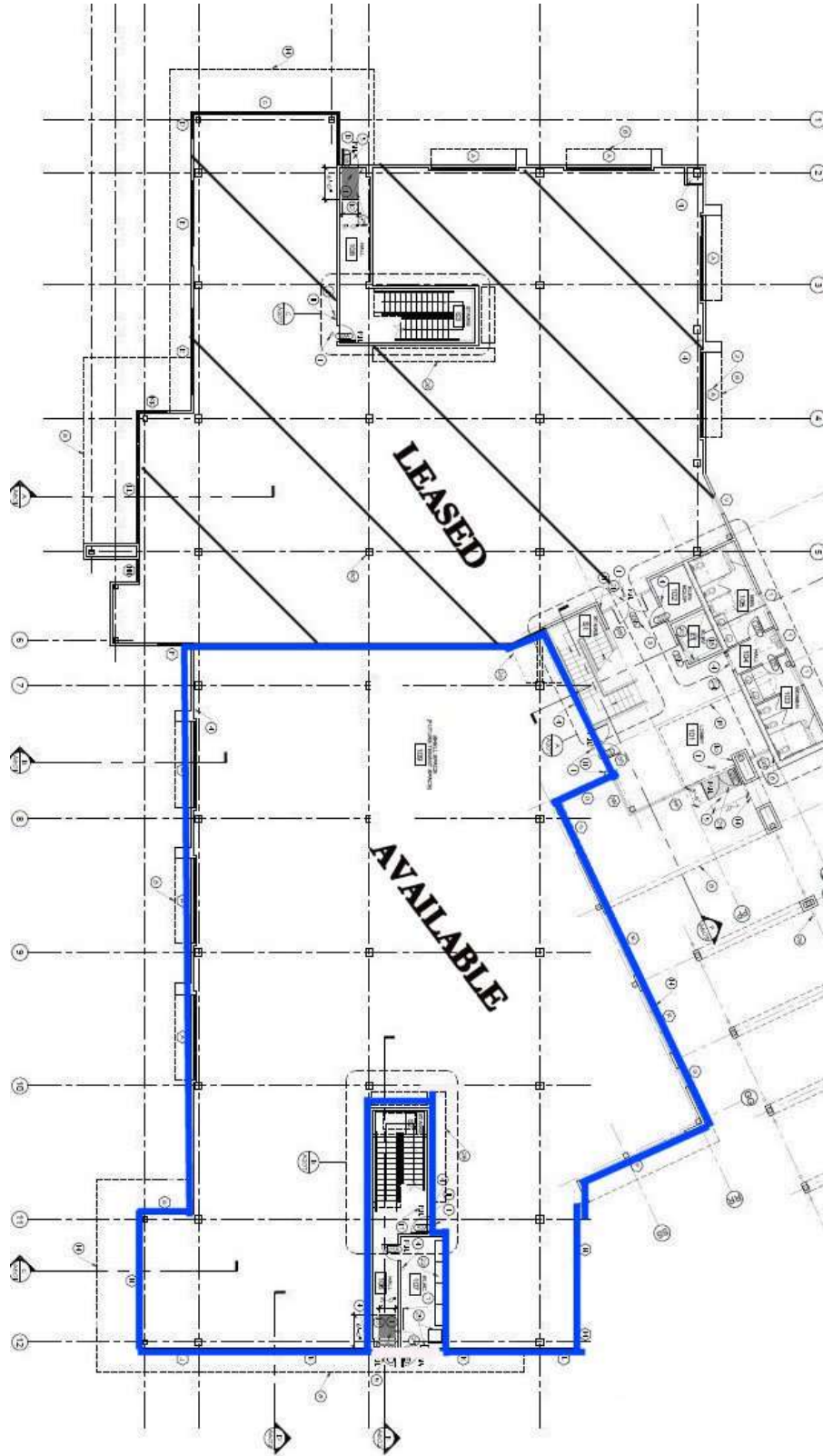


Common Area Restrooms

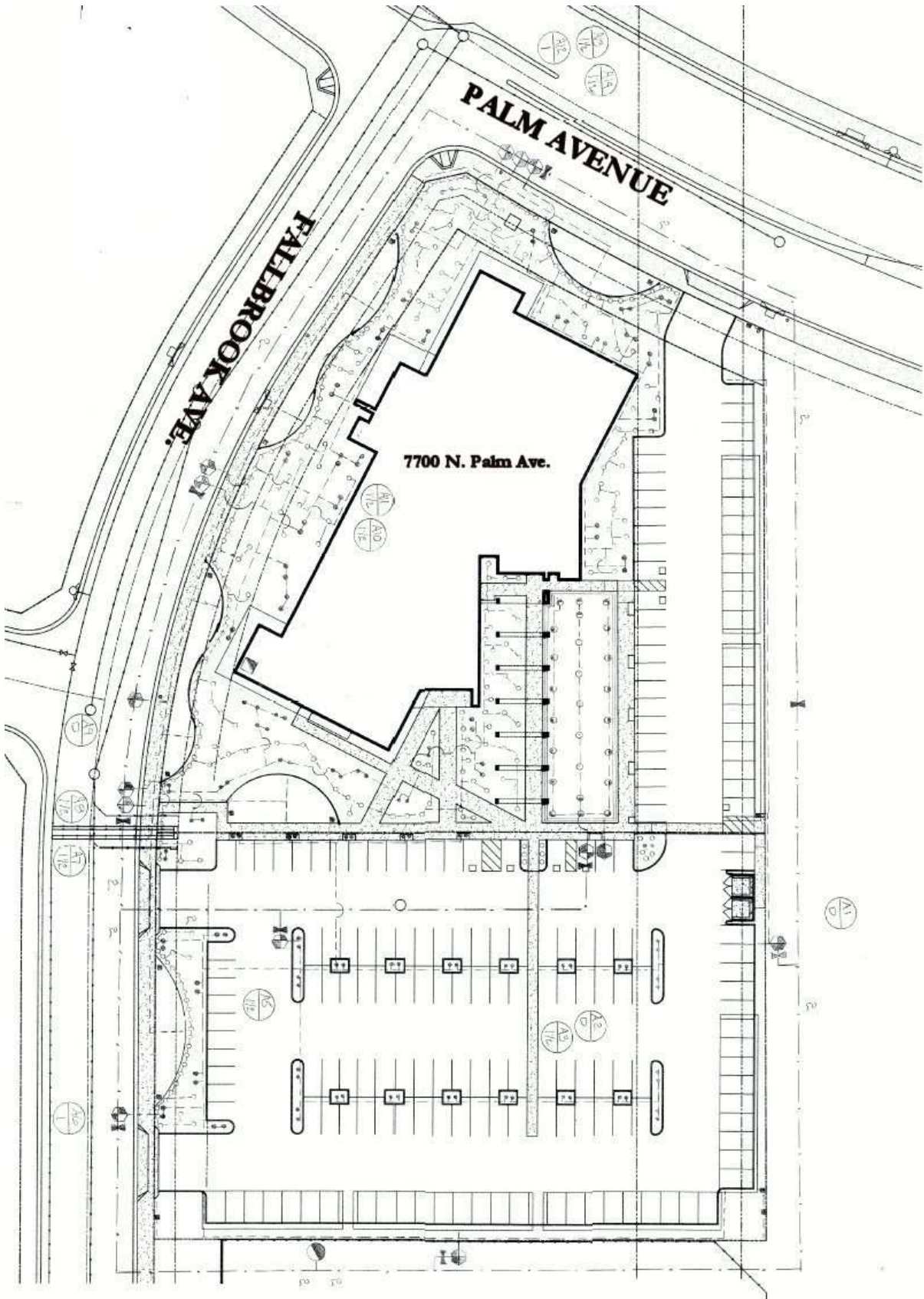


7700 N. Palm. – 1st floor plan

Approx. 11,272 sq. ft. available



7700 N. Palm Site Plan



7700 N. Palm - Landlord Provided “Turn Key” Improvements

1. Standard Partition: 3 5/8” steel studs at 24” 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. 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” metal 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’ x 4’ 2-lamp LED fixtures.
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 Coverings: Carpet – Commercial cut pile, 26 oz. yard weight or dense level loop, 26 oz. yarn or 18”x18” Carpet Tile. Resilient flooring – Luxury Vinyl Tile (LVT) or similar plank style flooring provided in standard building selected colors.
Wall base – Carpeted areas: 4” carpet base - Resilient areas: TBD
10. Window Coverings: Exterior windows: Building standard window covering. Window coverings not provided for doors or interior windows.
11. Cabinetry: Standard cabinetry in lunchroom or lounge supplied with laminated counter and laminated exteriors.

7700 N. Palm Ave. – Aerial View

