FOR LEASE > OFFICE SPACE Offices at Palm Crossing

677 W. PALMDON, FRESNO, CA





Building Amenities

- > 2 Story "Green" Office Building (One of Fresno's most Efficient Buildings)
- > Leed Platinum New Construction Certification
- > Close Proximity to Restaurants and Services
- > Solar Car Ports (To Support CAM Costs)
- > Prominent Herndon Avenue Signage
- > Lenel Access and CCTV Security System
- > Skylights/Sun Tubes Throughout, Loft Style Ceilings

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677 W. Palmdon > Property Summary

Location:	Located on Palmdon at Palm and Herndon Avenues.
Available Space:	<i>Suite 107 -</i> Approx. 2,050 USF / 2,215 RSF. <i>Suite 201 -</i> Approx. 1,745 USF / 1,960 RSF.
Lease Rate:	\$2.15 PSF, per month. Tenant is responsible for their premise utilities and janitorial services.
TI Allowance:	Negotiable
Parking Ratio:	5 stalls per 1,000 SF
Comments:	The Offices at Palm Crossing is a recently completed Green" two-story office building located at Palm and Herndon Avenues. This location offers high visibility from Herndon Avenue, a major thoroughfare in north Fresno. The offices are within a short drive to River Park offering

approximately one million square feet of restaurants, shops, services and entertainment, as well as several other surrounding retail amenities within close vicinity.



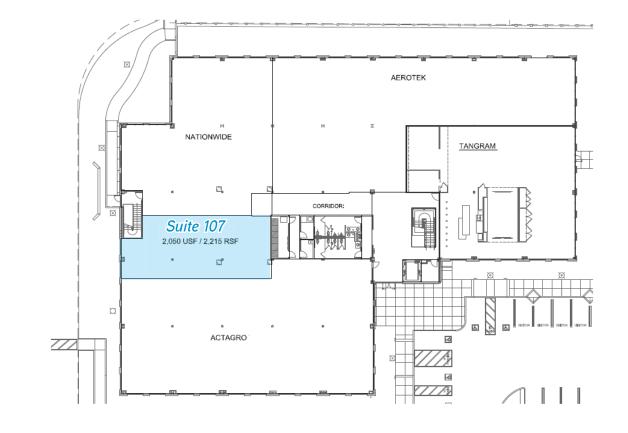


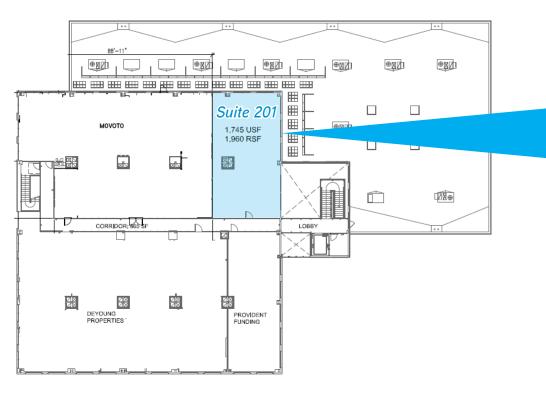


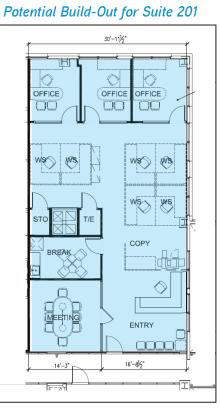
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677 W. Palmdon > Floor Plans







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