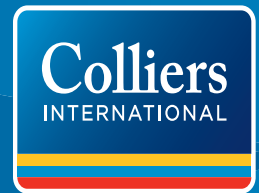


FOR LEASE > OFFICE SPACE

# 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.

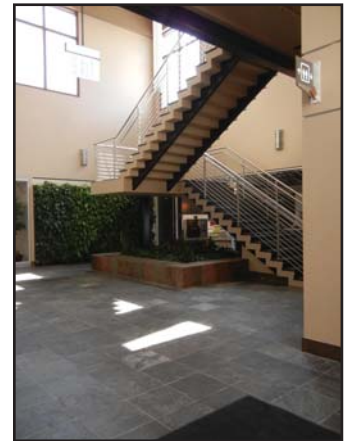
**Available Space:** *Suite 107* - Approx. 2,050 USF / 2,215 RSF.  
*Suite 201* - Approx. 1,745 USF / 1,960 RSF.

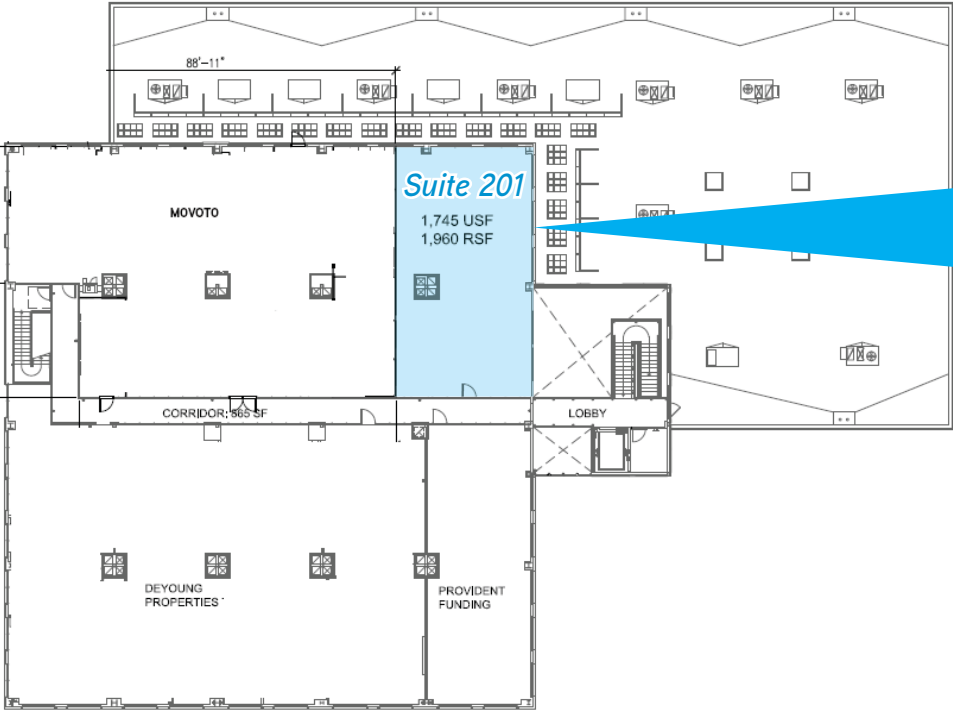
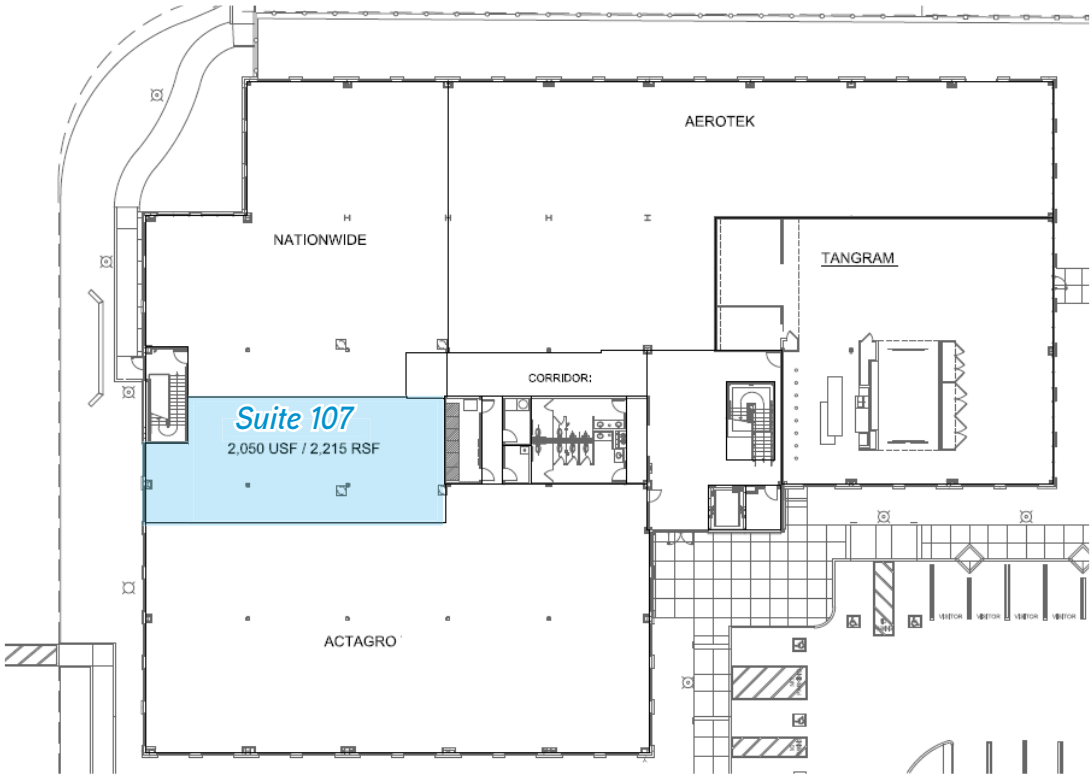
**Lease Rate:** \$2.15 PSF, per month. Tenant is responsible for their premise utilities and janitorial services.

**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.





Potential Build-Out for Suite 201

