

AVAILABLE FOR LEASE



CLASS 'A' PROFESSIONAL OFFICE SPACE

5200 • 5250 • 5260 NORTH PALM AVENUE
FRESNO, CALIFORNIA



For Additional Information Please Contact:

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Full Commission to Procuring Broker

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executed a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from source deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease of financing, or withdrawal without notice and to any special conditions imposed by our principal.





AVAILABLE FOR LEASE

FIG GARDEN FINANCIAL CENTER
5200, 5250 & 5260 N. PALM AVENUE, FRESNO, CA

AVAILABLE SPACE:

- 5200 Suite 114 – 3,952 \pm SF
- Suite 209 – 2,945 \pm SF
- Suite 307 – 373 \pm SF
- Suite 324 – 1,147 \pm SF
- Suite 407 – 778 \pm SF
- Suite 410 – 4,936 \pm SF

- 5260 Suite 225 – 2,783 \pm SF

LEASE RATE: Negotiable

TENANT IMPROVEMENTS: Negotiable

ZONING: C-P-C-A Commercial Professional – Mid rise Office Buildings

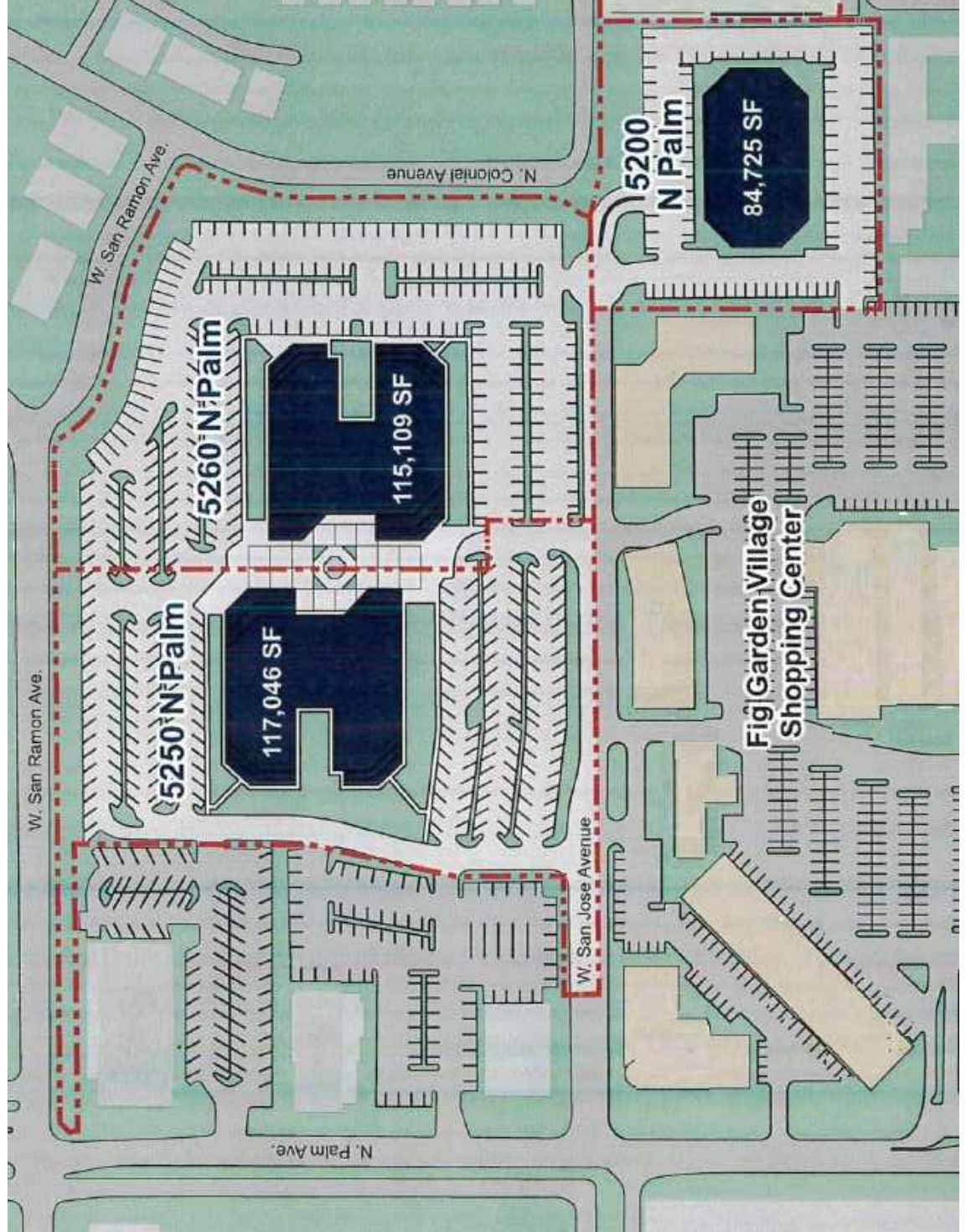
PARKING: Reserved underground parking available (Located under 5200 N. Palm Avenue)



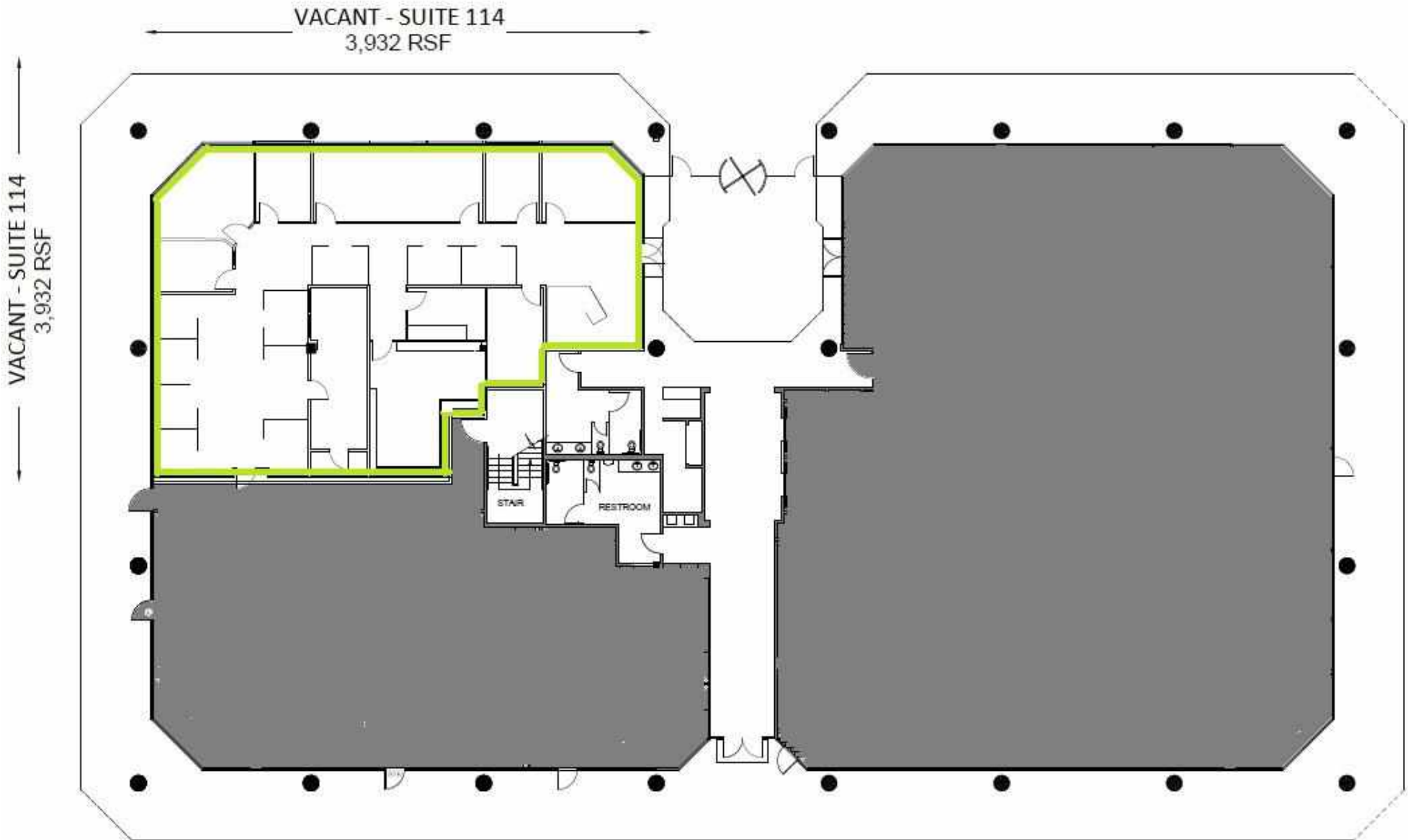
PROPERTY DESCRIPTION:

Fig Garden Financial Center is the premiere office location located on Palm Avenue just north of Shaw Avenue. It offers tenants numerous amenities such as on-site security 24/7, easy access to Freeway 41, reserved subterranean parking and it is walking distance to Fig Garden Village which is home to local and national retail tenants including Whole Foods, Elbow Room Bar & Grill, Starbucks, Chase Bank, and many more.

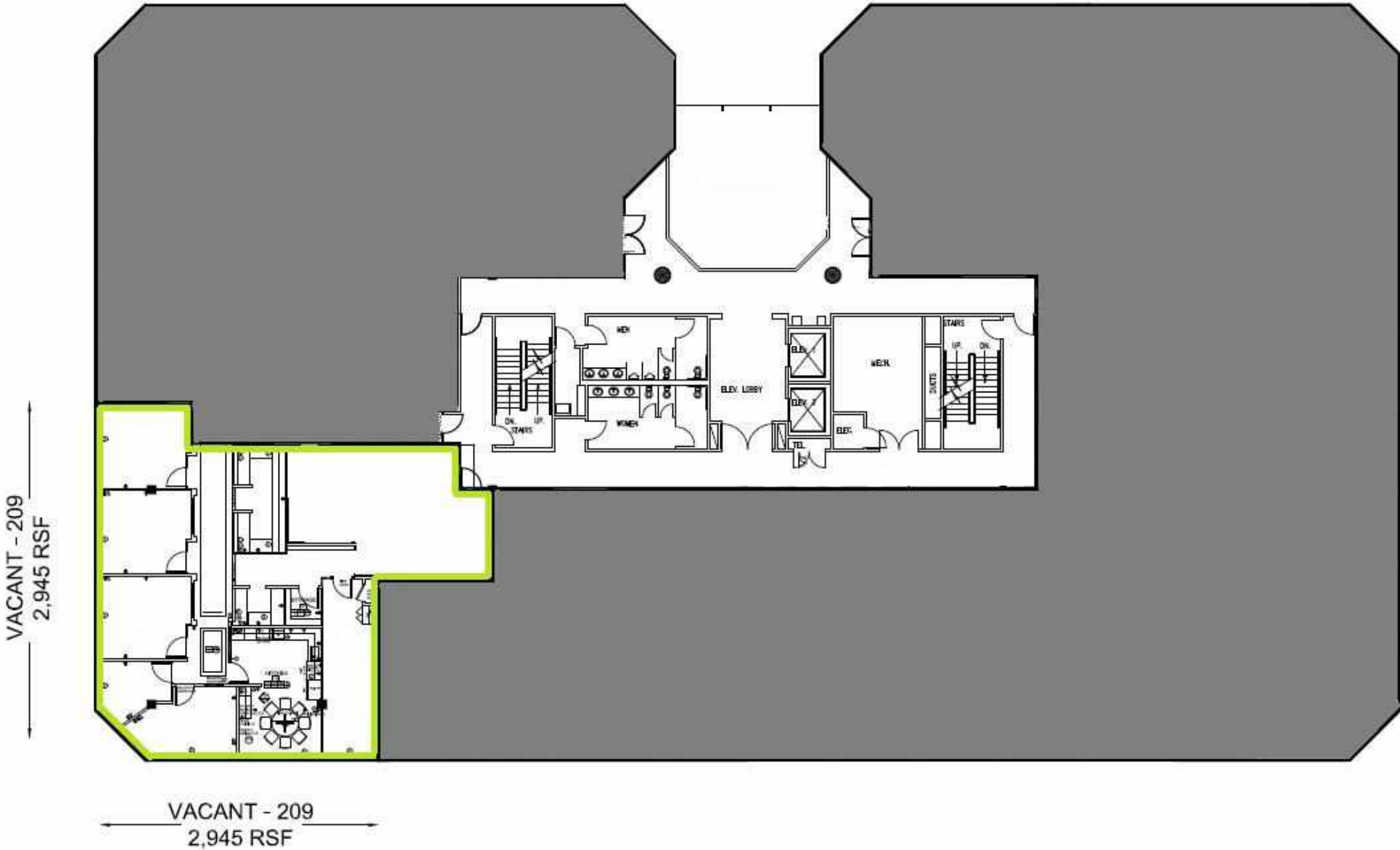
SITE PLAN



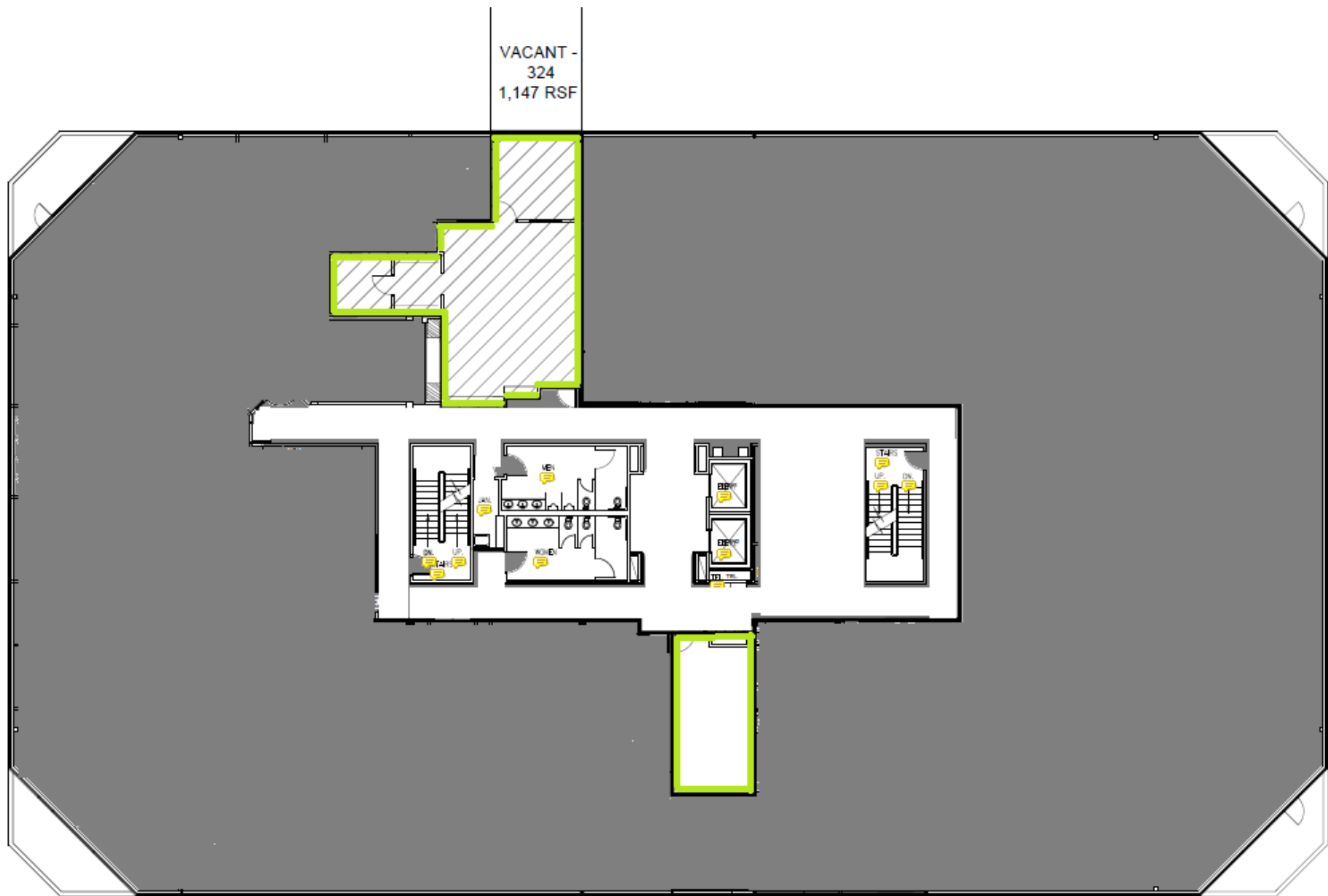
5200 1st FLOOR – AVAILABLE SUITES



5200 2nd FLOOR – AVAILABLE SUITES



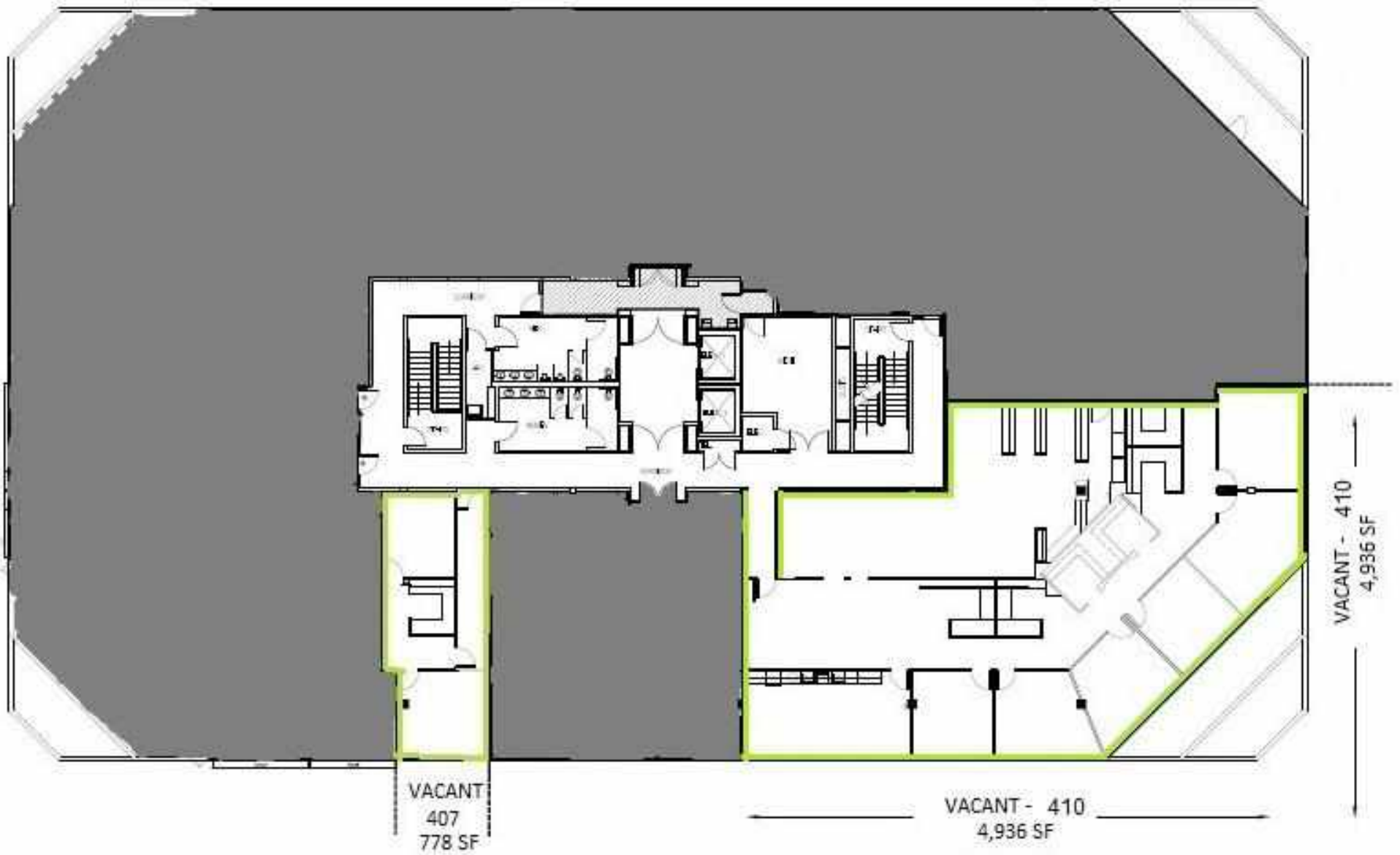
5200 3rd FLOOR – AVAILABLE SUITES



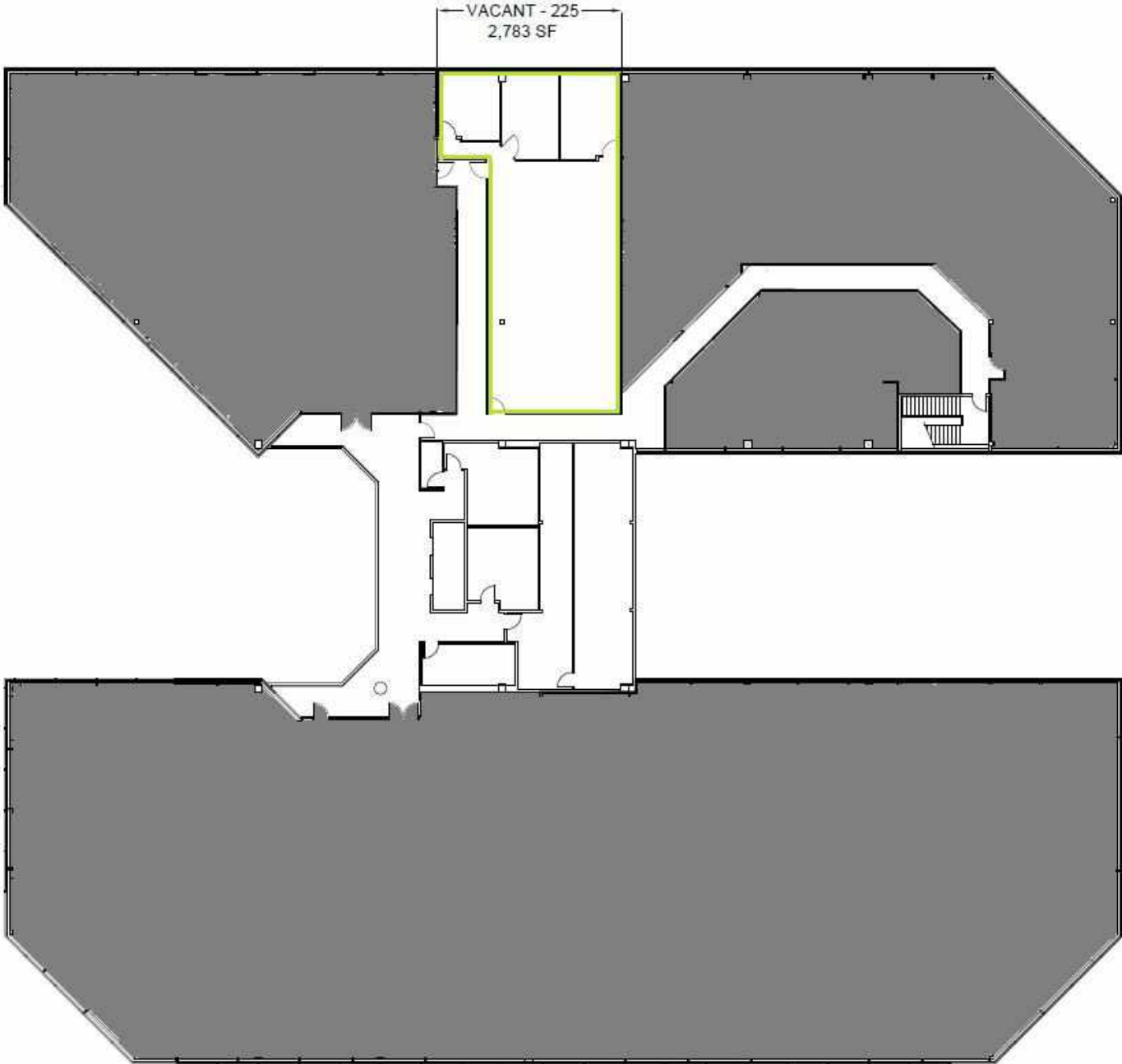
VACANT -
324
1,147 RSF

VACANT - 307
373 SF

5200 4TH FLOOR – AVAILABLE SUITES



5260 2nd FLOOR – AVAILABLE SUITES



New Tenant Fitness Center

Get in shape and be healthy in our Tenant Fitness Center

Current Classes

- High Interval Intense Training
Aerobic & Plyometric Moves

Previous Classes

- Self Defense - Introductory Workshop
- Jump-Start Program with Personal Trainer
- Bi-Weekly Cardio Kickboxing
- Fundamentals of Stretching/Relaxation/Meditation

NEW Classes Coming Soon!



Property Highlights

- Newly updated common areas
- Recently updated bathrooms
- All new interior LED lighting throughout
- Onsite Property Management
- Tenant Fitness Center
- Recent Elevator Modernization

COMING SOON

- Parking Lot Redesign





Fig Garden Financial Center



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