

# AVAILABLE FOR LEASE

CLASS 'A' PROFESSIONAL OFFICE SPACE

5200 • 5250 • 5260 NORTH PALM AVENUE, FRESNO, CALIFORNIA



*Full Commission to Procuring Broker*



**For Additional Information Please Contact:**

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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 401 – 6,636  $\pm$  RSF

5250

Suite 201 – 3,939  $\pm$  RSF\*

*\*Available October 1, 2024*

Suite 222 – 3,887  $\pm$  RSF\*\*

*\*\*Available with 30 day's notice*

Suite 231 – 4,091  $\pm$  RSF

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)

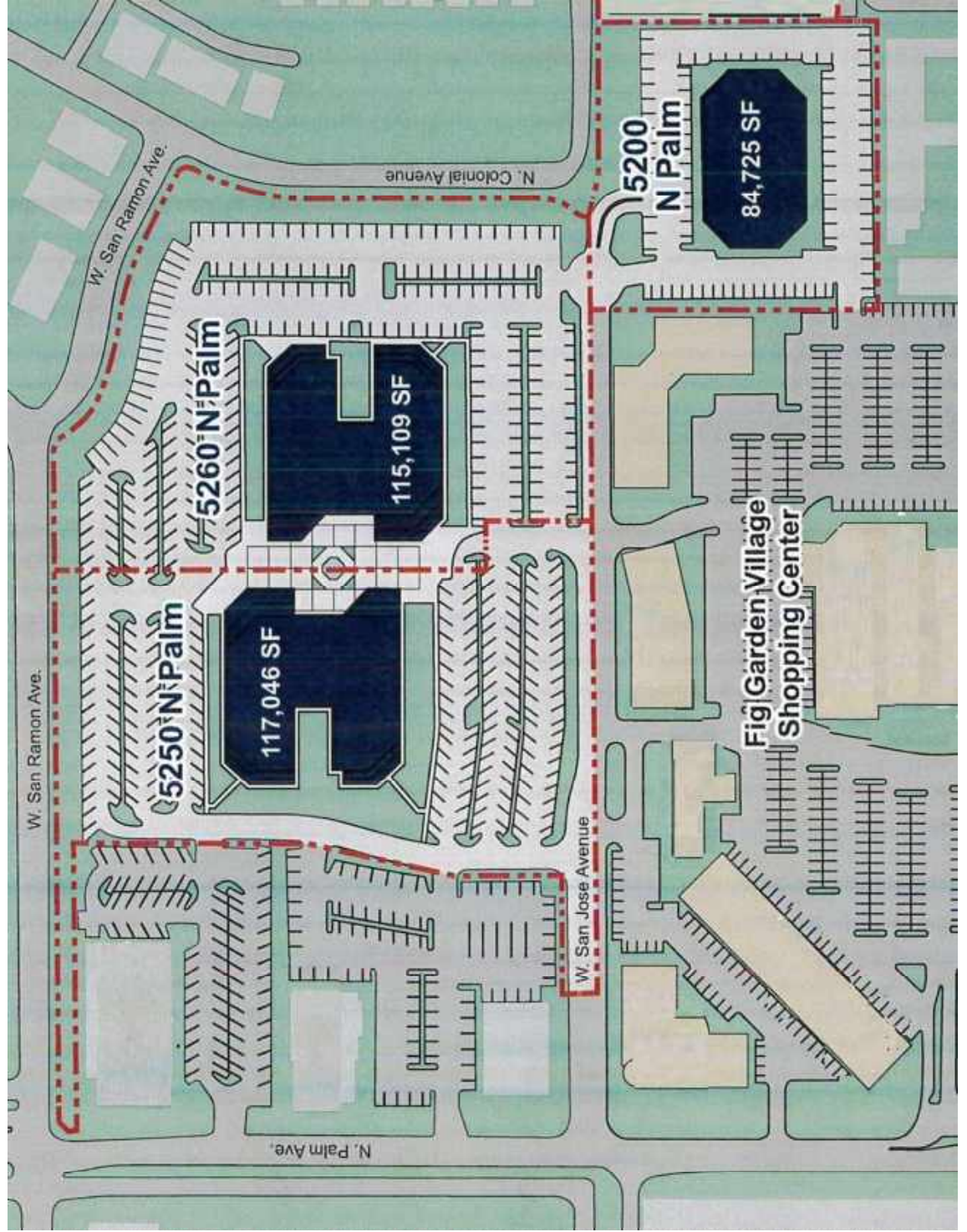


#### PROPERTY DESCRIPTION:

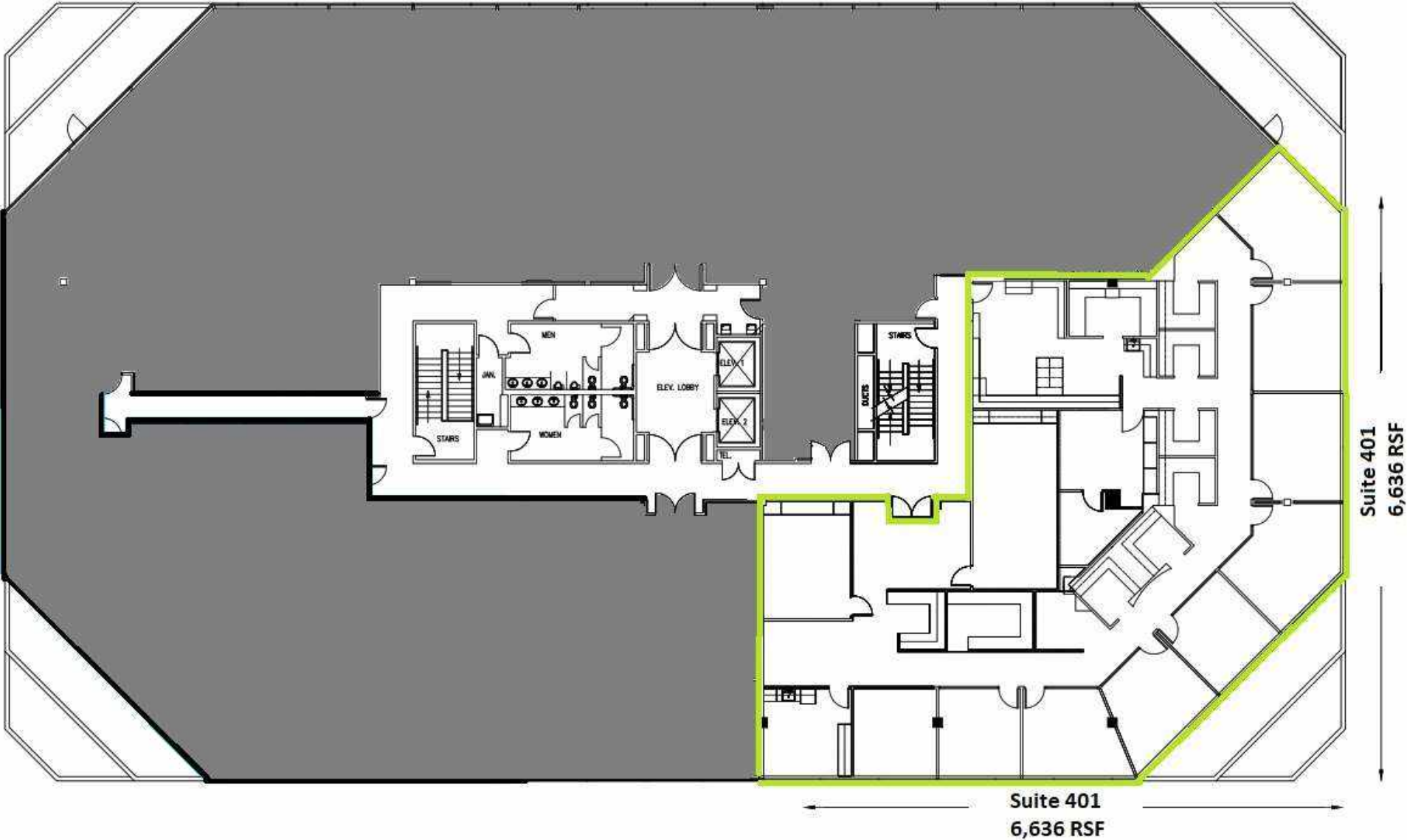
Fig Garden Financial Center is the premiere office location located on Palm Avenue just north of Shaw Avenue. It offers tenants numerous amenities such as on-site security 24/7, easy access to Freeway 41, reserved subterranean parking and it is walking distance to Fig Garden Village which is home to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

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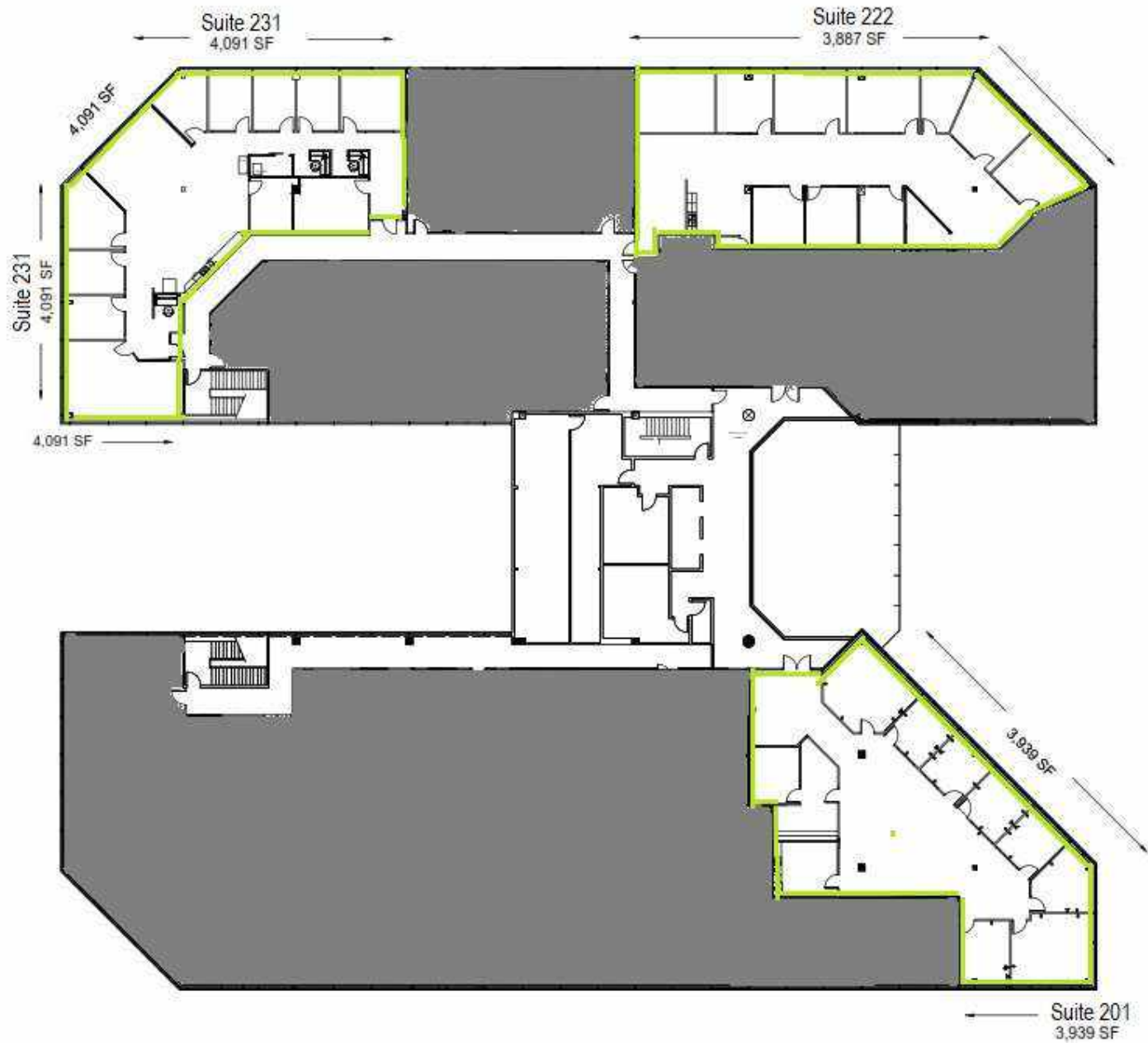
# SITE PLAN



# 5200 4<sup>TH</sup> FLOOR – AVAILABLE SUITES



# 5250 2<sup>nd</sup> FLOOR – AVAILABLE SUITES



# Tenant Fitness Center

Get in shape and be healthy in our  
Tenant Fitness Center

## Previous Classes

- Self Defense - Introductory Workshop
- Jump-Start Program with Personal Trainer
- Bi-Weekly Cardio Kickboxing
- Fundamentals of Stretching/Relaxation/Meditation
- High Interval Intense Training  
Aerobic & Plyometric Moves



# Property Highlights

- Updated common areas
- Automated Entry Doors
- Updated bathrooms with touchless faucets and soap dispensers
- All new interior LED lighting throughout
- Onsite Property Management
- Tenant Fitness Center with Shower
- Elevator Modernization
- Onsite Security 24/7
- Access Controlled Security System
- EV Charging Stations
- Walking Distance to Fig Garden Village Shopping Center
- Parking Lot Redesign
- Landscape Refresh







# Fig Garden Financial Center

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