AVAILABLE FOR LEASE

CLASS 'A' PROFESSIONAL OFFICE SPACE

ARC PROPERTIES

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



For Additional Information Please Contact:
Jeremy Reed • 559.705.2100 • info@figgardenfinancial.com • CA BRE #02074075 •
www.figgardenfinancial.com

Fig Garden FINANCIAL • CENTER



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

AVAILABLE SPACE:

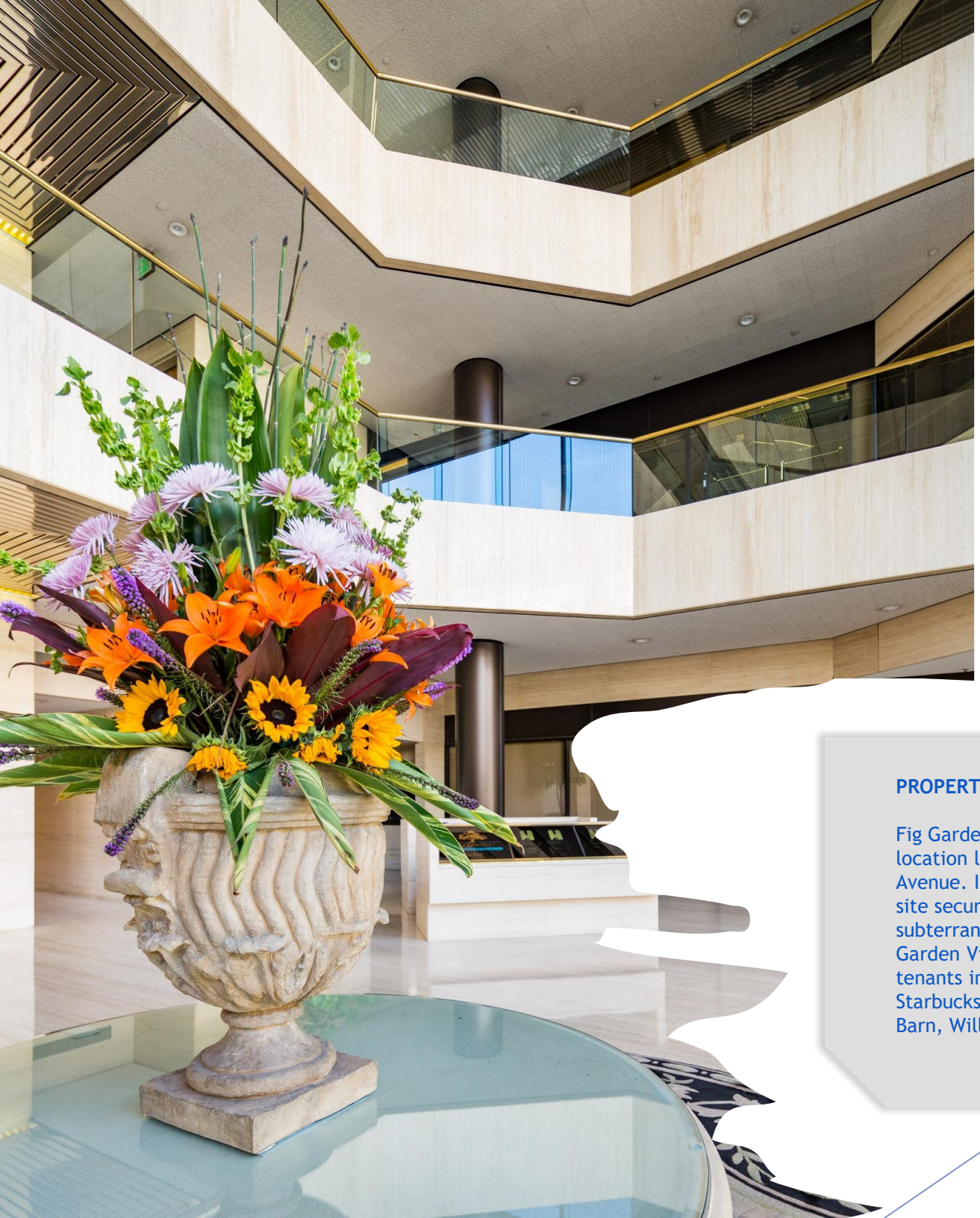
5200

Suite 209 – 2,945 ± RSF
Suite 330- 1,103 ± RSF

5250

Suite 402 – 7,177 ± 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)





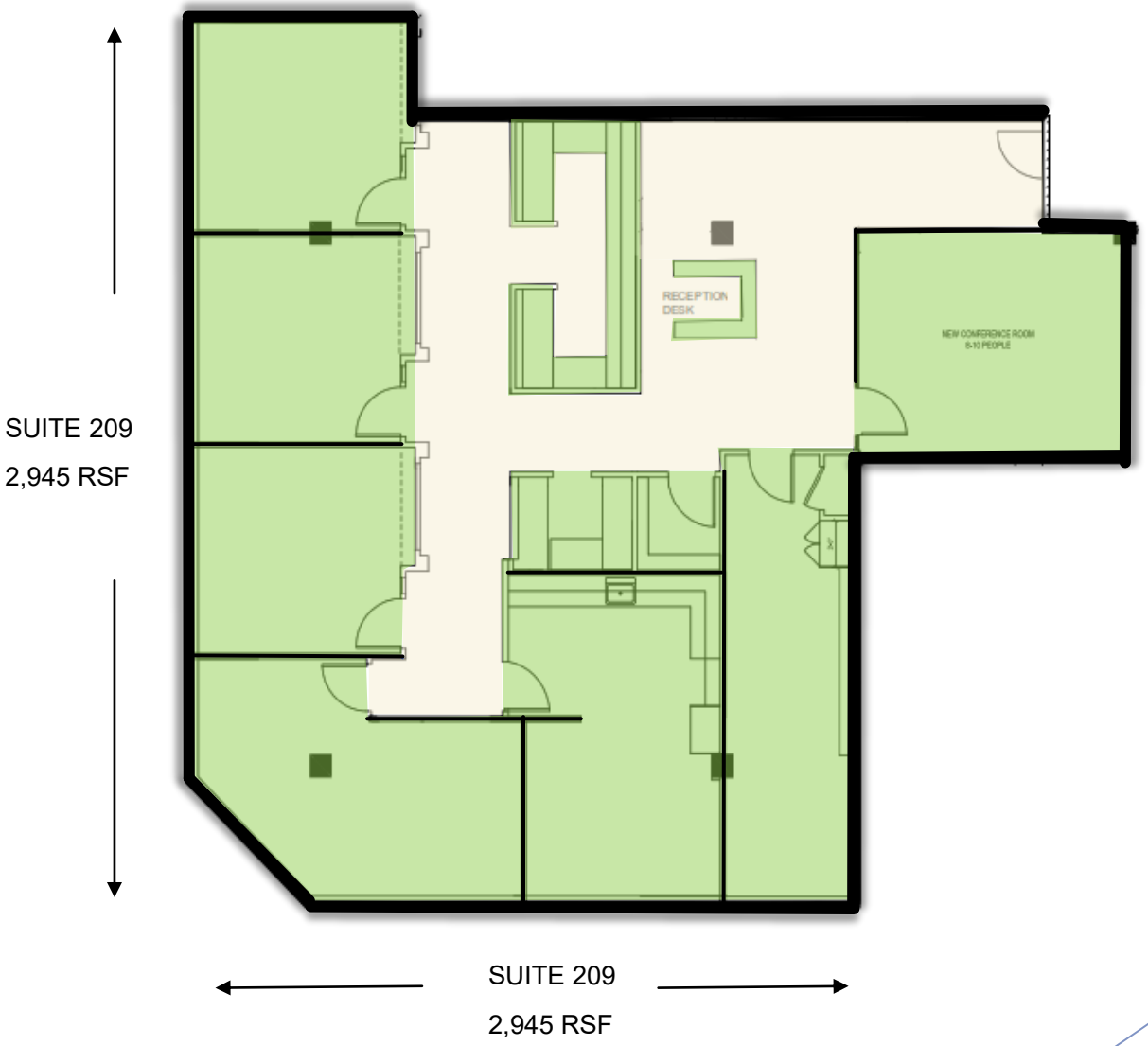
PROPERTY DESCRIPTION:

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.

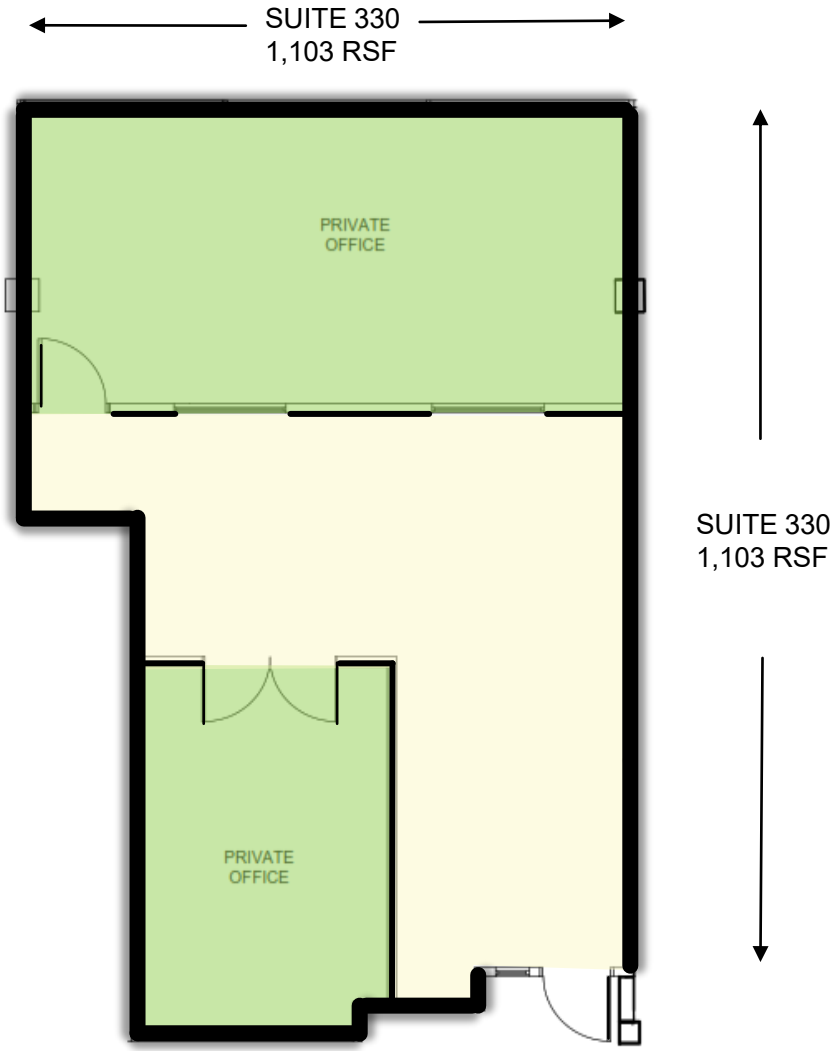
SITE PLAN


N Palm Ave
W San Ramon Ave
N Colonial Ave
5250 N. Palm
117,046 SF
5260 N. Palm
115,109 SF
W San Jose Ave
W San Jose Ave
5200 N. Palm
84,725 SF

5200 2ND FLOOR - AVAILABLE SUITES



5200 3RD FLOOR - AVAILABLE SUITES



5250 4TH FLOOR - AVAILABLE SUITES



SUITE 402

7,177 RSF

SUITE 402

7,177 RSF

Tenant Fitness Center

- Lockers for your belongings
- Shower Room with toiletries
- Changing Rooms
- Fillable Water Station
- Cardio Equipment's: Treadmills, ellipticals, Upright Bikes, and Recumbent Bike
- Strength Training Equipment: Dumbbells, Weight machines, and resistance training equipment for building and toning muscles
- TV
- Wi-Fi
- Weekday hours from 4:00 AM to 9:00 PM
- Weekend hours from 7:00 AM to 3:00 PM







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



AVAILABLE FOR LEASE

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

JEREMY REED
559.705.2100