



# OFFICE SPACE FOR LEASE

## 8050 N. Palm Avenue - Upcoming availability!

- Class "A" Three Story Office Building at River Bluff
- Suite 106: Approximately 2,843 Sq. Ft.
- Suite 108: Approximately 1,167 Sq. Ft.
- Suites may be combined for up to 4,010 Sq. Ft.
- High profile location at the northeast corner of Palm and Nees Avenues
- Efficient, functional layouts; move-in condition

For Further Information Please Contact:

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**(559) 449-2424**

President/Broker Associate

CA DRE #01372876

*Russell G.*  
**Smith**  
*Inc.*

# 8050 N. Palm Ave. - RIVER BLUFF

## Area

8050 N. Palm Avenue - also known as River Bluff  
Conveniently located on the northeast corner of Palm and Nees Ave.

## Available

Suite 106: Approximately 2,843 Sq. Ft. - February 2026

Suite 108: Approximately 1,167 Sq. Ft. - upon 30 days notice

## Lease Rate

\$2.35 per square foot per month, NNN  
3% annual increases

## Parking

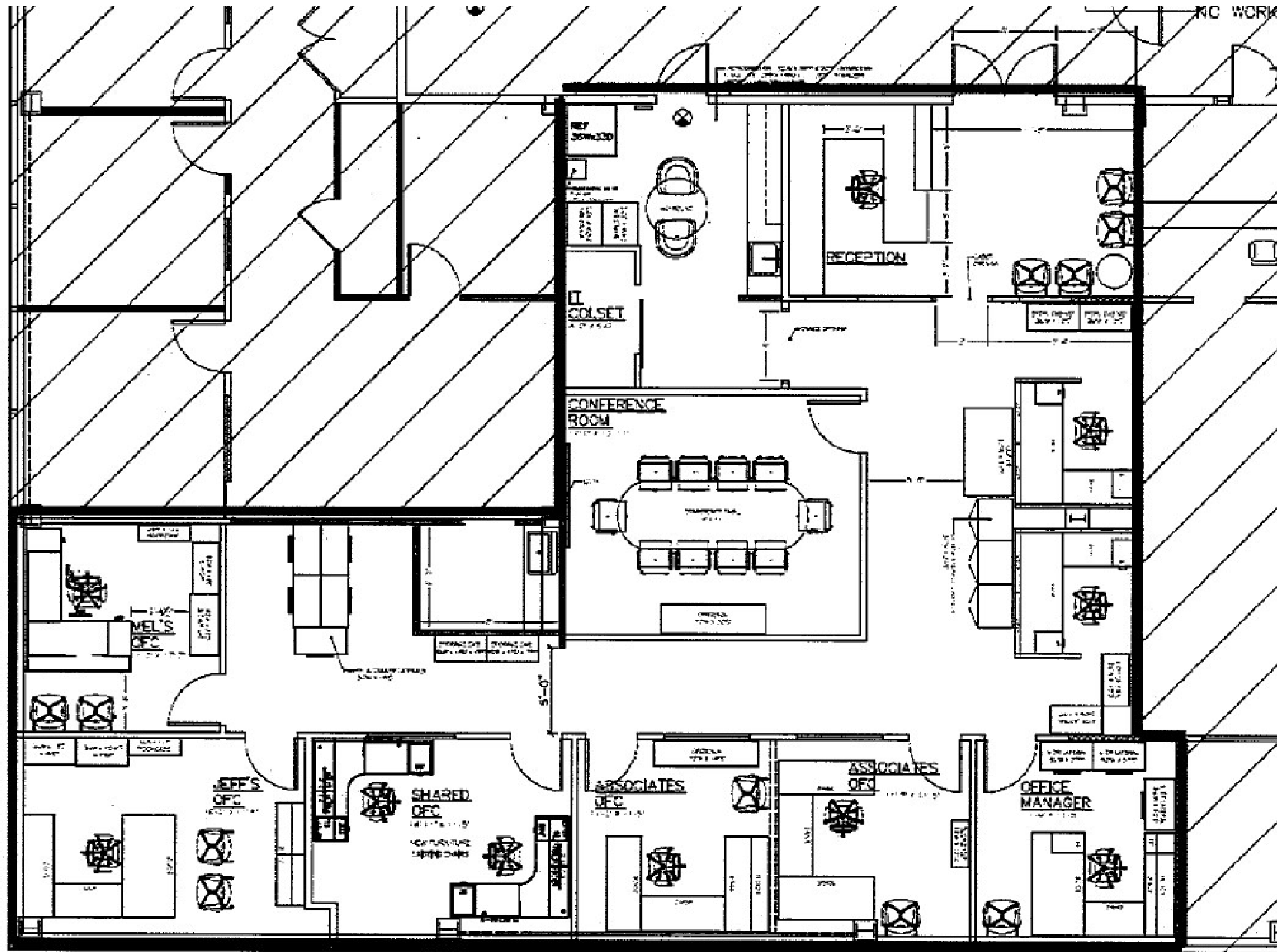
Approximately 4.5 stalls per 1,000 useable square foot, including covered

## Description

Both suites are in move-in condition, Landlord can combine all or a portion of both Suites to the suit the needs of any user.

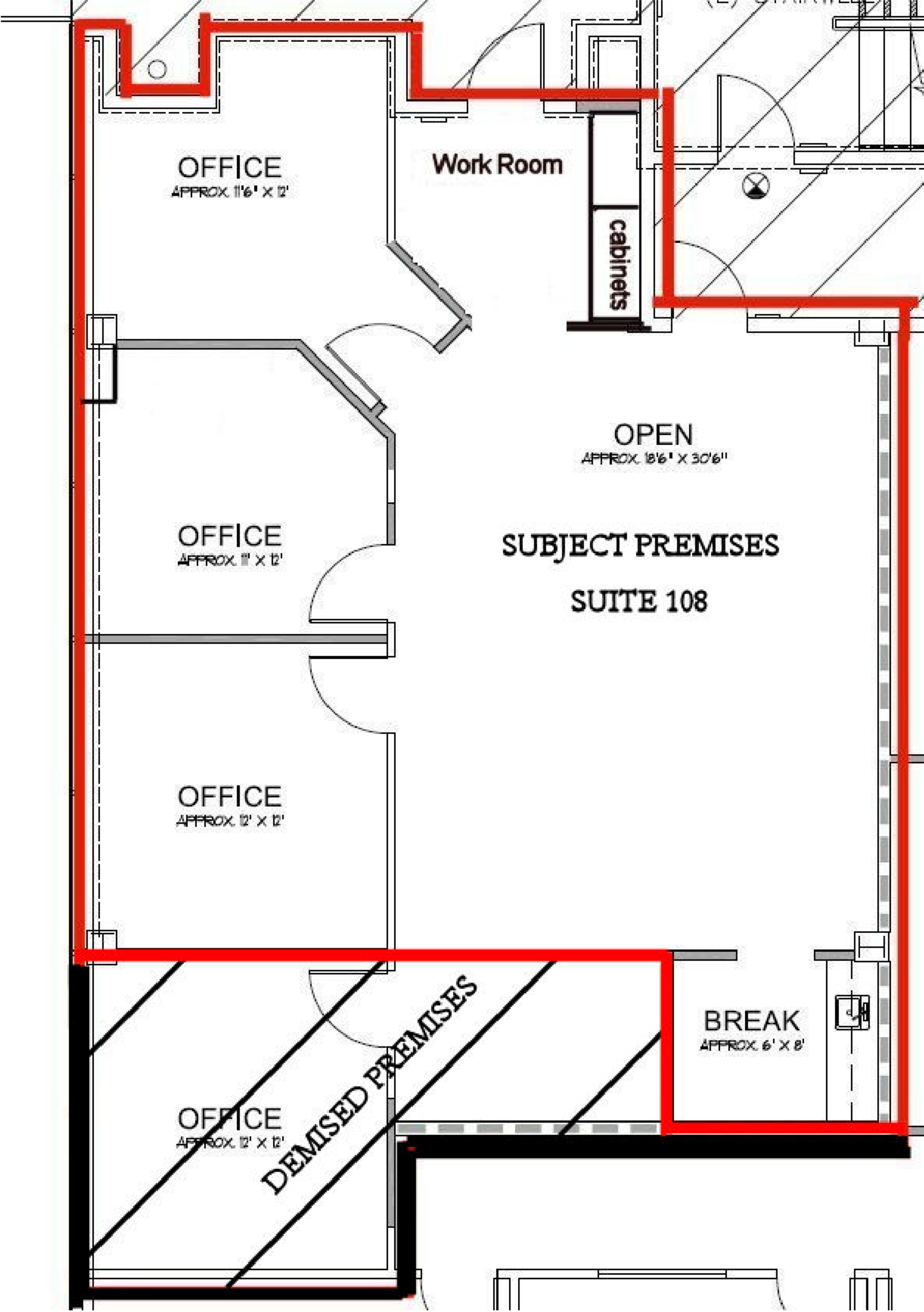


# 8050 N. Palm Ave. RIVER BLUFF



SUITE 106 - Approx. 2,843 sq. ft.

# 8050 N. Palm Ave., Suite 108 Floor Plan - Approximately 1,167 sq. ft.



**SUITE 108 - Approx. 1,167 sq. ft.**