



OFFICE SPACES FOR LEASE

8080 N. Palm Avenue

- Class "A" Three Story Office Building at River Bluff
- Suite 101: Approximately 5,243 Rentable SF
- Suite 201: Approximately 4,175 Rentable SF
- Exceptional Palm Ave. location with great views of the San Joaquin River and Sierra Mountains
- Flexible lease terms available

For Further Information Please Contact:

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Russell G.
Smith
Inc.

8080 N. Palm Ave., Suite 101 & 201

Area:

**8080 N. Palm Avenue - also known as River Bluff
Conveniently located on the northeast corner of Palm and Nees
Avenues at the northern end of Palm Avenue**

Available:

**Suite 101: Approx. 5,243 square feet
Beautiful office space with ten (10) private offices,
storefront glass, cubicles, reception area, conference
room, break room and more.**

**Suite 201: Approximately 4,175 square Feet
Move-in ready suite includes nine (9) private offices, five (5) cubicles,
a reception area, conference room, server room, and break room.**

Lease Rate

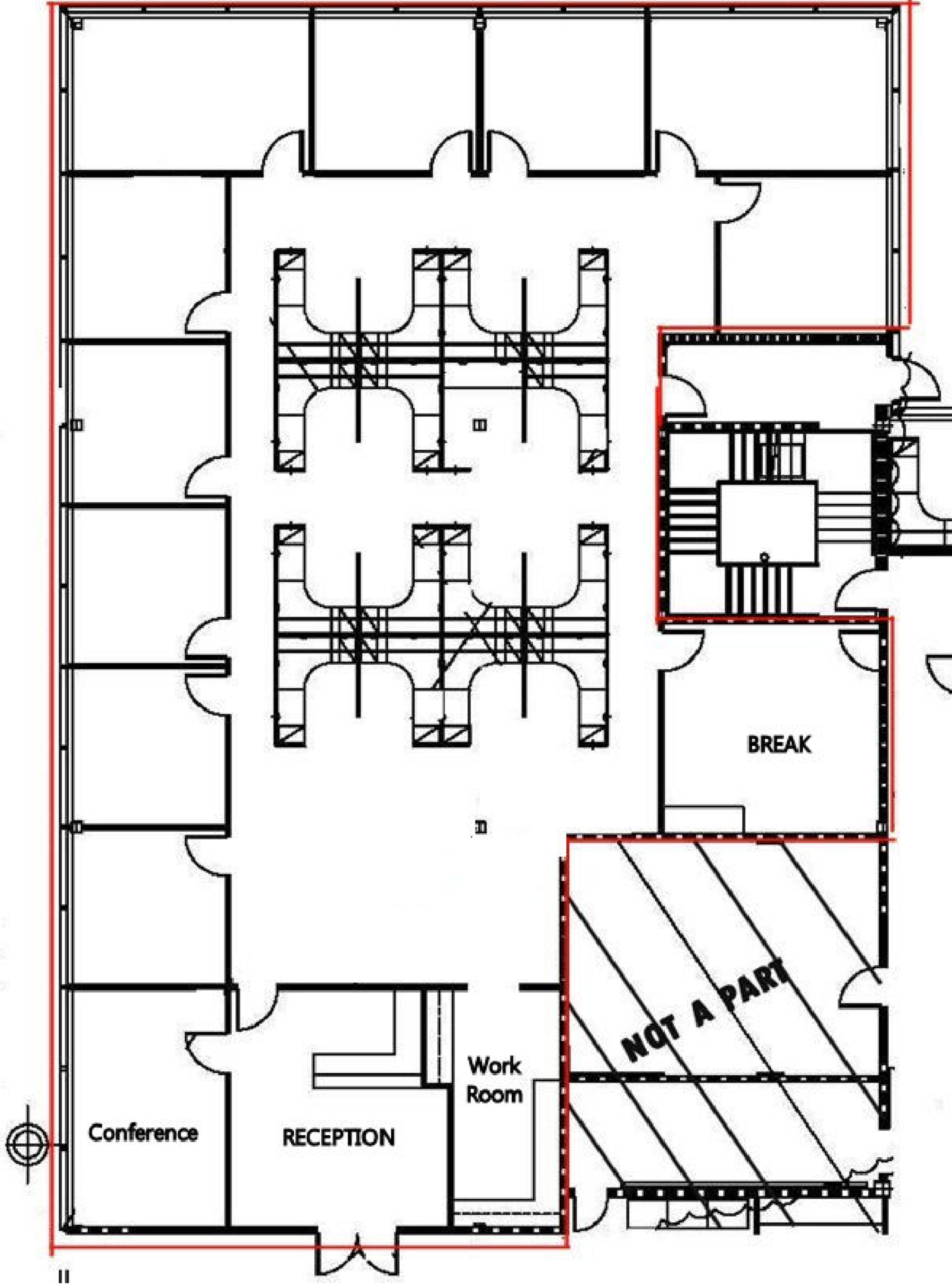
**\$2.35 per square foot per month, NNN
3% annual escalations**

Parking

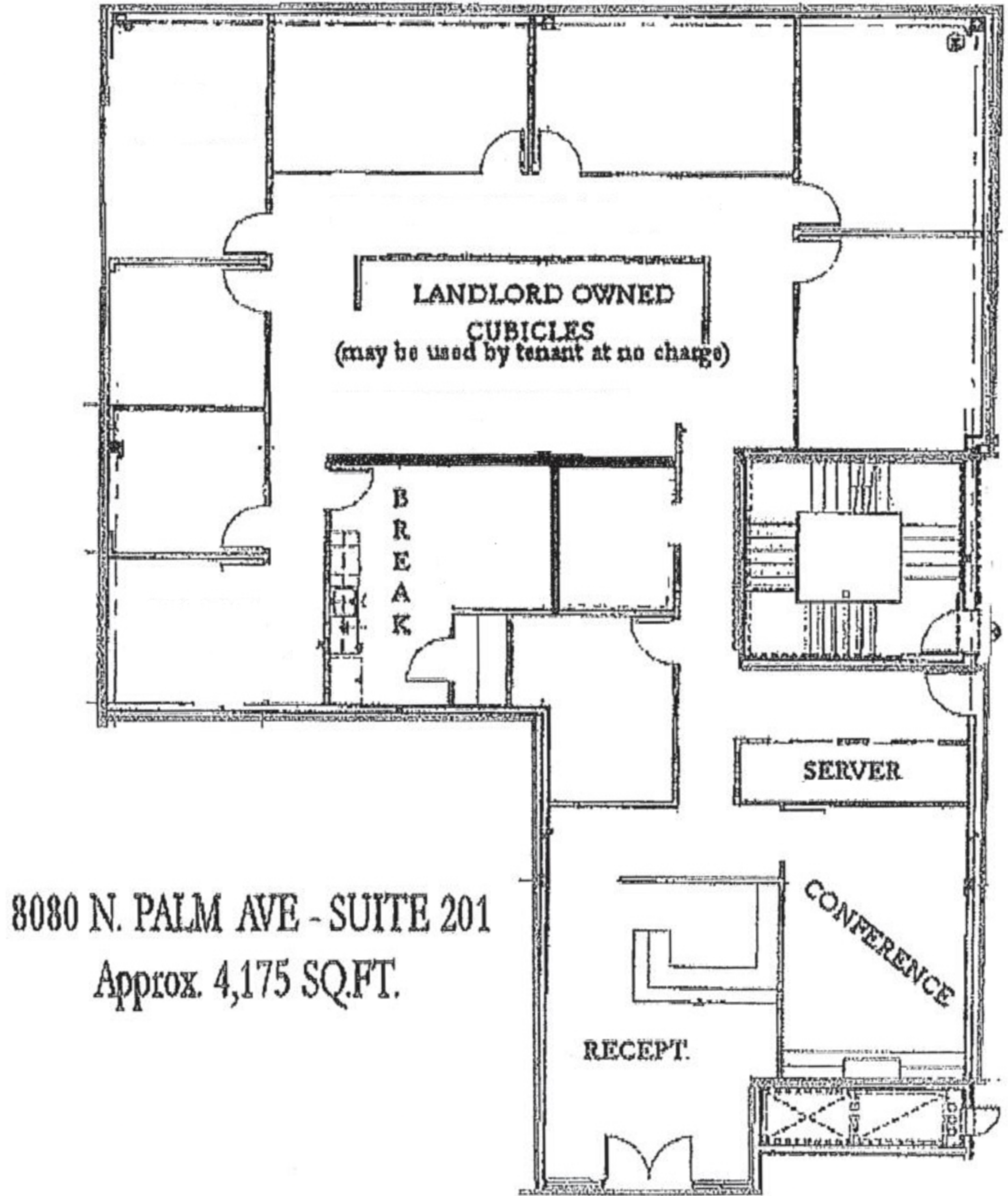
Approximately 4.5 stalls per 1,000 useable square foot, including covered



8080 N. Palm Ave., Suite 101 Floor Plan - Approximately 5,243 SF



8080 N. Palm Ave., Suite 201 Floor Plan - Approximately 4,175 SF



8080 N. Palm Avenue Site Plan

