

AVAILABLE FOR SUBLEASE  
13,656± SF OFFICE SUITE

# 5260 N. PALM AVENUE

FRESNO, CA

FULLY FURNISHED

**NEWMARK**  
PEARSON COMMERCIAL

**Phil Souza**  
Senior Vice President - Office Division  
t 559-447-6283  
psouza@pearsonrealty.com  
CA RE Lic. #00853867

**Luke Tessman**  
Vice President - Office Division  
t 559-447-6243  
ltessman@pearsonrealty.com  
CA RE Lic. #02008140

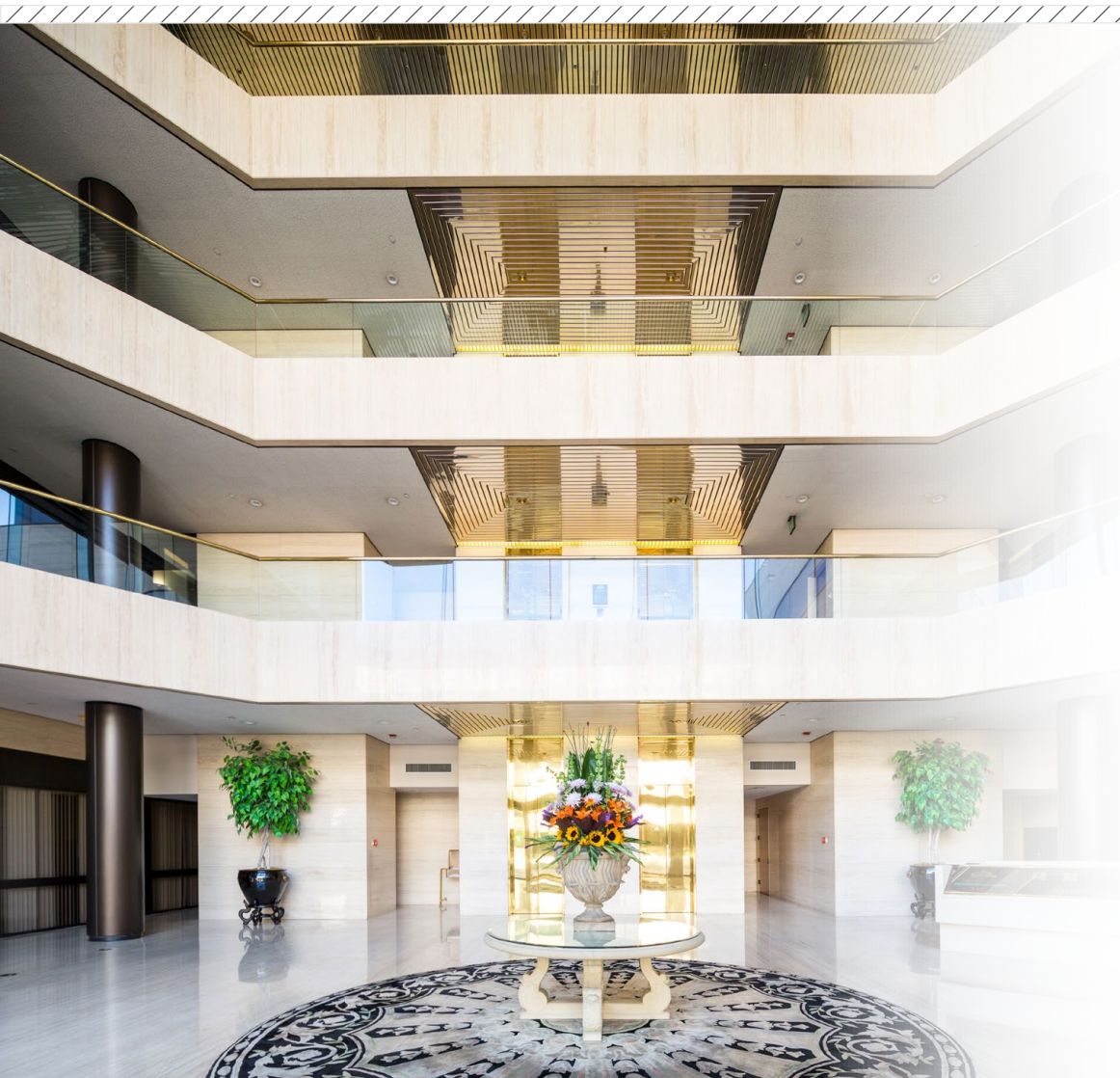
**Nick Sorensen**  
Vice President - Office Division  
t 559-447-6240  
nsorensen@pearsonrealty.com  
CA RE Lic. #02081137

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**5260 N. PALM AVENUE**  
FRESNO, CA

## PROPERTY INFORMATION



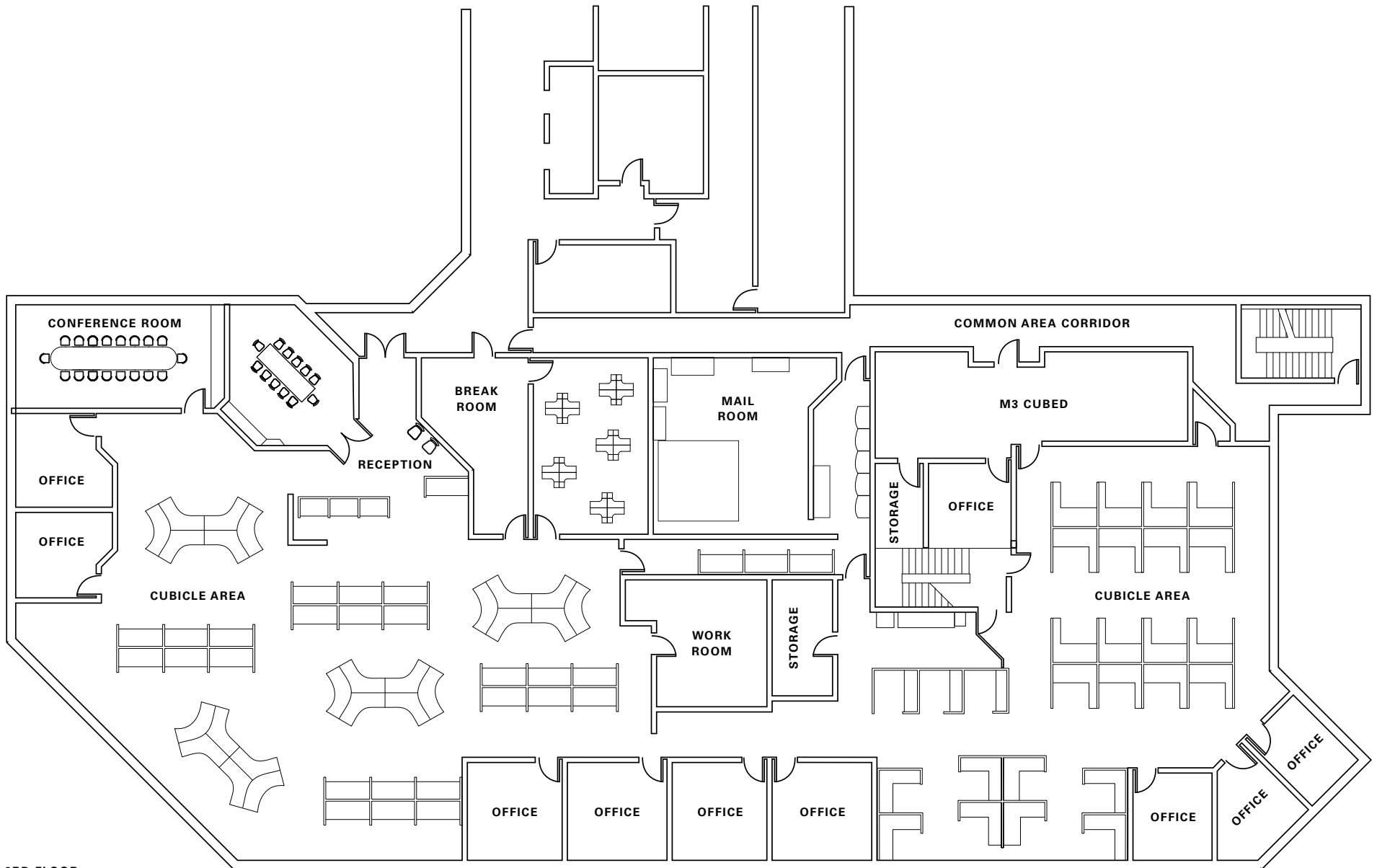
<b>Availability:</b>	Suite 300   13,656± SF
<b>Master Lease Expiration Date:</b>	June 30, 2028
<b>Sublease Rate:</b>	\$2.00 PSF / Month, NNN
<b>Parking Type:</b>	Free and unassigned surface parking
<b>Zoning:</b>	C-P-C-A Commercial Professional Mid rise Office Buildings
<b>Tenant Improvements:</b>	Negotiable
<b>Furnishing:</b>	Existing furniture is available at no charge

### PROPERTY DESCRIPTION

Fig Garden Financial Center is a premier office destination in Fresno. The property is situated on Palm Avenue, just north of Shaw Avenue providing tenants with a range of amenities, including 24/7 on-site security, convenient access to Freeway 41, and an on-site fitness facility. Additionally, it is within walking distance of Fig Garden Village, the central valley's well known life-style center which features a variety of local and national retailers such as Whole Foods, Elbow Room Bar & Grill, Starbucks, Chipotle, Pieology, Chico's, J. Jill, Pottery Barn, Williams Sonoma, and more.

**\$2.00** (PSF/Monthly)  
SUBLEASE RATE

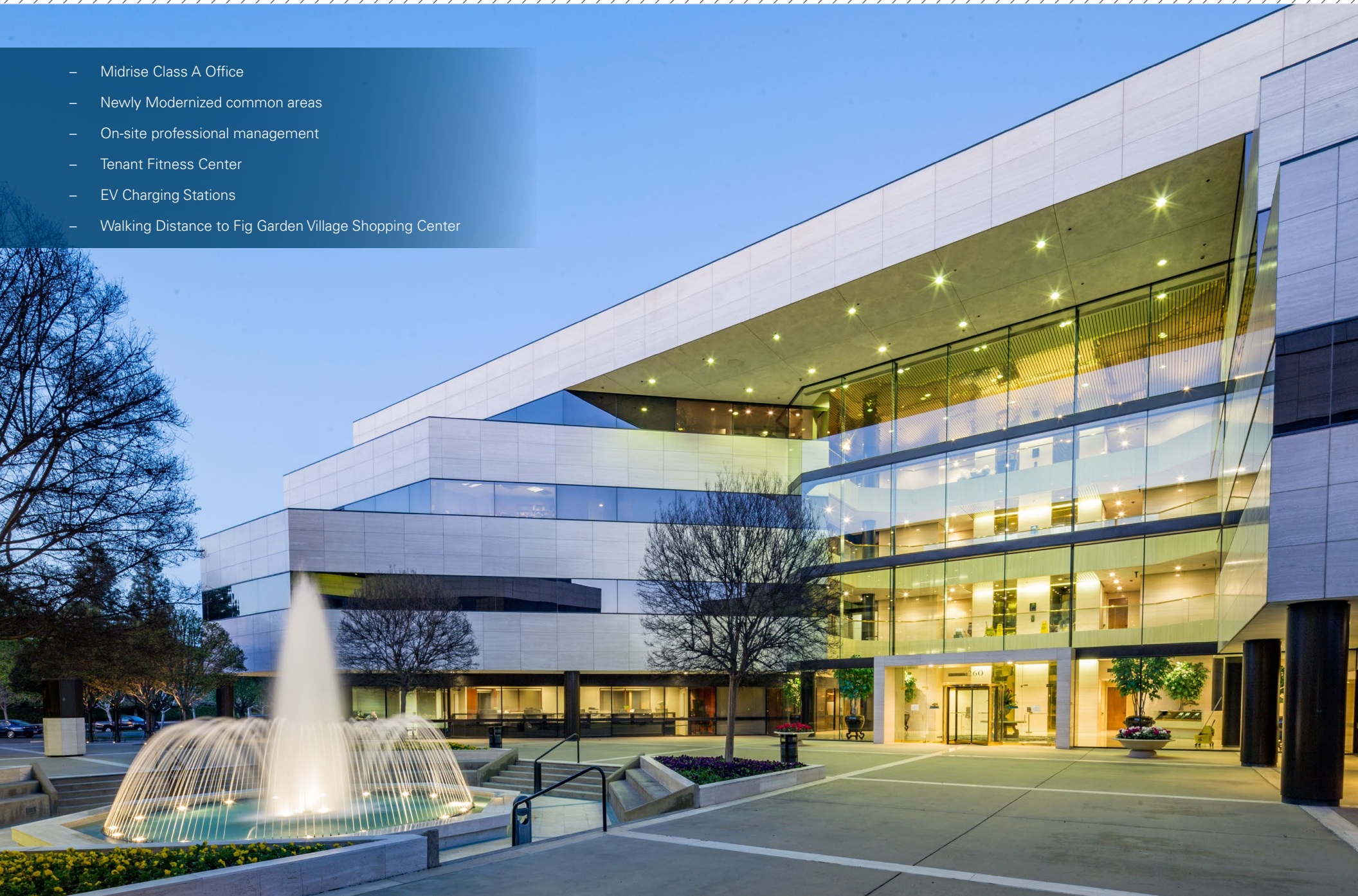
**NNN**  
SUBLEASE TYPE



**5260 N. PALM AVENUE**  
FRESNO, CA

**PROPERTY**  
HIGHLIGHTS

- Midrise Class A Office
- Newly Modernized common areas
- On-site professional management
- Tenant Fitness Center
- EV Charging Stations
- Walking Distance to Fig Garden Village Shopping Center





*For information, please contact:*

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**FRESNO OFFICE**  
7480 N. Palm Ave. #101  
Fresno, CA 93711  
t 559-432-6200

**VISALIA OFFICE**  
3447 S. Demaree St.  
Visalia, CA 93277  
t 559-732-7300

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