

AVAILABLE FOR LEASE

CLASS 'A' PROFESSIONAL OFFICE SPACE



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



For Additional Information Please Contact:
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AVAILABLE FOR LEASE
FIG GARDEN FINANCIAL CENTER
5200, 5250 & 5260 N. PALM AVENUE,
FRESNO, CA

AVAILABLE SPACE:

5200

Suite 209 - 2,945 $\pm$ RSF
Suite 401 - 6,636 $\pm$ RSF

5250

Suite 110 - 5,045 $\pm$ RSF
Suite 227 - 908 $\pm$ RSF*
** Available November 2025*
Suite 402 - 8,608 $\pm$ RSF

5260

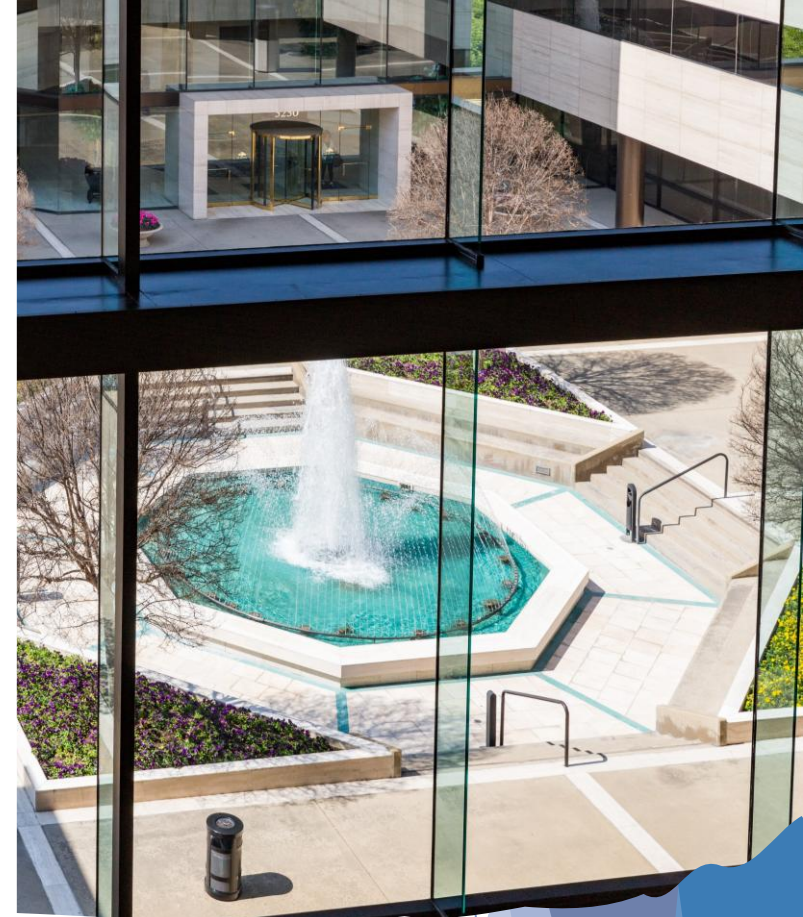
Suite 300 - 13,656 $\pm$ RSF**
Suite 320 - 1,668 $\pm$ RSF**
***Suite 300 & 320 can be combined
for a total of 15,324 RSF*
Suite 321 - 15,065 $\pm$ RSF* **
Suite 421 - 13,216 $\pm$ RSF* **
**Available with 60 days notice*
***Suites 321 & 421 can be combined
for a total of 28,281 RSF*

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, Chicós, J. Jill, Pottery Barn, Williams Sonoma, and many more.

SITE PLAN



5200 2ND FLOOR - AVAILABLE SUITES



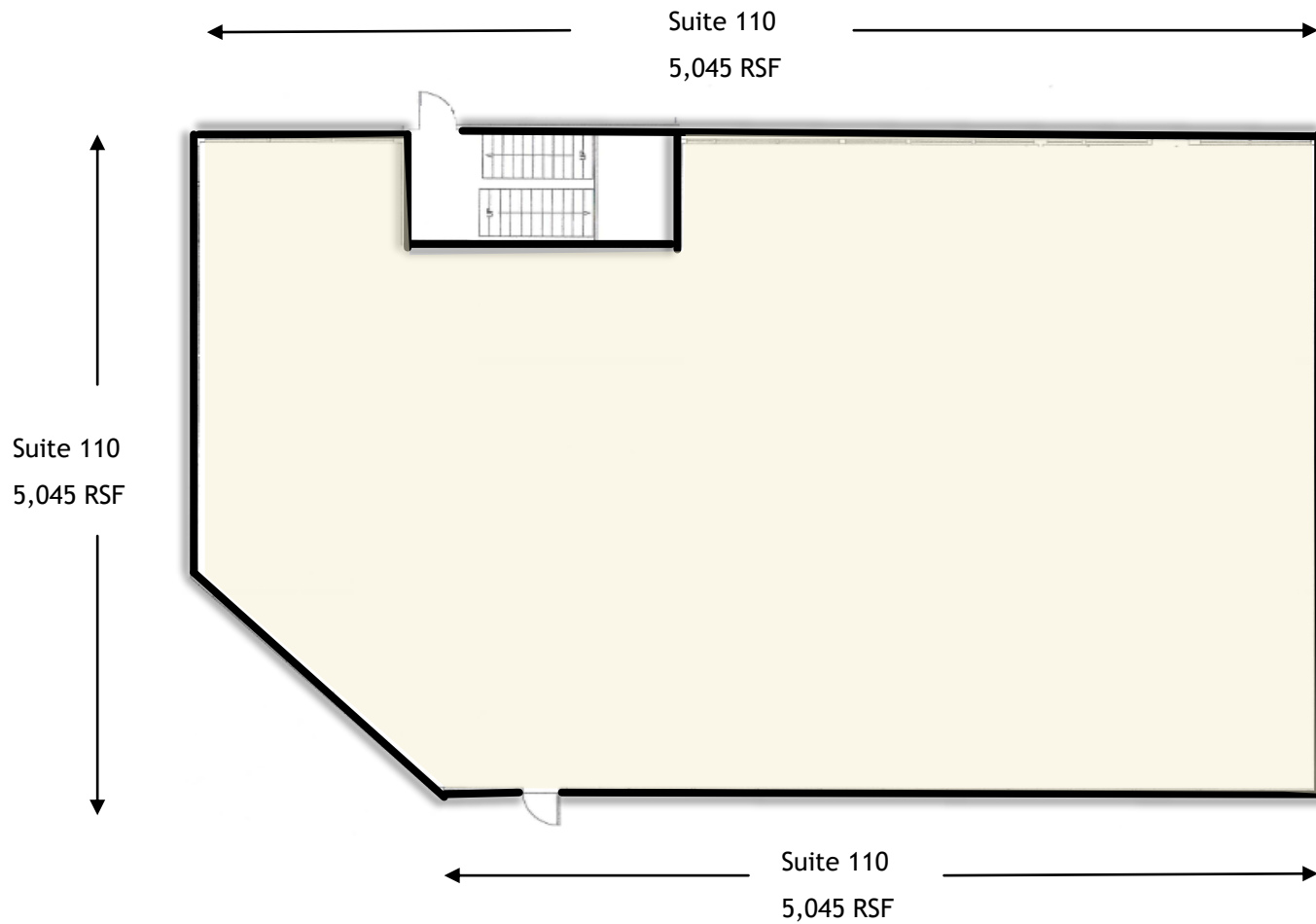
5200 4TH FLOOR - AVAILABLE SUITES



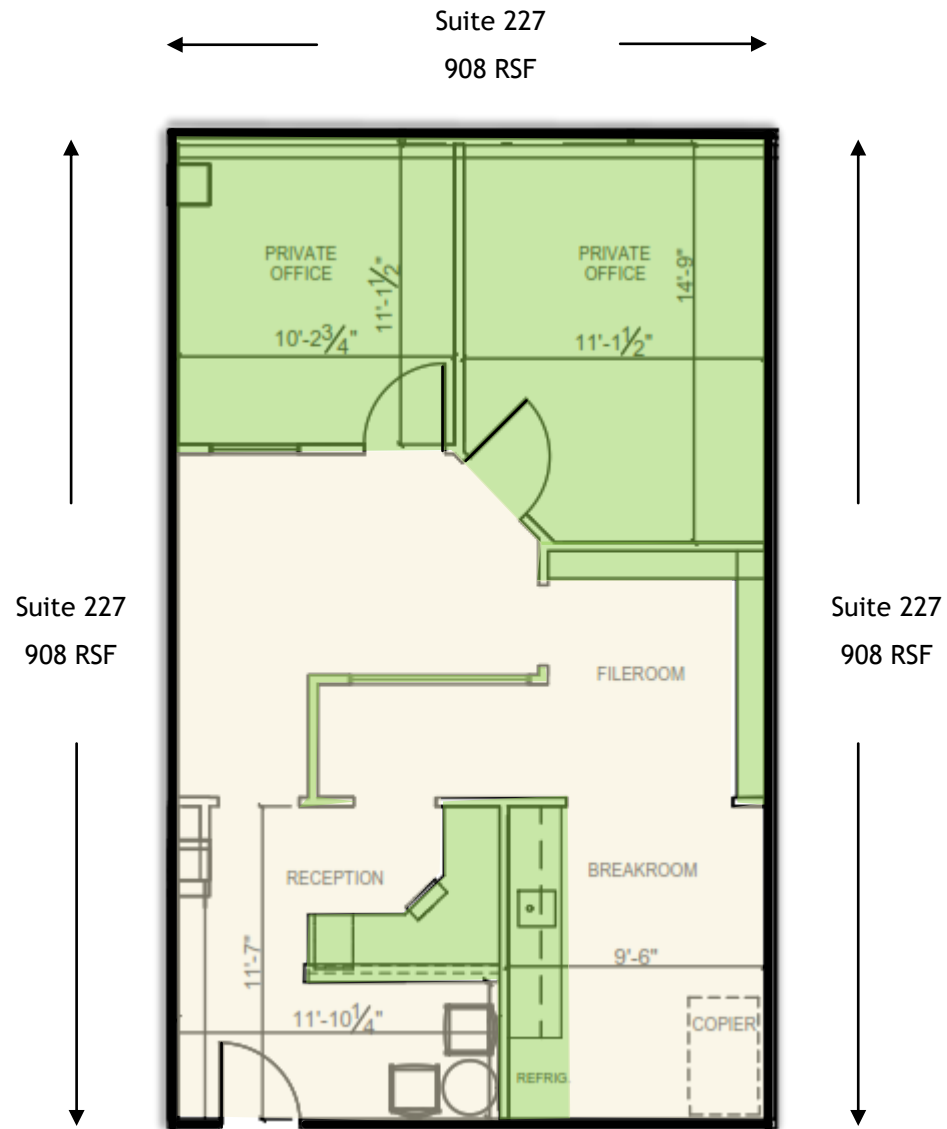
SUITE 401
6,636 RSF

SUITE 401
6,636 RSF

5250 1ST FLOOR - AVAILABLE SUITES



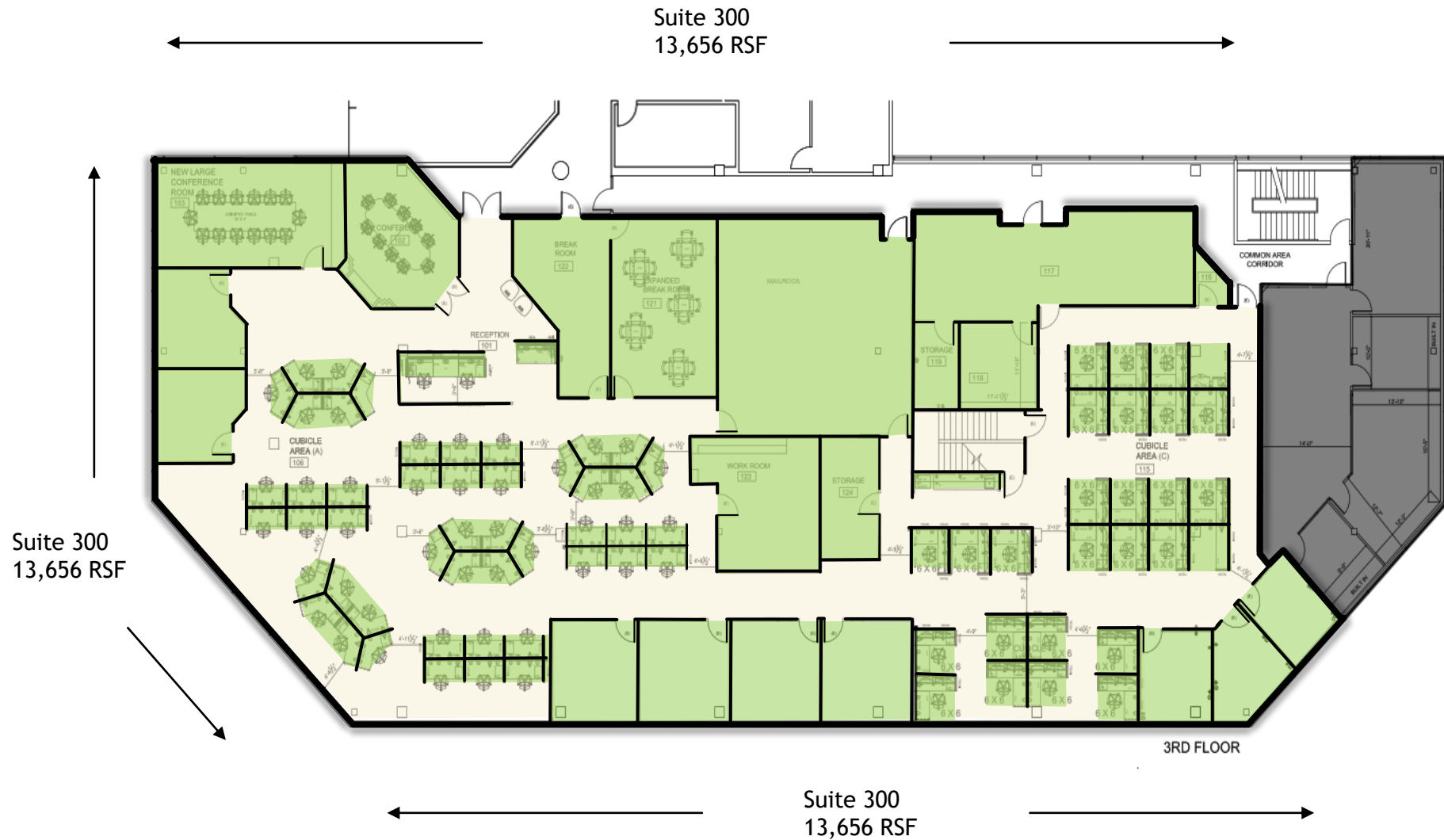
5250 2ND FLOOR - AVAILABLE SUITES



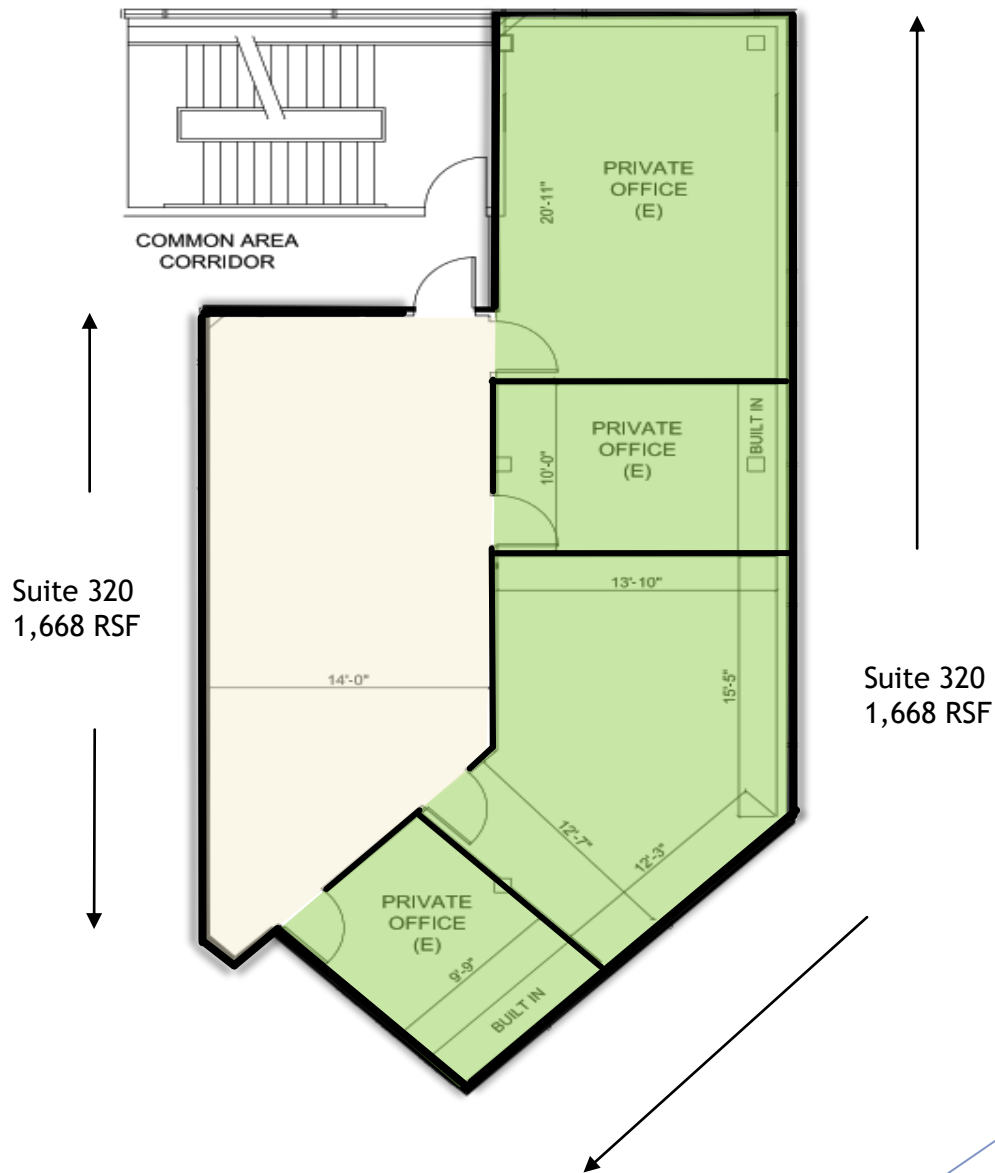
5250 4TH FLOOR - AVAILABLE SUITES



5260 3RD FLOOR - AVAILABLE SUITES



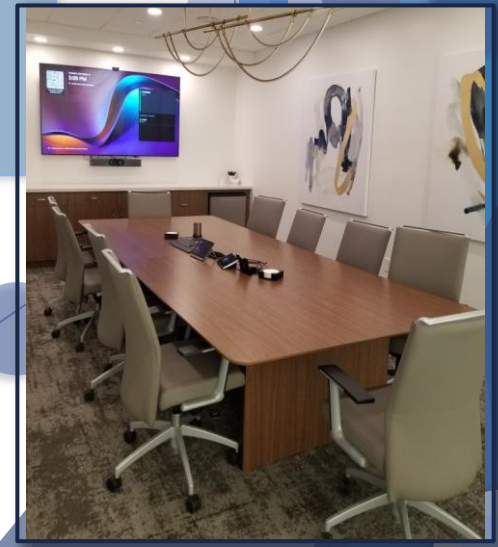
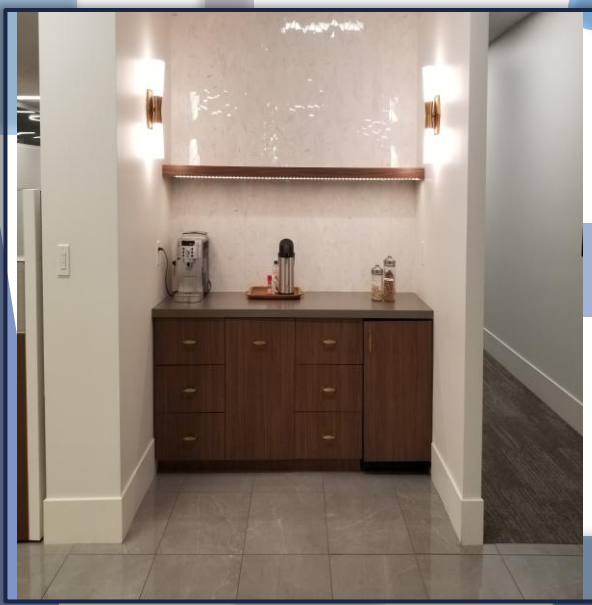
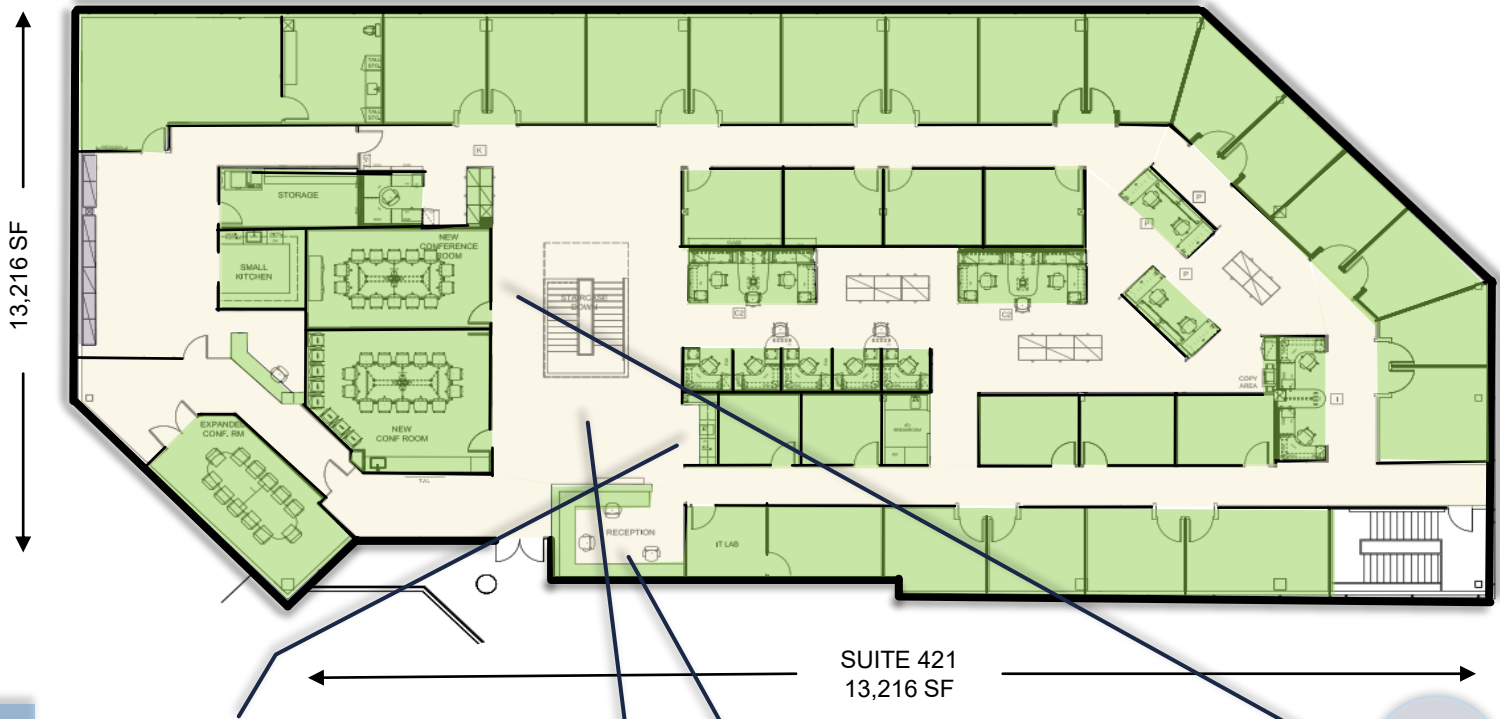
5260 3RD FLOOR - AVAILABLE SUITES



5260 3RD FLOOR - AVAILABLE SUITES



5260 4th
FLOOR -
AVAILABLE
SUITES



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



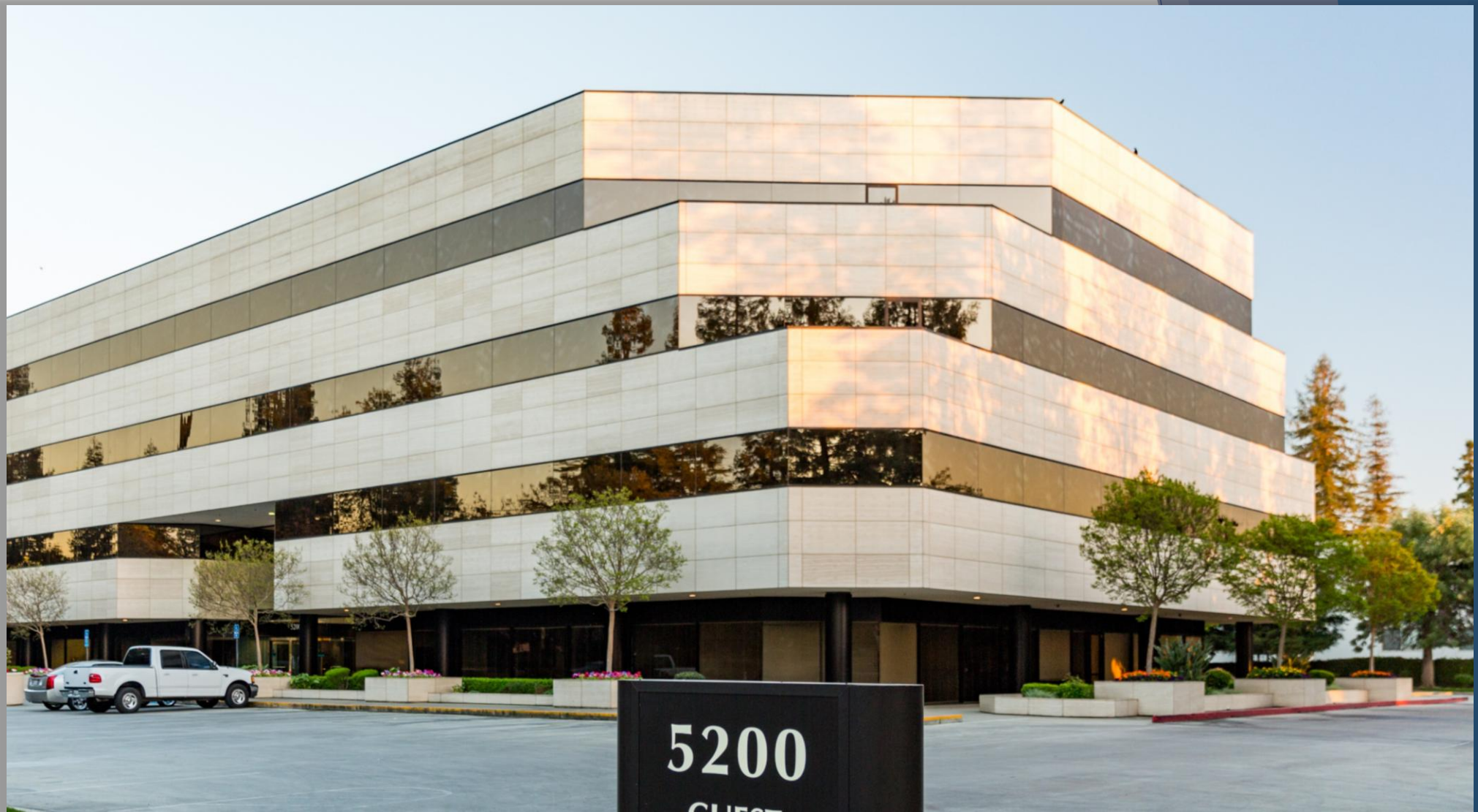
Property Highlights

- 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



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