



8080 N. Palm Avenue

- Class "A" Three Story Office Building at River Bluff
- Suite 201: Approximately 4,175 Rentable SF
- High profile location on Palm Avenue at the northeast corner of Palm and Nees
- Flexible lease terms available

For Further Information Please Contact:

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Russell G.
Smith
Inc.

8080 N. Palm Ave., Suite 112

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 201: Approximately 4,175 Rentable Square Feet
This beautiful office space includes ten (10) private offices, several
cubicles, a reception area, conference room, server room, and break
room.

Lease Rate

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

Lease Term

The space is currently occupied but can be made available upon providing approximately 60 days prior notice.

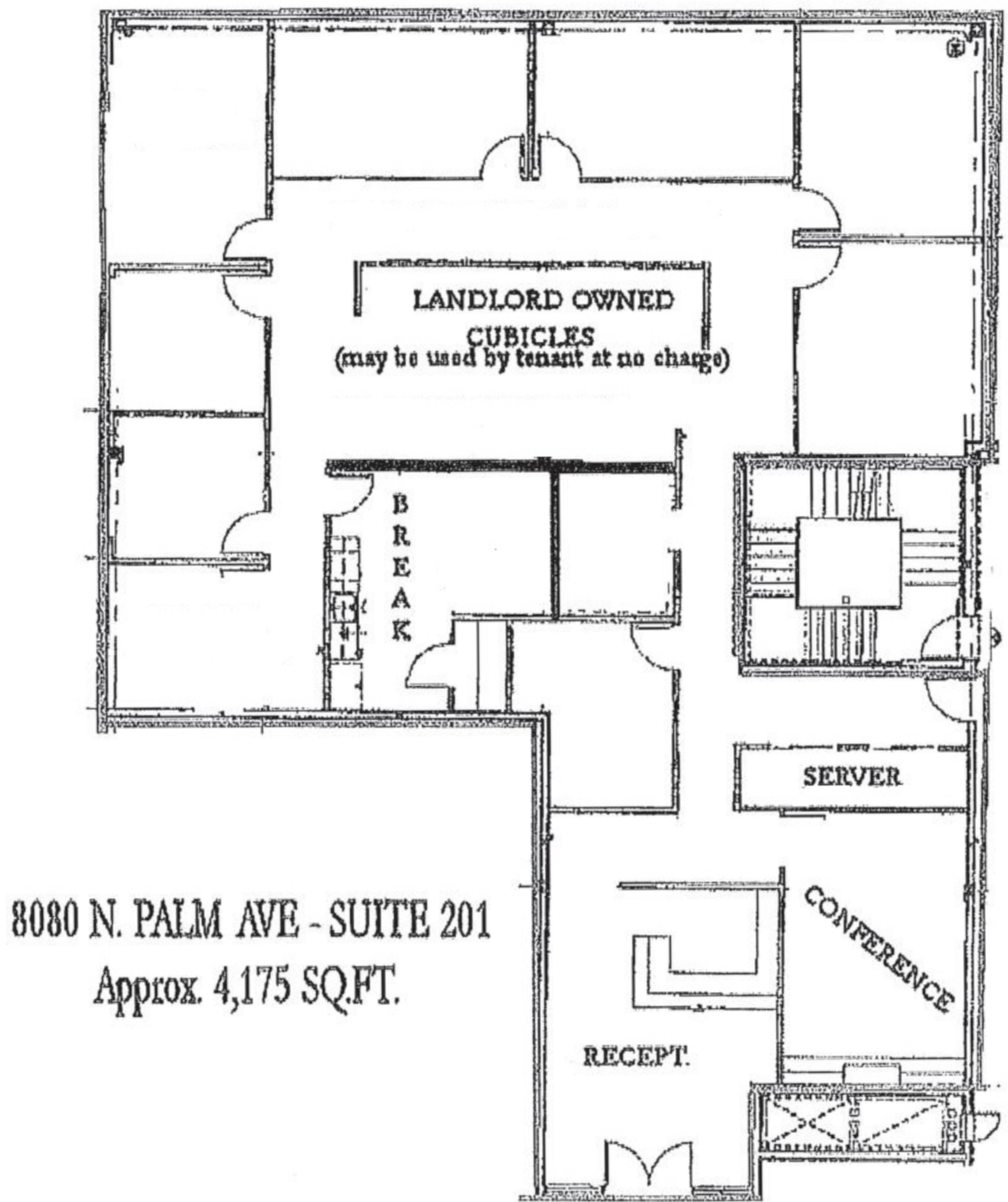
Parking

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



8080 N. Palm Ave., Suite 201

Floor Plan - Approximately 4,175 SF



8080 N. Palm Avenue Site Plan

