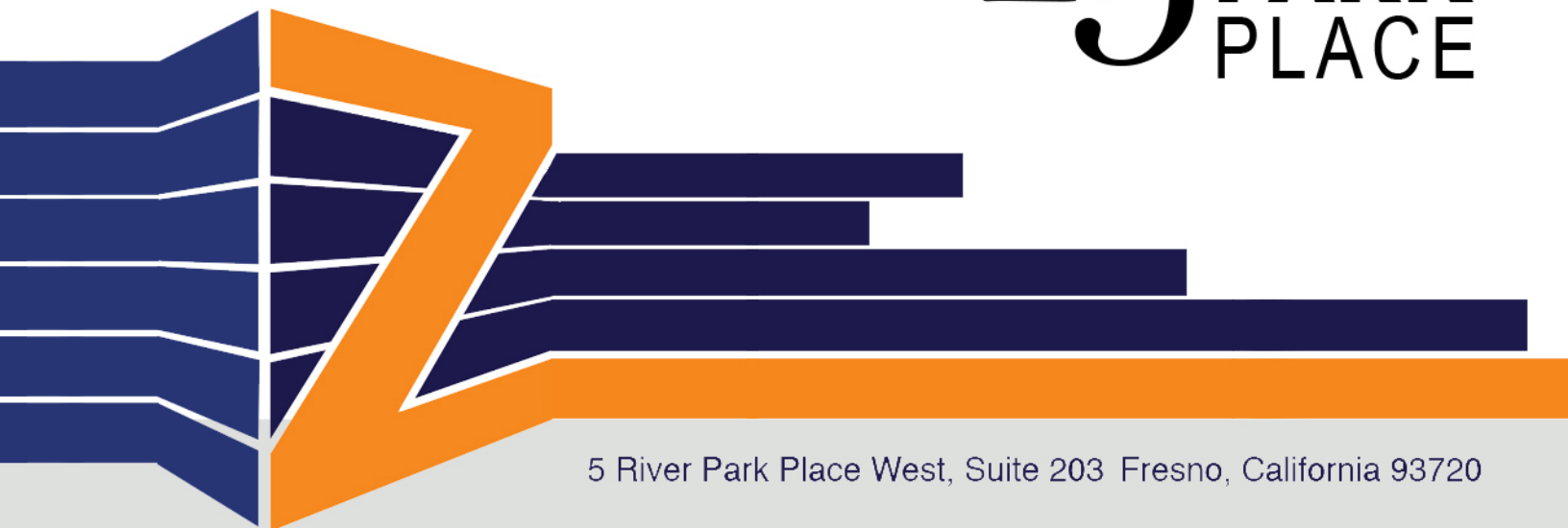
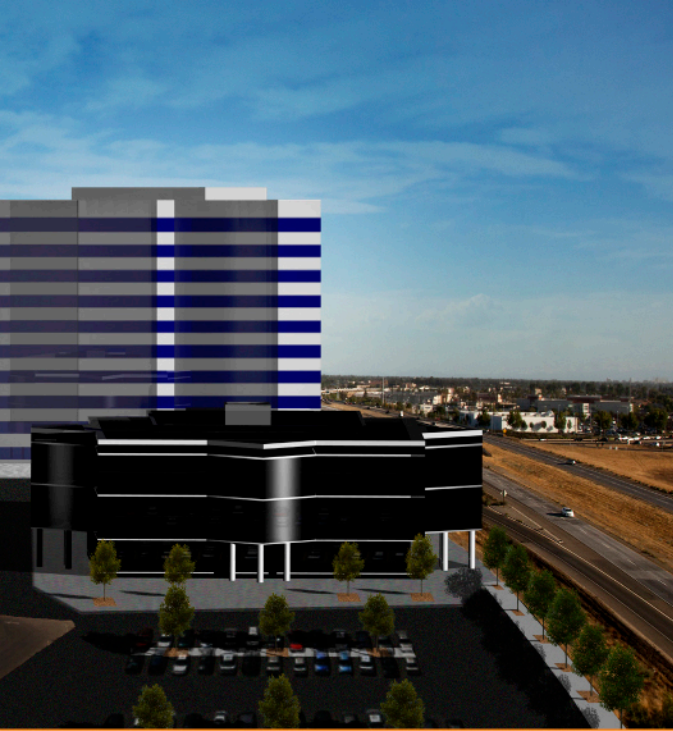


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# 25 **PARK** PLACE



5 River Park Place West, Suite 203 Fresno, California 93720



## PROPERTY FACTS

<b>Rental Rate:</b>	<b>\$2.00 - \$2.10</b>
<b>Load Factor:</b>	<b>10%</b>
<b>Parking:</b>	<b>963 Stalls</b>
<b>Parking Ratio:</b>	<b>4.12/1,000 SF</b>

### **25 Park Place**

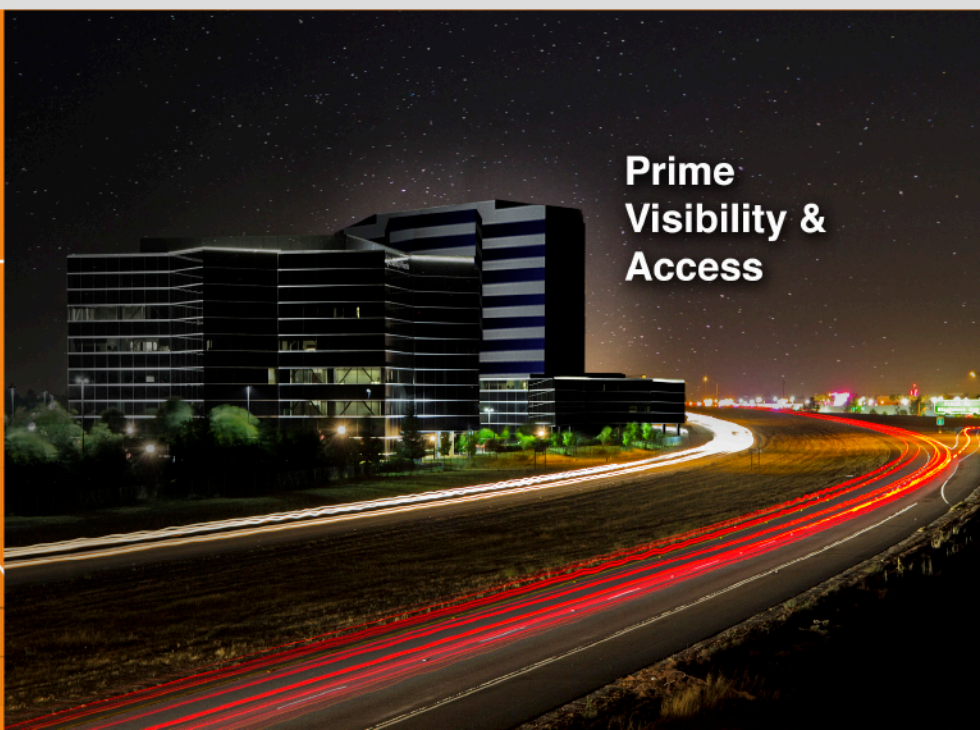
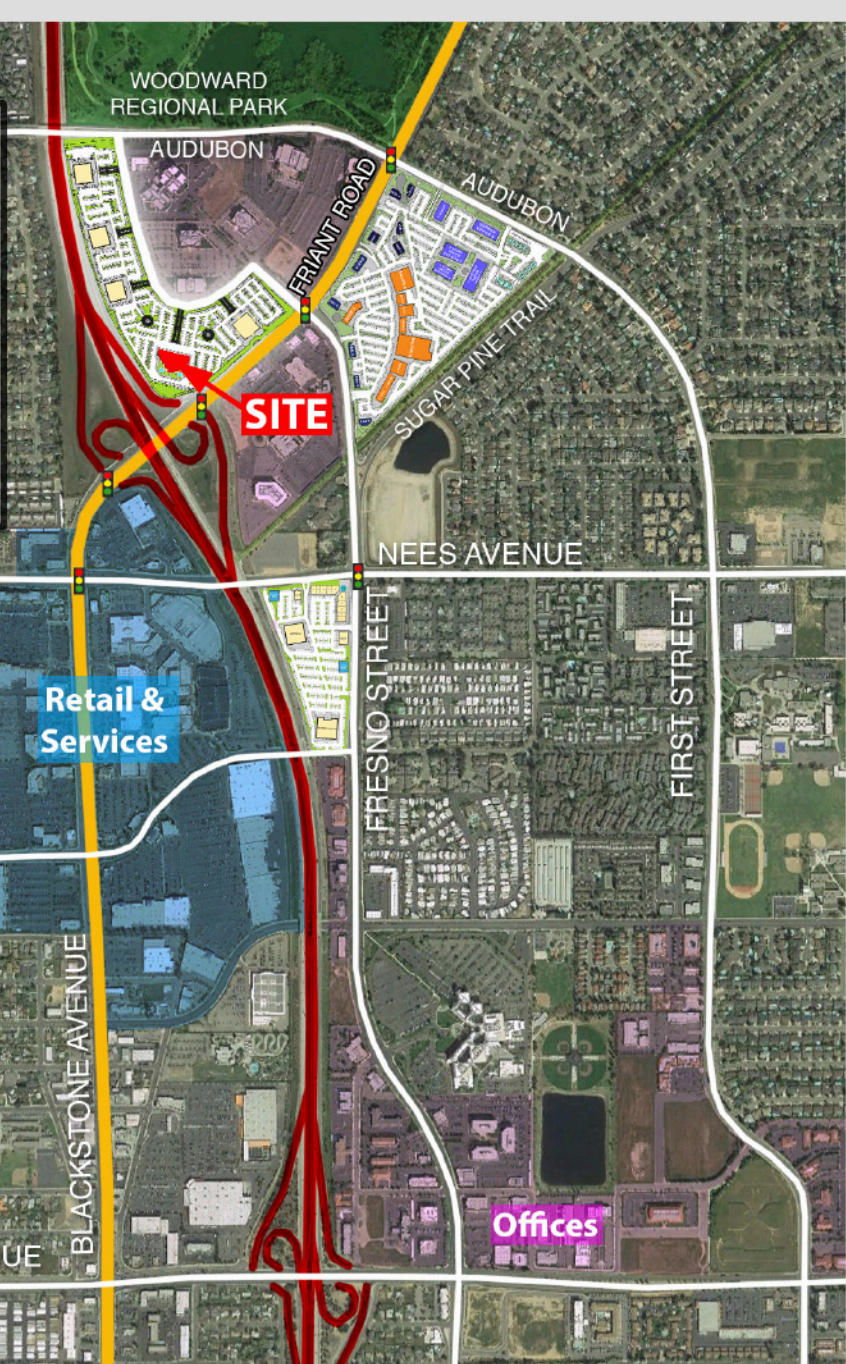
*Located on the Northwest Corner of Fresno Street at Friant Road in Fresno, California*

Upon completion, 25 Park Place, the ten-story Class-A office development will be the tallest building in North Fresno. The 235,000 square-foot high-rise will feature unbeatable views of the surrounding Sierra Nevada mountain range, luxurious interior amenities, and immediate proximity to the River Park Shopping District and Woodward Park. Tenants will also benefit from the freeway-visible signage opportunities, seen by traffic counts in excess of 200,000 cars per day and conveniently located at the foot of the Friant off ramp from Highway 41. In addition, over 200,000 square feet of retail shops, restaurants and services is currently under development across the street to the east of the site.

## PROPERTY FEATURES

- Exceeds California energy standards and Title 24
- Energy efficient building skin low E dual pane exterior glass
- Common areas designed to reduce load factors
- AT&T and Time Warner available
- Spectacular Sapele wood paneled, granite, marble and travertine lobby with high end artistic lighting and 36" granite wainscot in core hallways
- Motion activated faucets, toilets, towel and soap dispensers
- Motion detector lighting controls
- Low energy use T-5 and T-8 fluorescent lighting
- VAV (variable air volume) heating and cooling control system including after hour usage capabilities monitored off site
- E-Mon electrical system to meter specific energy cost information
- Electrical usage average \$.09 psf of usable area
- TPO (thermoplastic polyolefin) "Cool" for energy savings
- Low water and energy use landscaping
- Low flow toilets and urinals
- Main lobby after hour key card access system monitored off site.
- 24/7 fire and elevator monitored system
- Two (2) energy efficient Otis Gen2 traction elevators
- Covered parking is available
- Car and Van pool parking
- Electronic touch screen building directories
- State of the Art Conference center featuring the capabilities for over 200 occupants, video and audio components and video conferencing and a full kitchen
- Shower facilities and a state of the art gym
- Bike lockers in a secured area
- 24 Hour on-call Property Manager
- Pedestrian and bike paths connecting the surrounding buildings to public pathways
- Walking distance to Woodward Park and its amenities
- Electric car charging areas
- Mobile car wash and detailing is available
- Laundry pickup and delivery is available
- Concierge service to greet and direct visitors

Over 1,000,000 SF of Retail & Services within 1-Mile from Site



# SITE PLAN

Subject to change without notice.



This information is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described herein shall be conducted through this office. The information included here, while not guaranteed, has been secured from sources we believe to be reliable. Each investor is encouraged to have his C.P.A. and/or financial advisor make an independent projection.

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