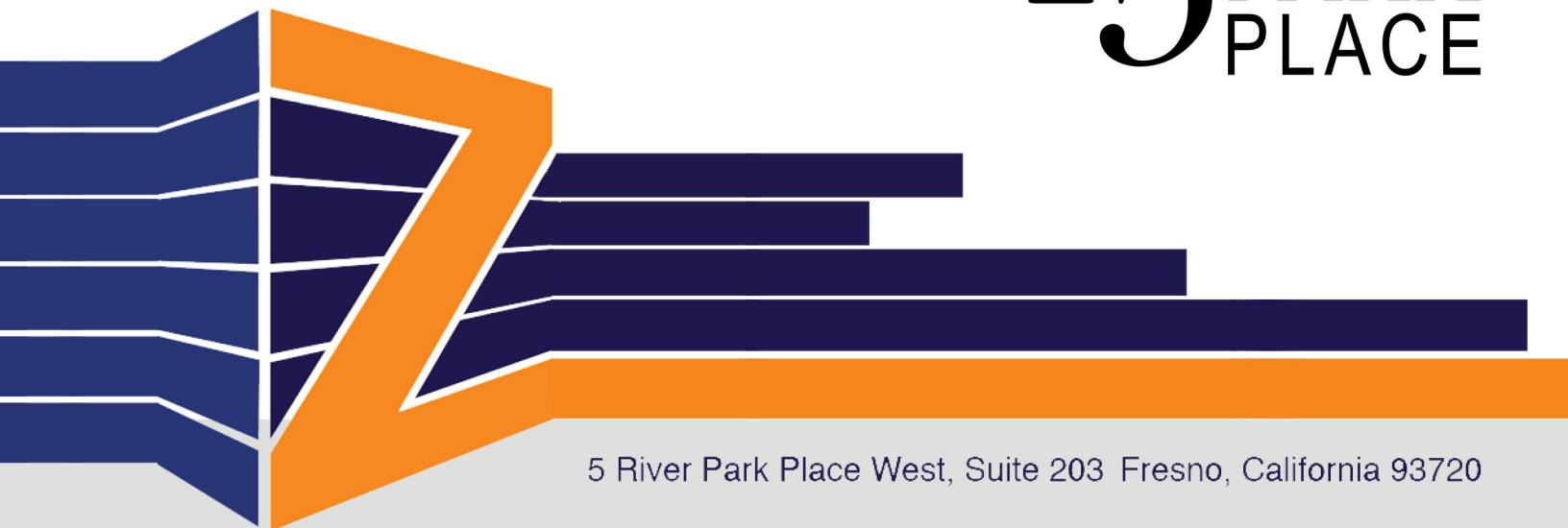




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# 45 PARK PLACE



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



## PROPERTY FACTS

Rental Rate:	\$2.00 - \$2.10
Load Factor:	13.5%
Parking:	543 Stalls
Parking Ratio:	4.08/1,000 SF

### 45 Park Place

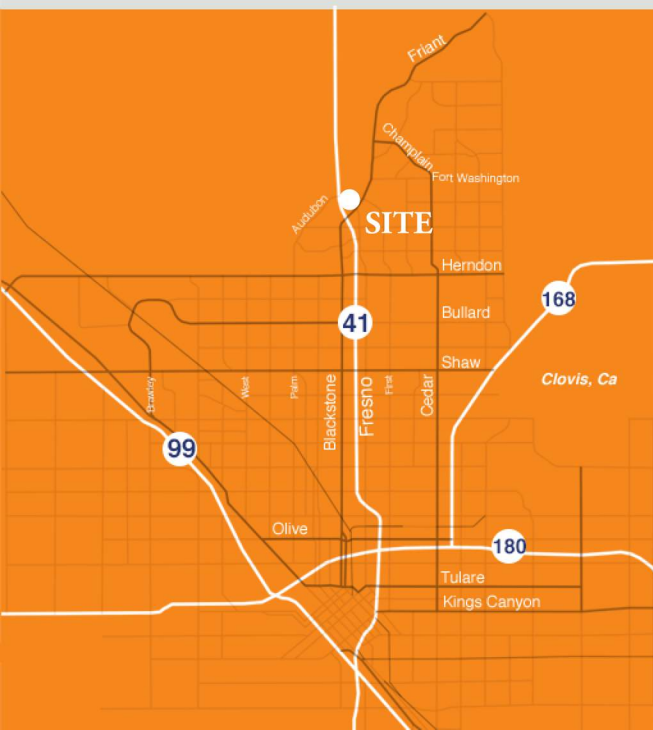
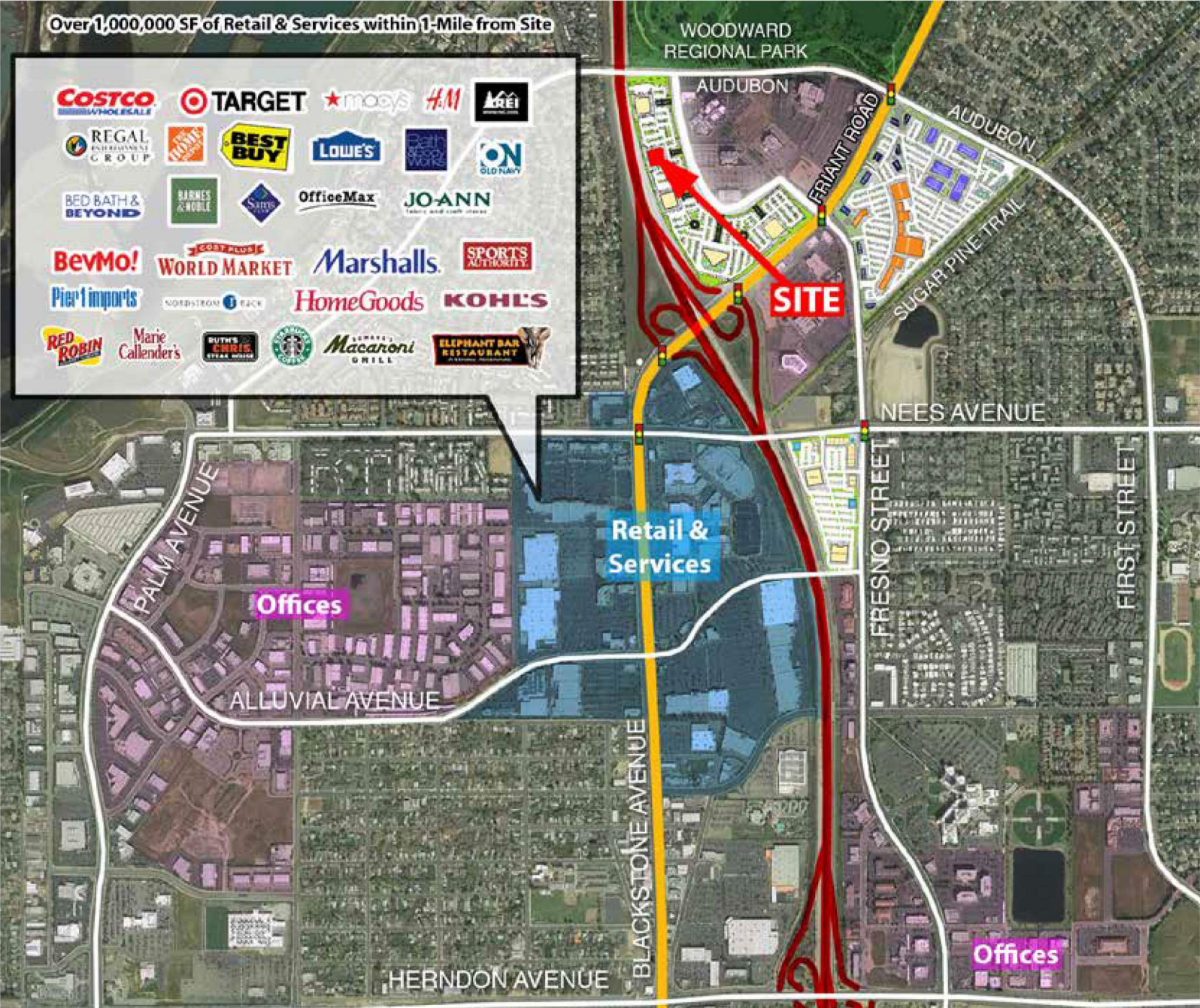
*Located on the Northwest Corner of Fresno Street at Friant Road in Fresno, California*

This six-story Class-A office development is the tallest building in Fresno outside of the downtown area. The property is optimally located at the nexus of Friant Road and Highway 41. The 133,227 square-foot property features unbeatable views of the surrounding Sierra Nevada mountain range and is located across the street from the entrance to Woodward Park. 45 Park Place offers the luxury office experience with its impressive architecture and stunning interior design. Tenants benefit from the freeway-visible signage, seen by over 200,000 cars per day. The property is energy-efficient and is located within the award-winning Clovis Unified School District. The surrounding area features low crime rates, River Park District shopping, dining and services, and nearby trails for walking, running and biking.

## PROPERTY FEATURES

- Exceeds California energy standards and Title 24
- Energy efficient building
- Common areas designed to reduce load factors
- AT&T and Time Warner services available
- Spectacular Sapele wood paneled, granite, marble and travertine lobby with hand blown globe entry lights and high end artistic sconce 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
- E-Mon electrical system to meter energy cost
- Electrical usage average \$.09 psf of usable area
- TPO (thermoplastic polyolefin) "Cool" for energy savings
- Dual pane, Low E exterior glass curtain wall system
- Main lobby after hour key card access system
- 24/7 fire and elevator monitored system
- Two (2) energy efficient Otis Gen2 traction elevators
- Covered parking is available
- Mobile car wash and detailing is available
- Laundry pickup and delivery is available
- 24 hour on call Property Manager
- Concierge service to greet and direct visitors

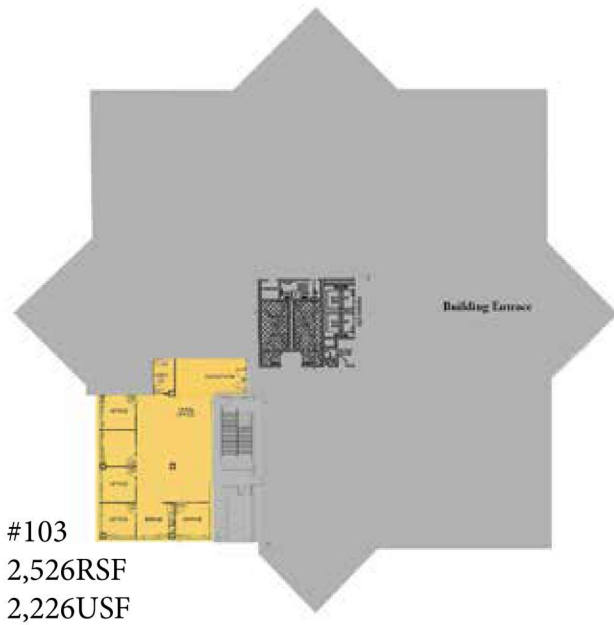
Over 1,000,000 SF of Retail & Services within 1-Mile from Site



# SITE PLAN

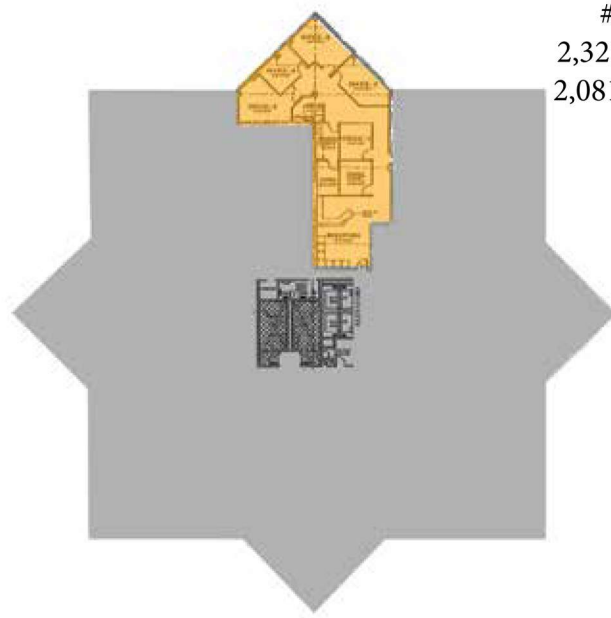
Subject to change without notice.

## First Floor



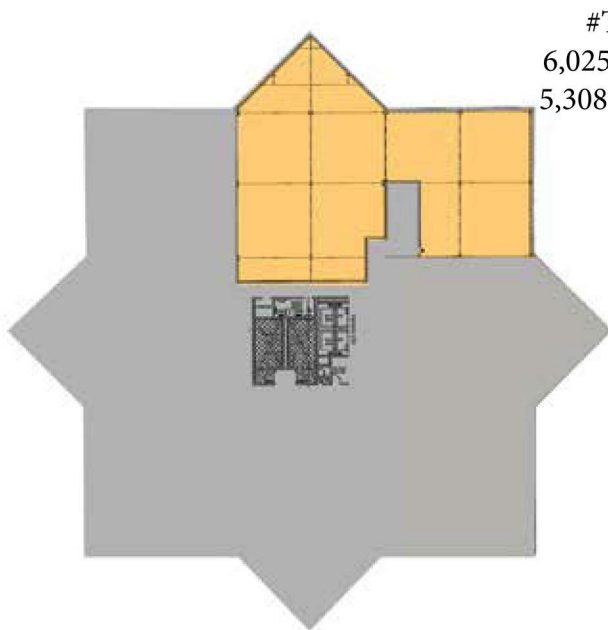
#103  
2,526RSF  
2,226USF

## Third Floor



#TBD  
2,327RSF  
2,081USF

## Sixth Floor



#TBD  
6,025RSF  
5,308USF



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 prospective tenant and/or its broker are encouraged to have his C.P.A. and/or financial advisor make an independent projection.

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