



7700 N. Palm Avenue
AVAILABLE NOW

- 1st Floor - Approximately 3,446 and 1,637 rentable SF available
- 2nd Floor - Approximately 12,914 rentable SF available
- Class "A", multi-story office building totaling approximately 42,166 SF
- Prominent Palm Avenue visibility at the NE corner of Palm and Fallbrook Avenues - Located in Palm Bluffs Corporate Center
- Tenant Improvements negotiable

Proudly Offered by:

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Russell G.
Smith
Inc.



7700 N. Palm Avenue Fresno, CA 93711

LOCATION: 7700 N. Palm Avenue

AREA: This high-visibility project is located on the northeast corner of Palm and Fallbrook Avenues in the Palm Bluffs Corporate Center.

AVAILABLE: 1st Floor, Suites tbd: Approximately 3,446 rentable and 1,637 rentable SF available

2nd Floor, Suite 206: Approximately 12,914 rentable SF available

**NOTES: * Suite 206 is currently fully furnished and in move-in condition. *
Existing furnishings may be available for lease or purchase.**

LEASE RATE: \$2.35 per square foot per month, NNN. 3% annual increases

IMPROVEMENTS: Negotiable

PARKING: Approximately 5 stalls per 1,000 useable square foot, including covered

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Interior Photos



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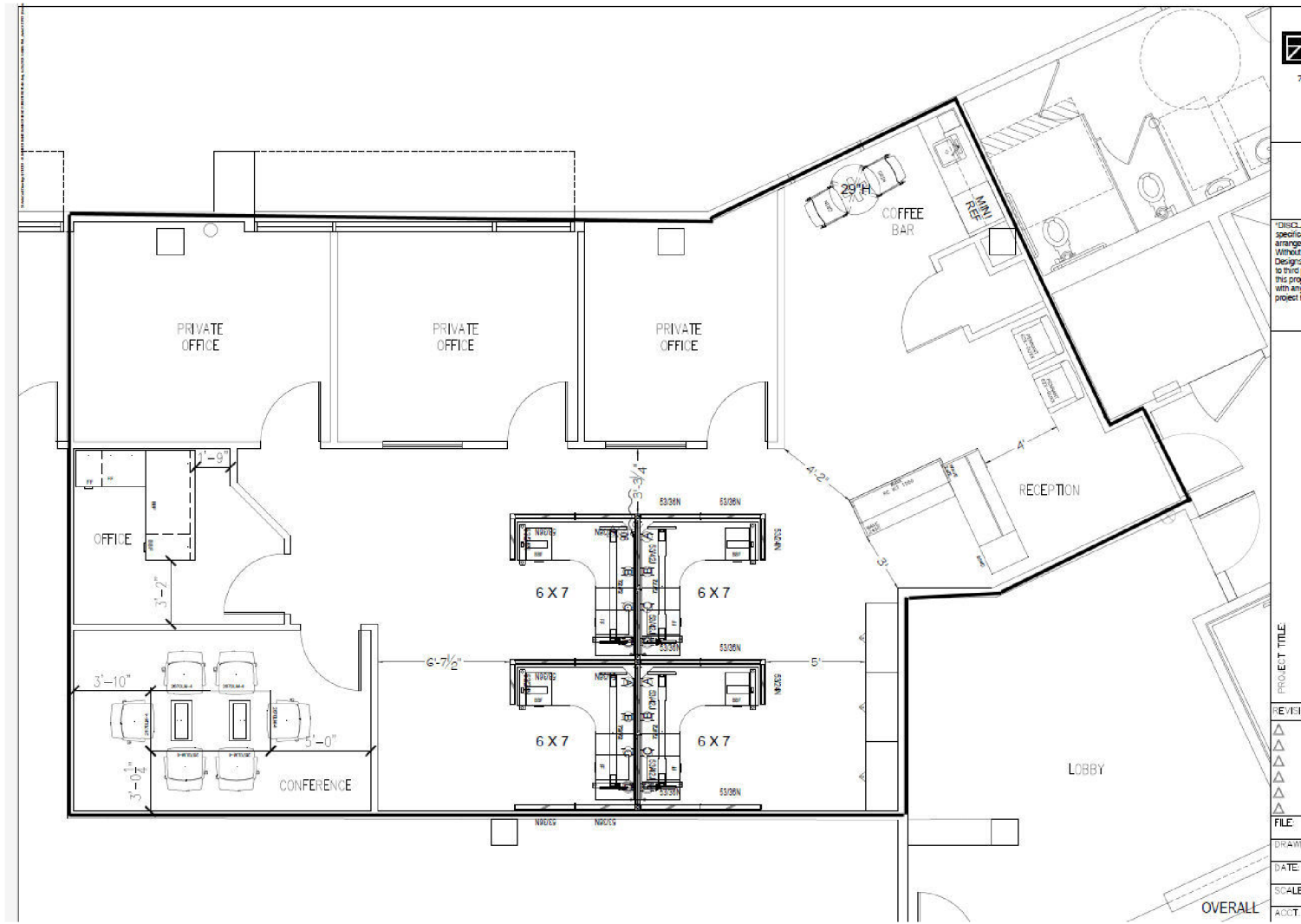
Suite 206 interior photos



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1st Floor - Approximately 1,637 SF Available

SAMPLE PLAN - Landlord will build to suit



7700 N. Palm Avenue, Fresno, CA 93711
1st Floor - Approximately 3,446 SF Available
***SAMPLE PLAN* - Landlord will build to suit**

