



Premier Palm Bluffs Location!

7700 N. Palm Avenue

Last Remaining Space!

- 1st Floor - Approximately 3,369 sq. ft. available
- Class "A", multi-story office building in the heart of Palm Bluffs
- Prominent Palm Avenue visibility at the NE corner of Palm and Fallbrook
- Space is in shell condition - Generous Improvement Allowance

Proudly Offered by:

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We assume the information contained to be correct. It is obtained from sources which we regard as reliable, but assume no liability for errors or omissions

7700 N. Palm Avenue Fresno, CA 93711

LOCATION: 7700 N. Palm Avenue

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

BUILDING - Beautiful, Class "A" Building with high-end finishes and modern design elements.

**AVAILABLE: 1st Floor, Suite TBD. - Approximately 3,369 rentable square feet
The available space is in shell condition and can be custom designed to meet specific Tenant needs.**

LEASE RATE: \$2.45 per square foot per month, NNN. 3% annual increases

IMPROVEMENTS: Negotiable - Landlord will provide a generous Improvement Allowance for qualified Tenant and long-term lease agreement.

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

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Common Area Photos



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1st Floor - Approximately 3,369 Sq. Ft.

SAMPLE PLAN - Landlord will build to suit



SAMPLE FLOORPLAN

SPACE IS IN SHELL CONDITION