



OFFICE SPACE FOR LEASE

7576 N. Ingram Avenue

For Further Information Please Contact:

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- Beautiful office project located in the Palm Bluffs Corporate Center
- Suite 101: Approximately 9,623 Rentable SF
- Suite 104/105: Approximately 8,396 Rentable SF
- Highly visible location on Ingram Avenue with prominent monument signage
- Efficient floorplans with a large abundance of private offices

Russell G.
Smith
Inc.

7576 N. Ingram Avenue

Area

7576 N. Ingram Avenue

Conveniently located along Ingram Avenue, between Nees and Alluvial Avenues. The project provides Tenants with convenient access to Highway 41 and an abundance of nearby shops and restaurants in the River Park Shopping Center.

Available

Suite 101: Approximately 9,623 Rentable Square Feet

Suite 104/105: Approximately 8,396 Rentable Square Feet

Lease Rate

\$1.75 per square foot per month, NNN

Tenant is responsible for their pro rata share of operating expenses and also for PG&E and janitorial services inside their Premises.

Parking

Approximately 4 stalls per 1,000 useable square foot, including covered. There are visitor parking stalls directly in front of the building, but the majority of the parking is behind a secured, gated fence. This secured parking is provided at no additional charge.



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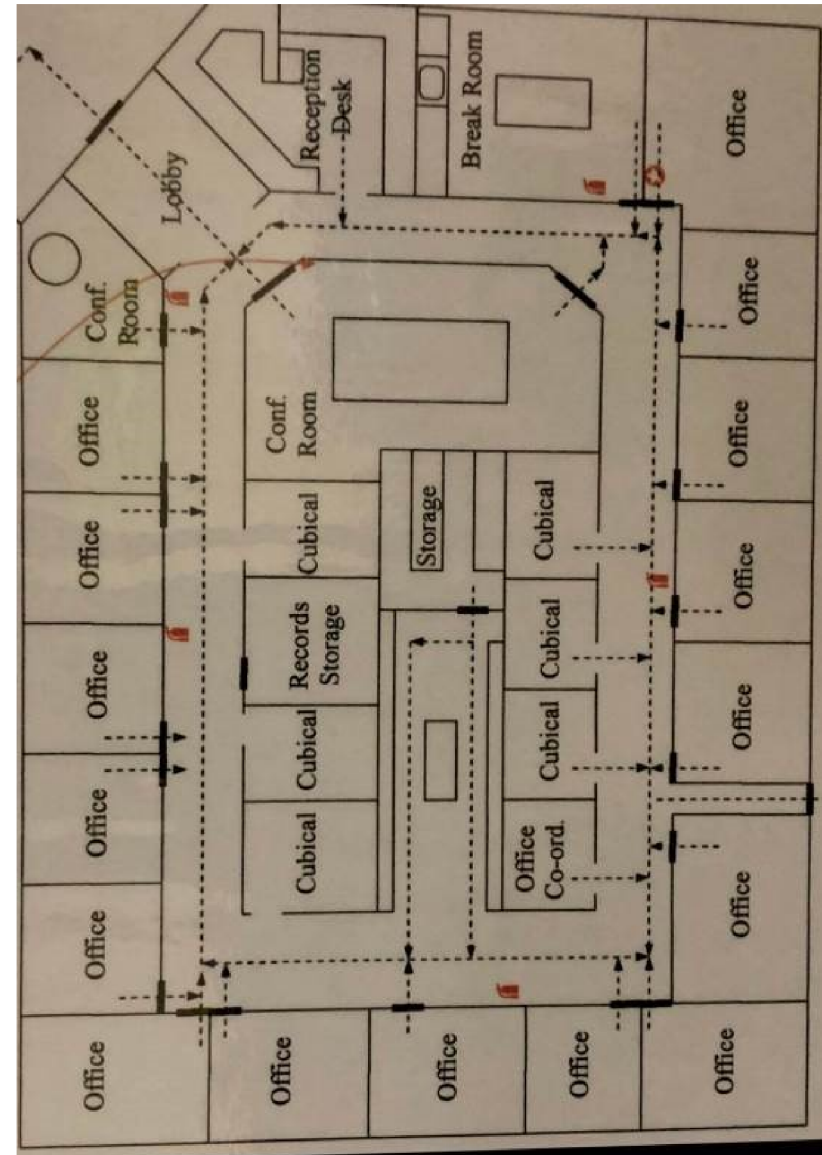
Suite 101

Description

Suite 101 is approximately 9,623 rentable square feet

Located directly off the main lobby of the building. There are approximately sixteen (16) private offices, multiple conference rooms, built in reception area, eight (8) high-wall cubicles, ample storage and a large break room.

The space is in good condition, however the Landlord is prepared to provide a reasonable amount of Tenant Improvements.



7576 N. Ingram Avenue Suite 101 Interior Photos



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Suite 104/105

Description

Suite 104/105 is approximately 9,623 rentable square feet

This suite, also located directly off the main lobby, is in excellent condition and has more than twenty (20) private offices to maximize individual privacy for all employees.

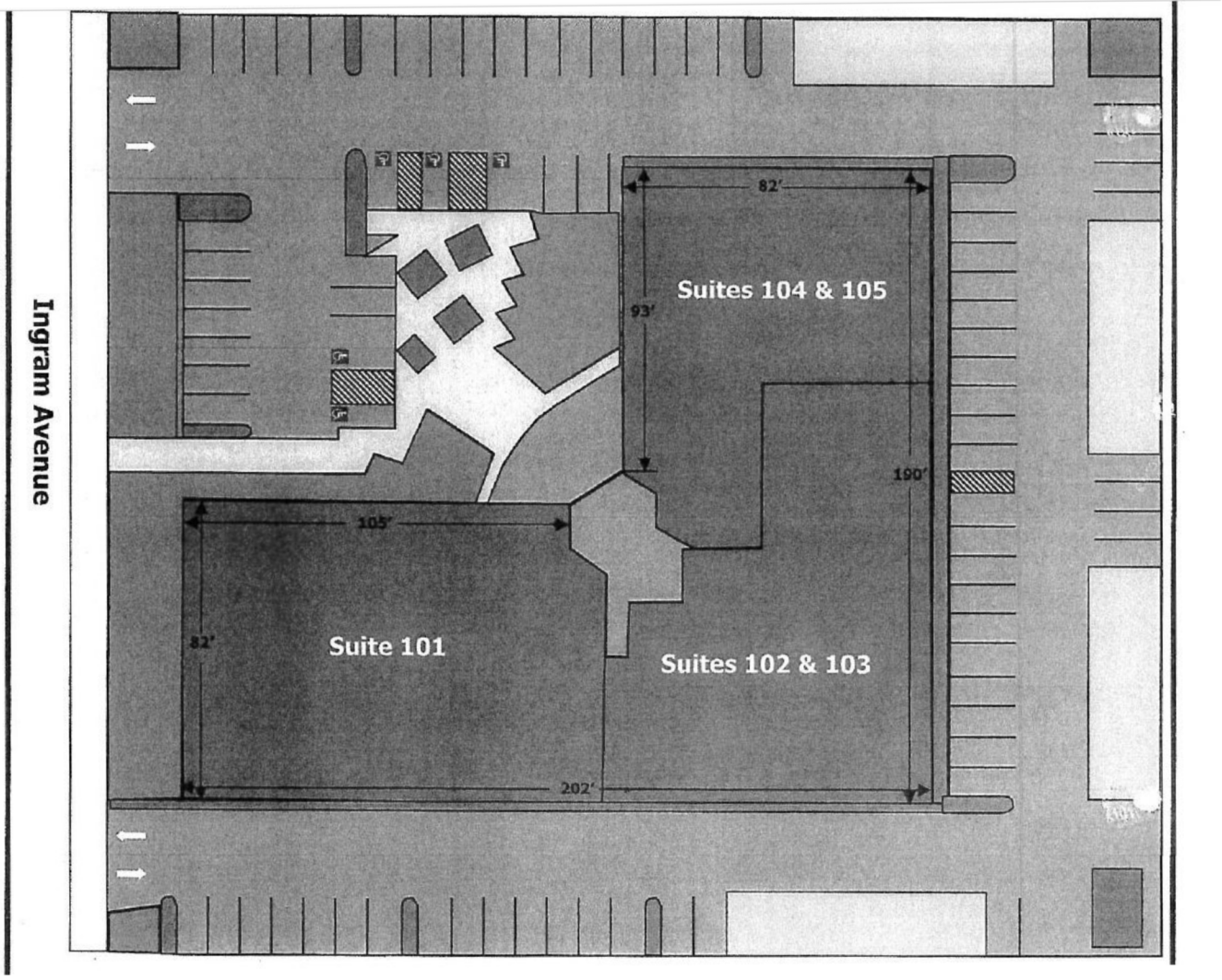
There are also multiple conference rooms, a dedicated server room, a large break room and built in reception area.



7576 N. Ingram Avenue Suite 104/105 Interior Photos



7576 N. Ingram Avenue Site Plan



7576 N. Ingram Avenue Aerial

