

FOR LEASE > CLASS "A" PROFESSIONAL OFFICE COMPLEX

7600 N. Palm Avenue

FRESNO, CALIFORNIA



Located at the northeast corner of Palm and Alluvial Avenues in the heart of the Palm Bluffs Corporate Center.

6,982 SF Suite Available - First Floor
3,571 SF Suite Available - Second Floor

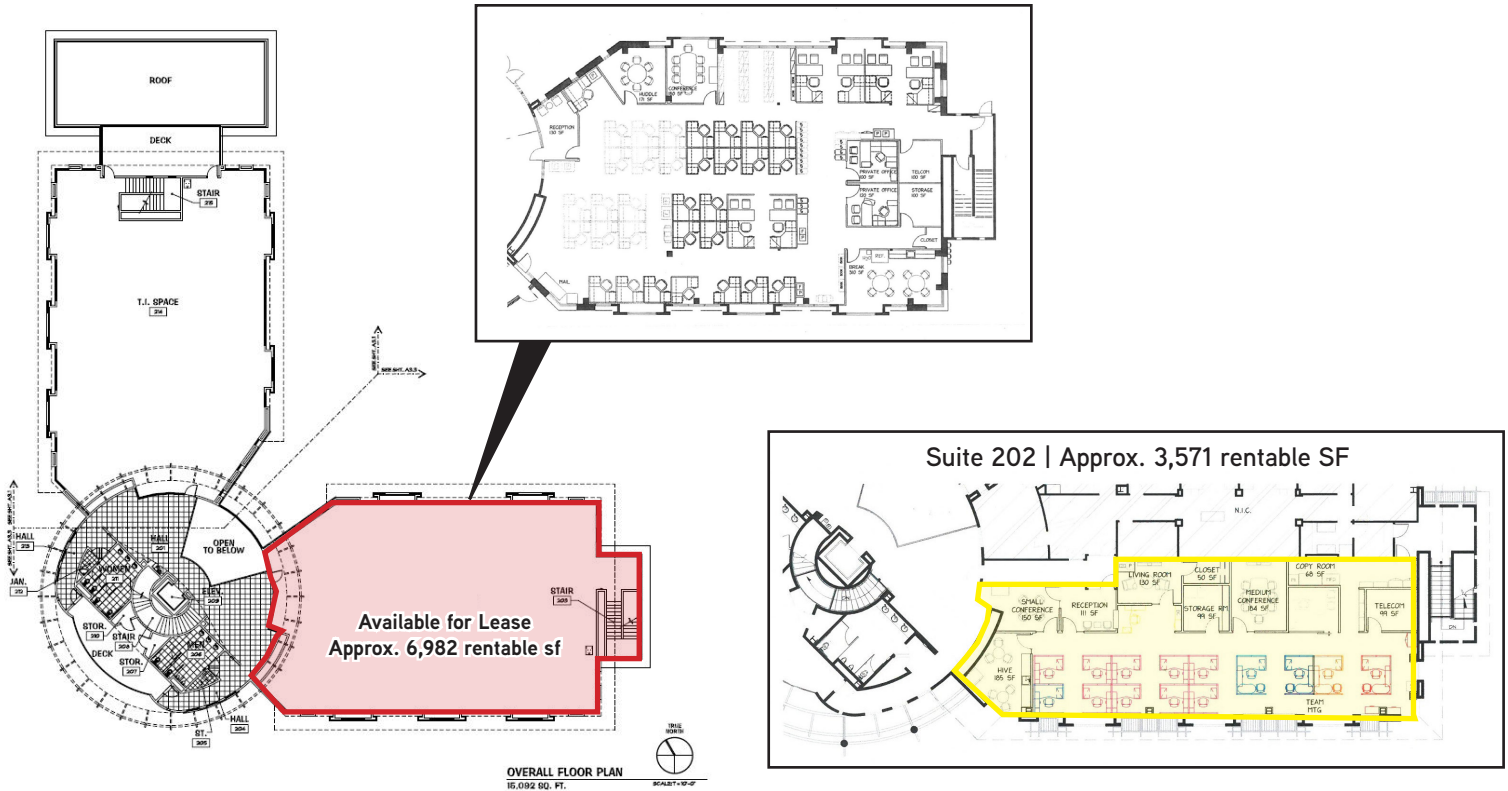


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Property Summary > Office Space

The Sebastian Enterprises Corporate Facility is located in the heart of the Palm Bluffs Corporate Center with excellent visibility, exposure and key signing opportunities. The development team of Sebastian Enterprises (Developer), SIM Architects (Architect), Target Constructors (General Contractor), Barcus Structural Engineering (Engineers) and Colliers International (Real Estate Broker) are pleased to offer this prime location for lease. Numerous amenities, including restaurants, shopping, banking, etc. are easily accessible, as well as nearby access to Freeway 41.

The building is equipped with Sebastian alarm and telephone lines. Due to the nature of the communication business & related services, it is necessary for Sebastian to control these systems within the building.

Building Amenities

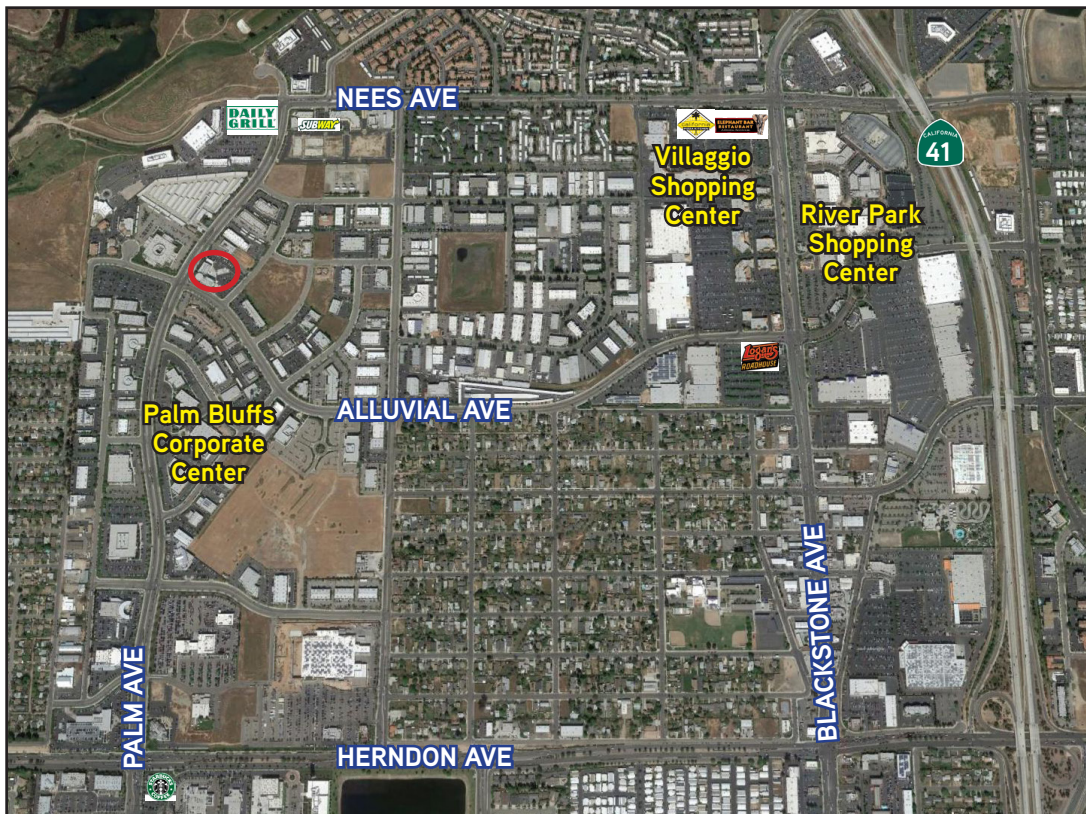
- > Available Space: Approx. 6,982 rentable/6,036 usable square feet on the 1st floor.
 Approx. 3,571 rentable/3,087 usable square feet on the second floor.
- > Lease Rate: \$1.95 - \$2.00 per sf, triple net (NNN)
- > TI Allowance: Negotiable (Rental Rate dependent of TI's provided)
- > Occupancy: Available Immediately
- > Parking: Abundant parking ratio of 4 per 1,000± (Plus on-street parking is available on Wilson Avenue)

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