



Colliers

Accelerating success

Office Space within Palm Bluffs Corporate Center

## NWC Alluvial and Ingram Avenues Fresno, CA

### Property Features

- Approximately 1,205 SF - 1,860 SF
- Lease Rate: \$2.05 PSF, per month plus utilities and janitorial
- Parking Ratio: 4.5 stalls per 1,000 square feet

### Michael Schuh

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## Now Available for Lease

Located on the northwest corner of Alluvial and Ingram Avenues, in the state-of-the-art Palm Bluffs Corporate Center. This established office project contains very hard to find, fully improved office suites ready for immediate occupancy. In close proximity to numerous amenities including River Park Marketplace, Villaggio Shopping Center, Universal Park Shopping Center, Restaurants and Health, Banks and Freeway 41/Friant and Herndon on/off ramps.

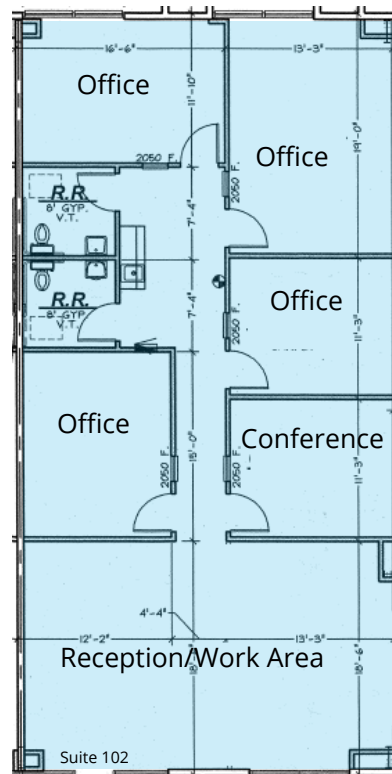
## 550 W. Alluvial Avenue

Suite	RSF	Lease Rate	Comments
112	1,205	\$2.05 PSF	Reception/open area, 3 offices, work area and interior restrooms.

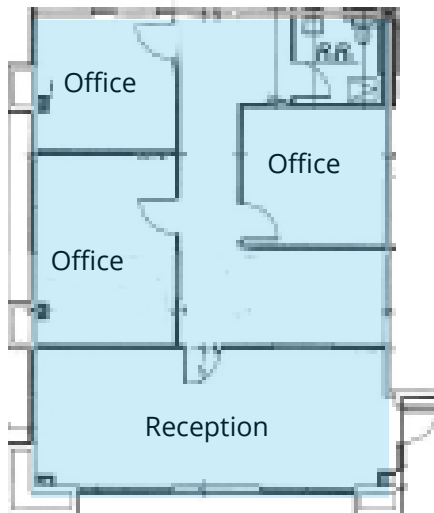
## 7493 N. Ingram Avenue

Suite	RSF	Lease Rate	Comments
102	1,860	\$2.05 PSF	Reception/work area, 4 offices, conference room and interior restrooms.

Suite 102



Suite 112



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Fresno, California

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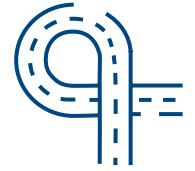
# Site Plan

For Lease | Office Space

## Property Amenities



Public Transit



Highway Access



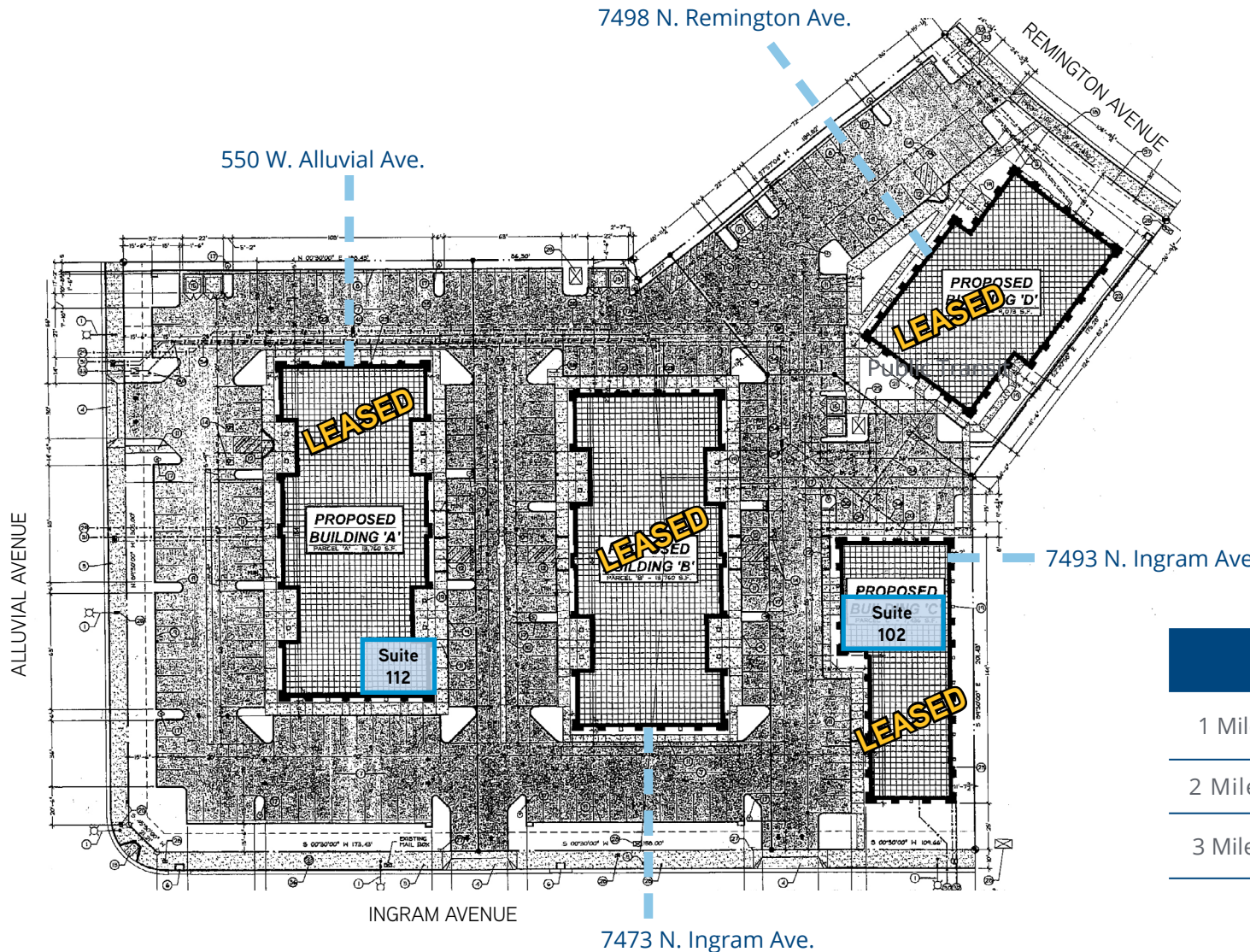
Parking



Accessibility



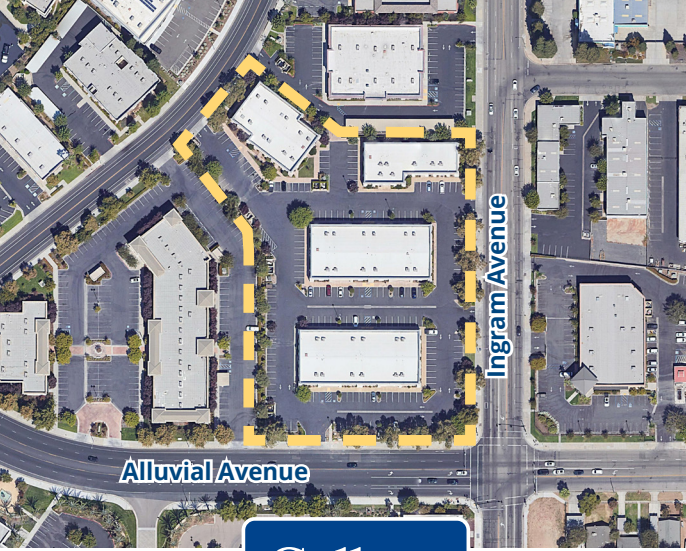
Single Story



## Demographics

	Population	Avg. HH Income
1 Mile	11,703	\$70,755
2 Miles	38,563	\$87,111
3 Miles	85,583	\$95,638

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# Office Space

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