



Colliers

Accelerating success

Office Space within Palm Bluffs Corporate Center

NWC Alluvial and Ingram Avenues Fresno, CA

Property Features

- Approximately 1,798 SF - 3,658 SF
- Lease Rate: \$2.05 PSF, per month plus utilities and janitorial
- Parking Ratio: 4.5 stalls per 1,000 square feet

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Now Available for Lease

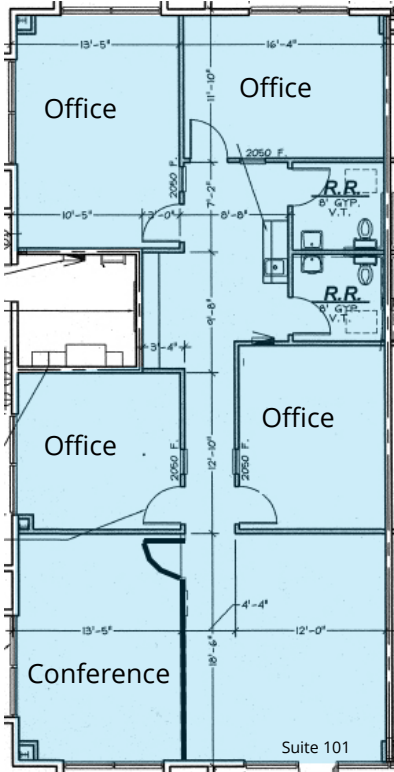
Located on the northwest corner of Alluvial and Ingram Avenues, in the state-of-the-art Palm Bluffs Corporate Center. This established office project contains very hard to find, fully improved office suites ready for immediate occupancy. In close proximity to numerous amenities including River Park Marketplace,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

Floor Plans

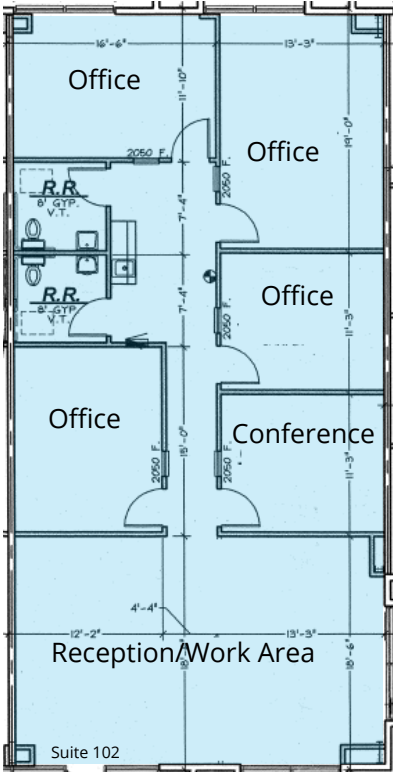
7493 N. Ingram Avenue

| Suite | RSF | Lease Rate | Comments |
|-------|-------|------------|-------------------------------------------------------------------------|
| 101 | 1,798 | \$2.05 PSF | Reception, 4 offices, conference room and interior restrooms. |
| 102 | 1,860 | \$2.05 PSF | Reception/work area, 4 offices, conference room and interior restrooms. |

Suite 101



Suite 102



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Fresno, California

Office Space Available for Lease

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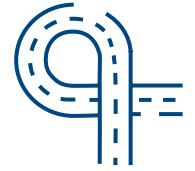
Site Plan

For Lease | Office Space

Property Amenities



Public Transit



Highway Access



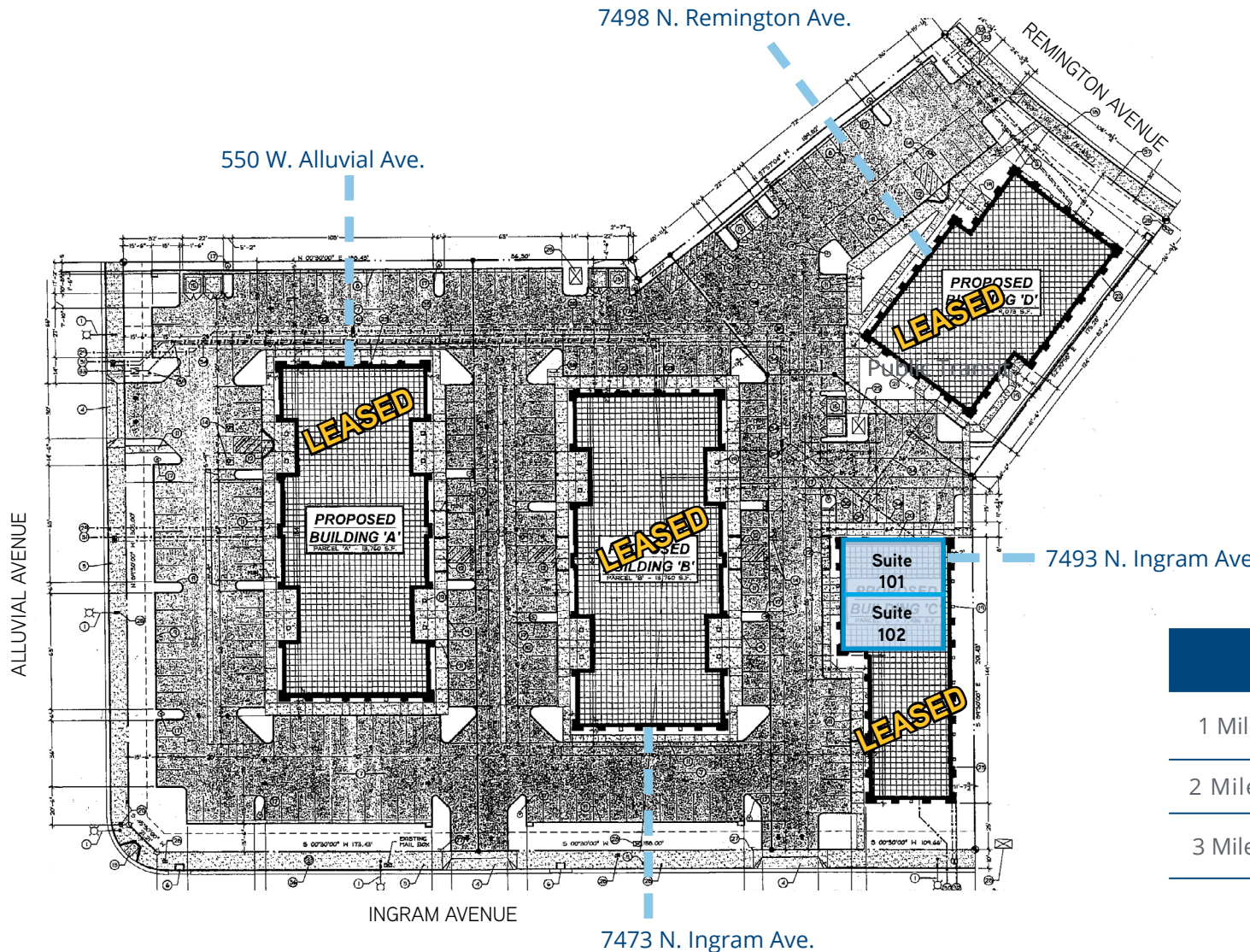
Parking



Accessibility



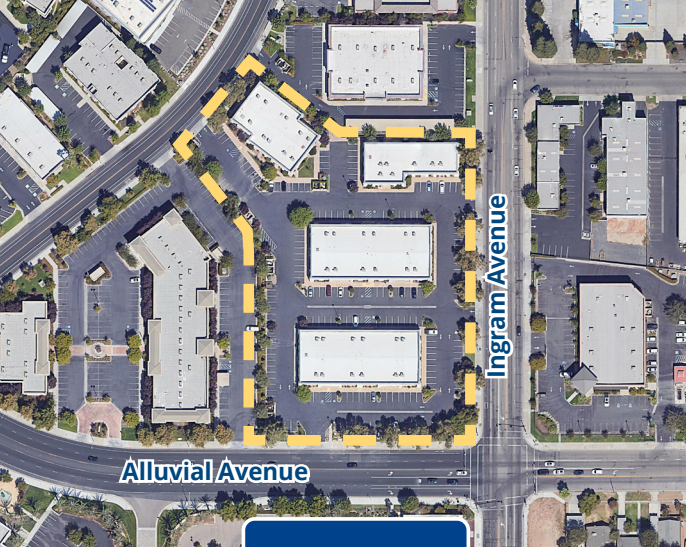
Single Story



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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