



**Premier Palm Bluffs
Location!**

7700 N. Palm Avenue
Last Remaining Space!

- 1st Floor - Approximately 5,183 rentable SF 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

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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 5,183 rentable square feet

The available space is a combination of shell space and existing space 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 5,183 SF Available
***SAMPLE PLAN* - Landlord will build to suit**

***This suite is a mixture of shell space and existing office space. It includes an abundance of windows and can be designed in a multitude of ways. ***

