



# OFFICE SPACE FOR LEASE

## 7576 N. Ingram Avenue

- Beautiful office project located in the Palm Bluffs Corporate Center
- Suite 103: Approximately 2,620 SF
- Highly visible location on Ingram Avenue with prominent monument signage
- Customizable floorplan with a large abundance of private offices

For Further Information Please Contact:

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*Russell G.*  
**Smith**  
*Inc.*

# 7576 N. Ingram Avenue

## Area

**7576 N. Ingram Avenue -**  
This project is conveniently located on Ingram Avenue, between Nees and Alluvial Avenues and provides convenient access to Highway 41. There is an abundance of nearby shopping and dining options in the River Park Shopping Center.

## Available

**Suite 103: Approximately 2,620 square feet**

## Lease Rate

**\$1.85 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.**



# 7576 N. Ingram Avenue Suite 103

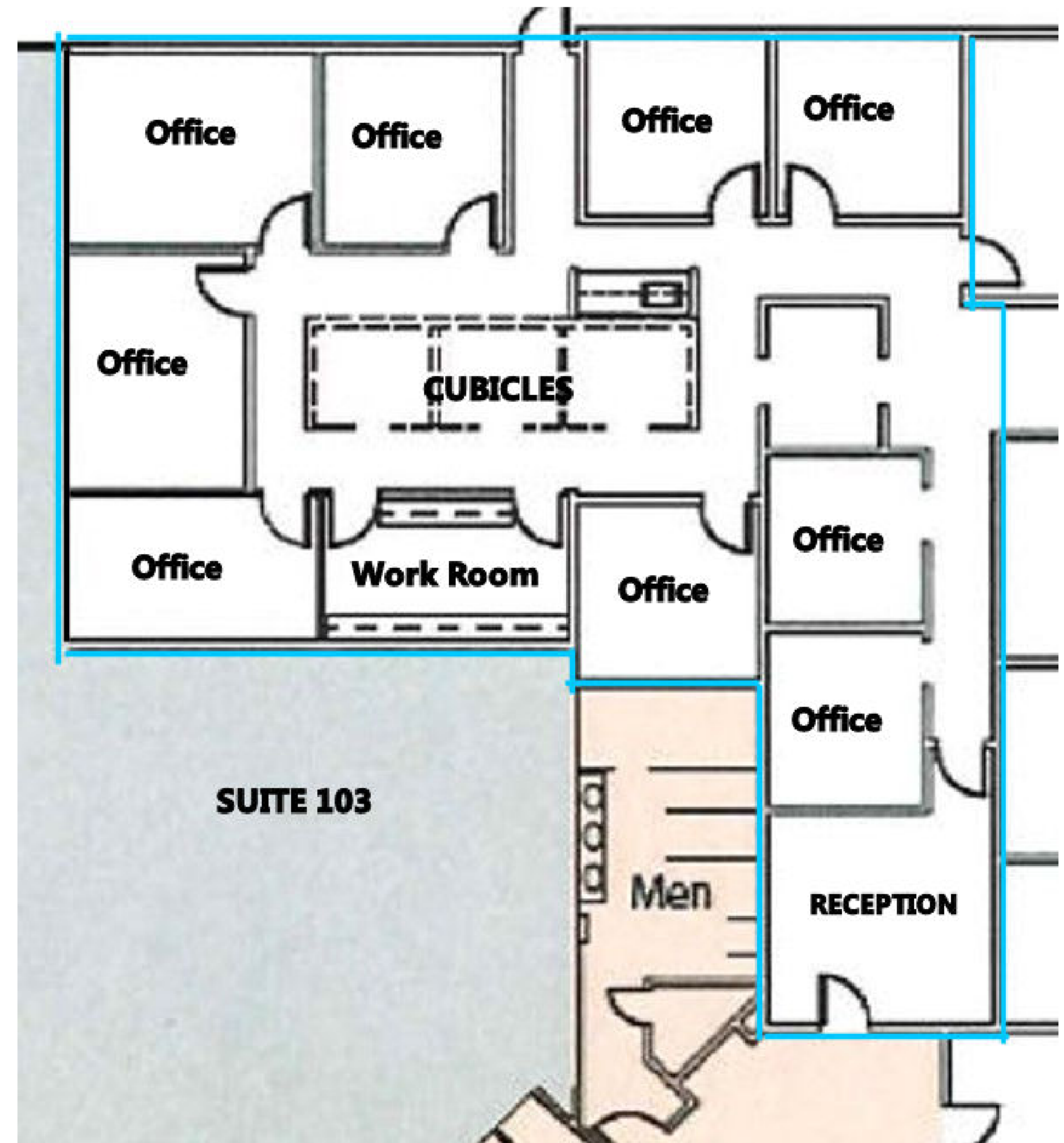
## Description

Suite 103 is approximately 2,620 rentable square feet

Located directly off the main lobby of the building. There are approximately nine(9) private offices, a work room, three (3) high-wall cubicles, and ample storage.

The efficient floorplan can be reconfigured in a multitude of ways to accommodate almost any user.

Landlord will provide a reasonable amount of Tenant Improvements for a qualified Tenant.



# 7576 N. Ingram Avenue Aerial

