



For Lease

Suite B:

\$1.97

PSF, Triple Net (NNN)

Contact us:

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7590 N. Colonial Ave. Fresno, California

Office Space and **Executive Office Space** Available for Lease | Within the Palm Bluffs

Property Summary

- Available: Suite B - ±1,895 RSF; Warm Shell Condition
- Lease Rate: Suite B - \$1.97 PSF, NNN
- Parking: Approximately 31 stalls
- Signage: Monument signage available
- Executive Offices: Four (4) private offices available with use of common area conference room, kitchen facilities, printing stations, and more.

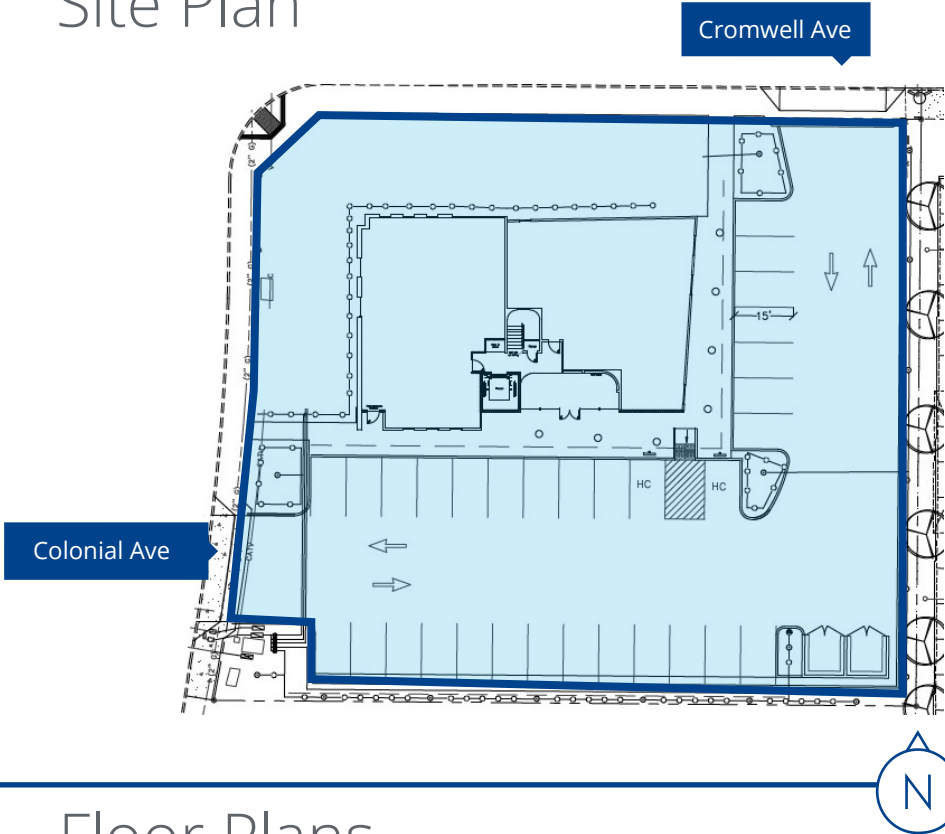
Lease rate is \$1,250 per month, full service, for each executive office!

This two-story Class "A" office building is conveniently located within the Palm Bluffs Corporate Center, and in close proximity to numerous restaurants, banking and retail amenities. The Property provides excellent access to Freeway 41.

Accelerating success.

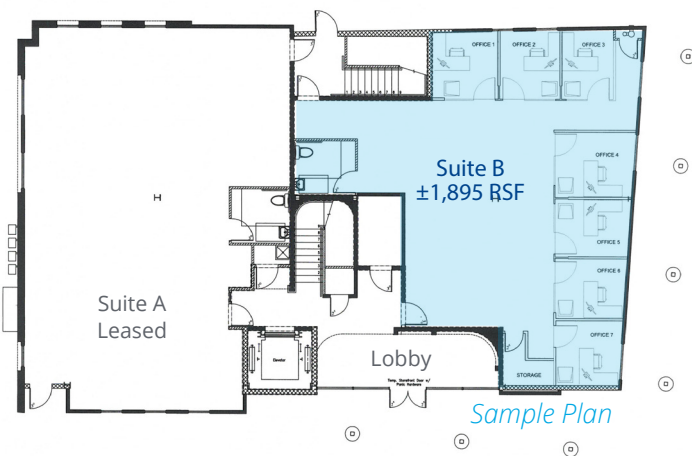
Property Drawings

Site Plan



Floor Plans

First Floor



Second Floor



Suite C
Executive Office Space
Available Here

7590 N. Colonial Avenue Fresno, CA

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Palm Bluffs Corporate Center

Office Space for Lease

Demographic Snapshot within a 15 minute drive



2022 Current Population
413,581



Avg. Household Income
\$94,280

Estimated Household Size
2.79

Median Age
34.0



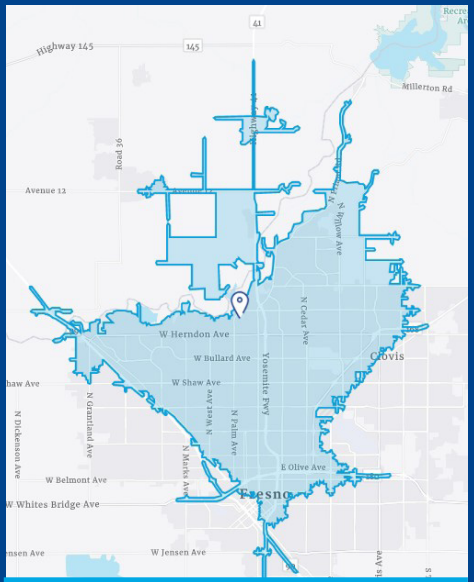
5 Yr Projected Population
415,796



Total Households
145,738

Educational Attainment
267,862

Daytime Population
443,584



15 Minute Drivetime Map

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