

6715 N. PALM AVENUE, SUITE 108

FRESNO, CALIFORNIA

OFFICE FOR SUBLEASE



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NORTH POINTE CENTER

LOCATION, VISIBILITY, AMENITIES

This Class “A” center has recently gone through a major renovation with new lobbies, restrooms, common areas, landscaping, and the addition of electric vehicle charging stations. Coupled with its premier location and visibility, North Pointe Center is one of the top office complexes in Fresno and has made a dedication to health, sanitization, innovation, and technology. This mixed-use complex has a wide variety of restaurants located in the center and fast casual dining options within short walking distance. The property is also located on the Herndon Avenue Expressway which lends itself easy access across the city.

- 2nd busiest corridor in Fresno with an average daily traffic count of approximately 100,000 cars/day
- In close proximity to Freeway 41
- Several restaurants and retail services within walking distance
- Secured subterranean parking and ample unreserved surface parking
- Tenant Improvements negotiable
- High income demographic location
- Adjacent to the Palm Bluffs Corporate Center





6715 N. PALM AVENUE, SUITE #108

Position your business in Northpointe Center, a well-established office campus in the heart of North Fresno. Suite #108 offers a professional work environment with convenient access to Highway 41, abundant parking, and close proximity to River Park, Fig Garden Village, and a wide variety of dining and retail amenities.

Sublease Rate: **\$1.60/sf/mo/NNN**

Available Space: **±6,055 RSF**

Lease Expiration: **March 31, 2028**

NNN's: **\$0.72/sf/mo.**

Year Built: **1992**

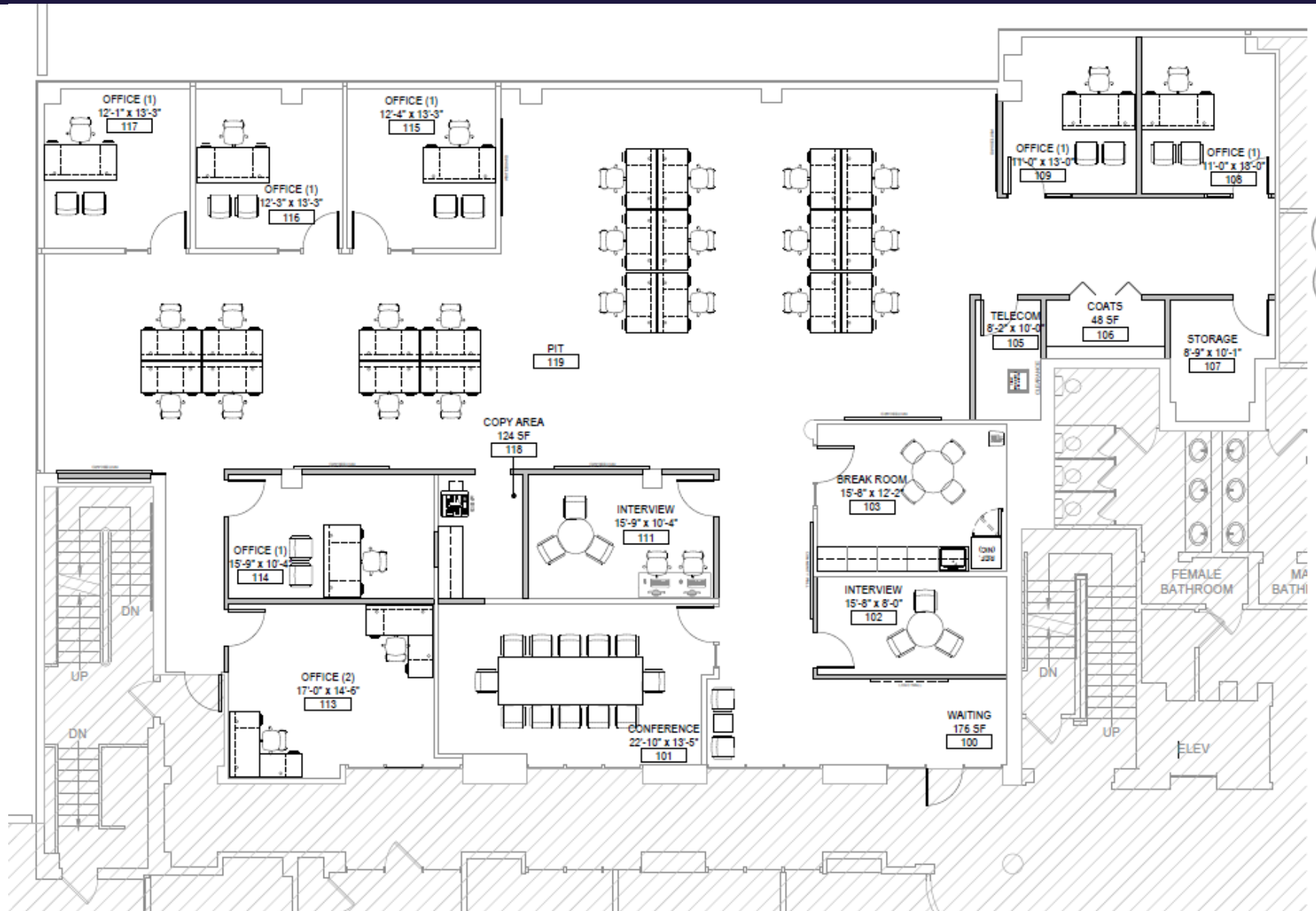
Stories: **2 plus basement**

- Excellent North Fresno Location
- Ample On-site Parking
- Built out Class A Office Space
- Furniture available at no cost
- Move in Ready

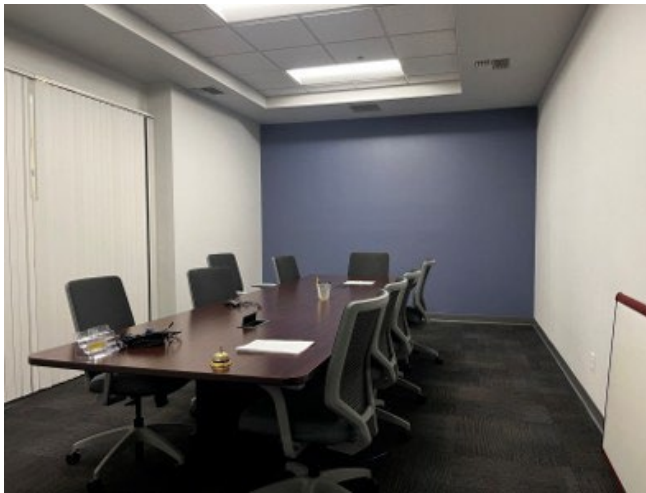
AERIAL – SITE PLAN



FLOOR PLAN



SUITE PHOTOS





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