



For Lease

Suite B:

\$1.97

PSF, Triple Net (NNN)

Contact us:

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7485 N. Palm Avenue, #110
Fresno, California 93711
P: +1 559 221 1271
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7590 N. Colonial Ave. Fresno, California

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

Property Summary

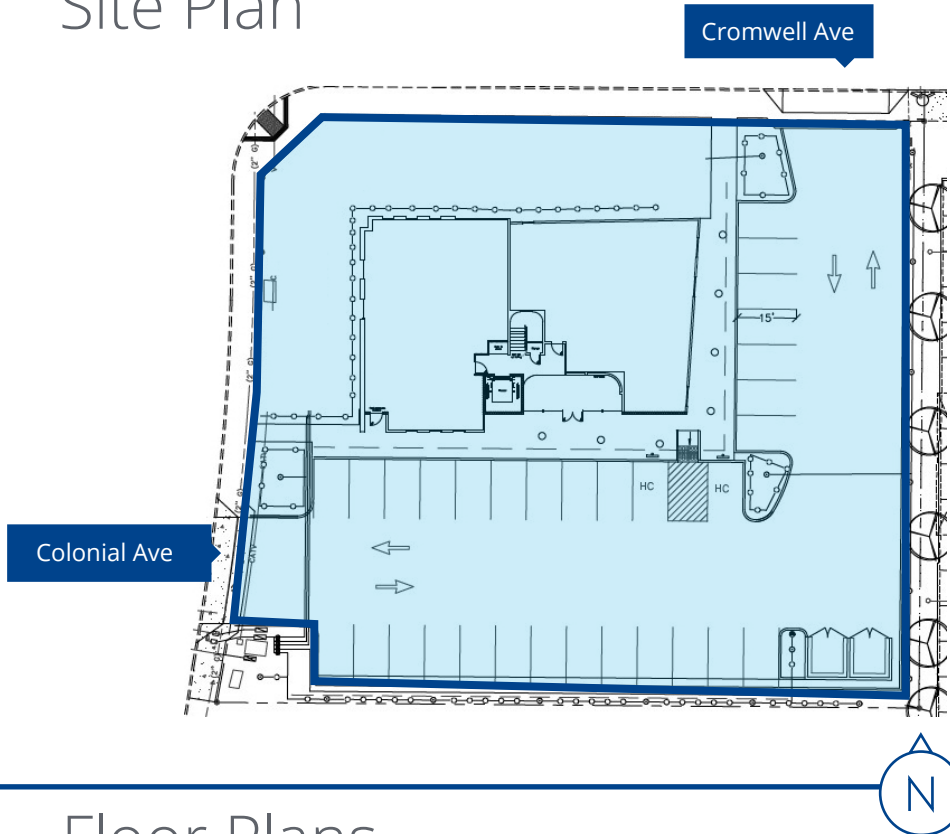
- Available: Suite A - ±2,041 RSF
- Lease Rate: \$2.00 PSF, NNN
- Parking: Approximately 31 stalls
- Signage: Monument signage available
- Tenant Improvements: Negotiable
- Executive Offices: Four (4) private offices available with use of common area conference room, kitchen facilities, printing stations, 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.

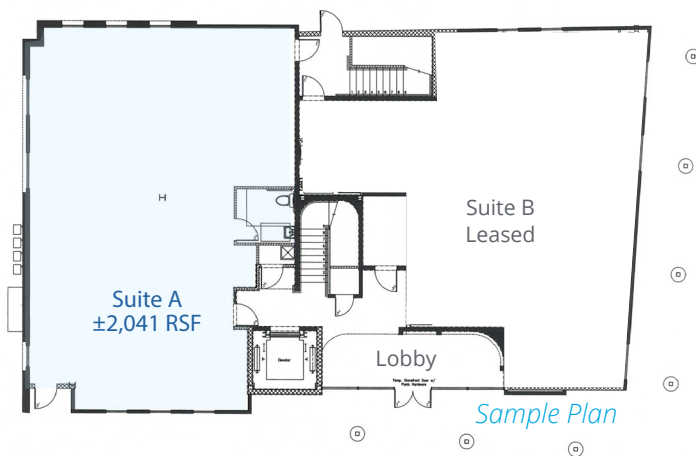
Property Drawings

Site Plan

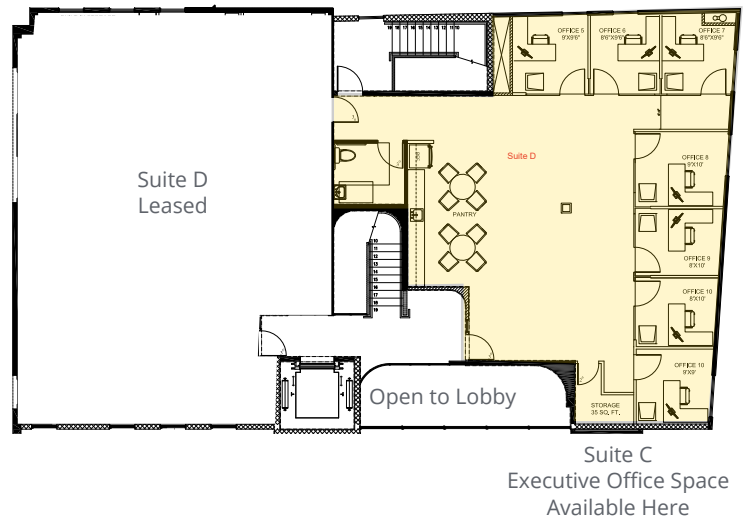


Floor Plans

First Floor



Second Floor



7590 N. Colonial Avenue **Fresno, CA**

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Office Space for Lease

Demographic Snapshot within a 15 minute drive



2022 Current
Population
413,581



Avg. Household
Income
\$94,280



5 Yr Projected
Population
415,796



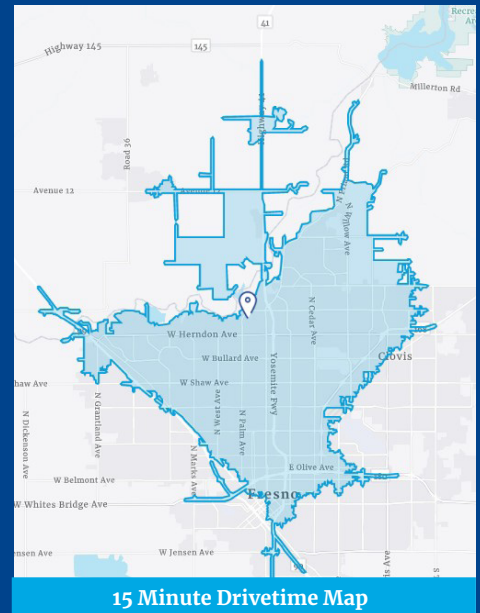
Total
Households
145,738

Estimated Household Size
2.79

Median Age
34.0

Educational Attainment
267,862

Daytime Population
443,584



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