



# Office Space For Lease

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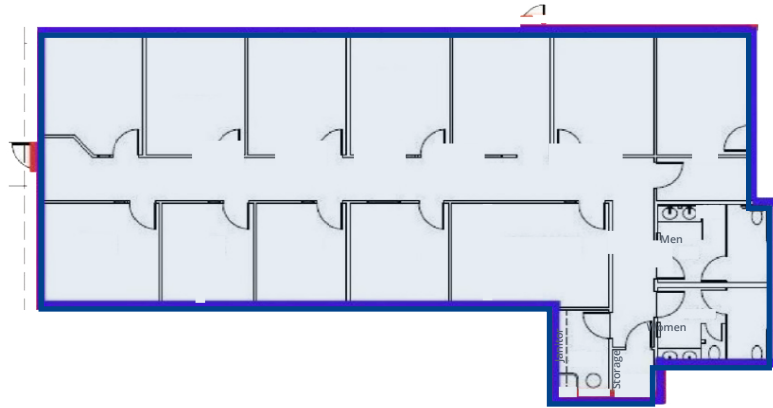
## 7475 - 7485 N. Palm Ave. Fresno, California

### Property Highlights

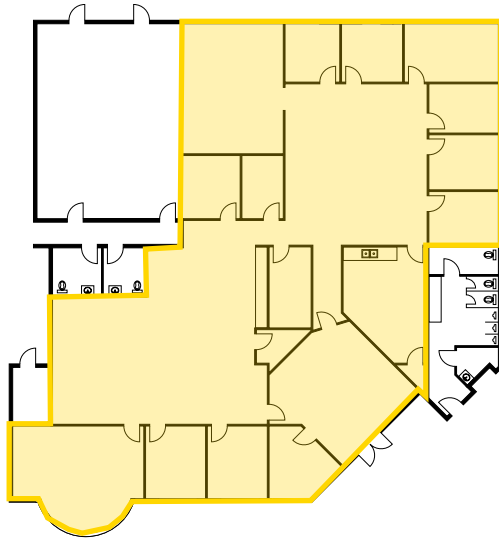
- Prime Office Space, located within the Palm Bluffs Corporate Center
- Excellent access to Freeways 41 & 99
- Covered parking and controlled, gated access for after hours security
- Numerous banking, restaurant and retail amenities nearby
- Building fascia and/or monument signage available for qualified tenants.

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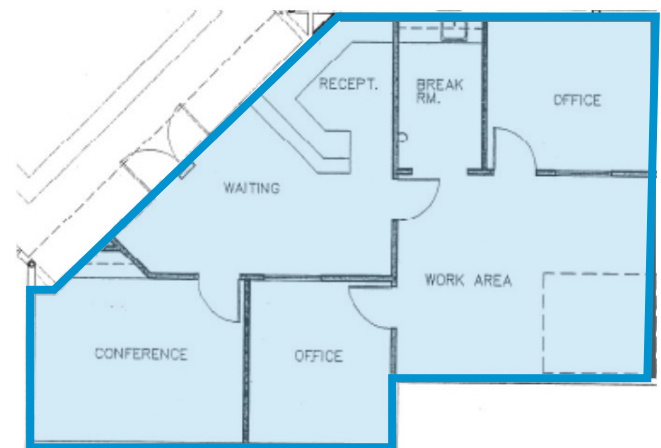
7475 N. Palm Avenue Suite 106 | ±3,215 RSF



7485 N. Palm Avenue Suite 101 | ±5,418 RSF



7485 N. Palm Avenue Suite 100 | ±1,153 RSF



### Available:

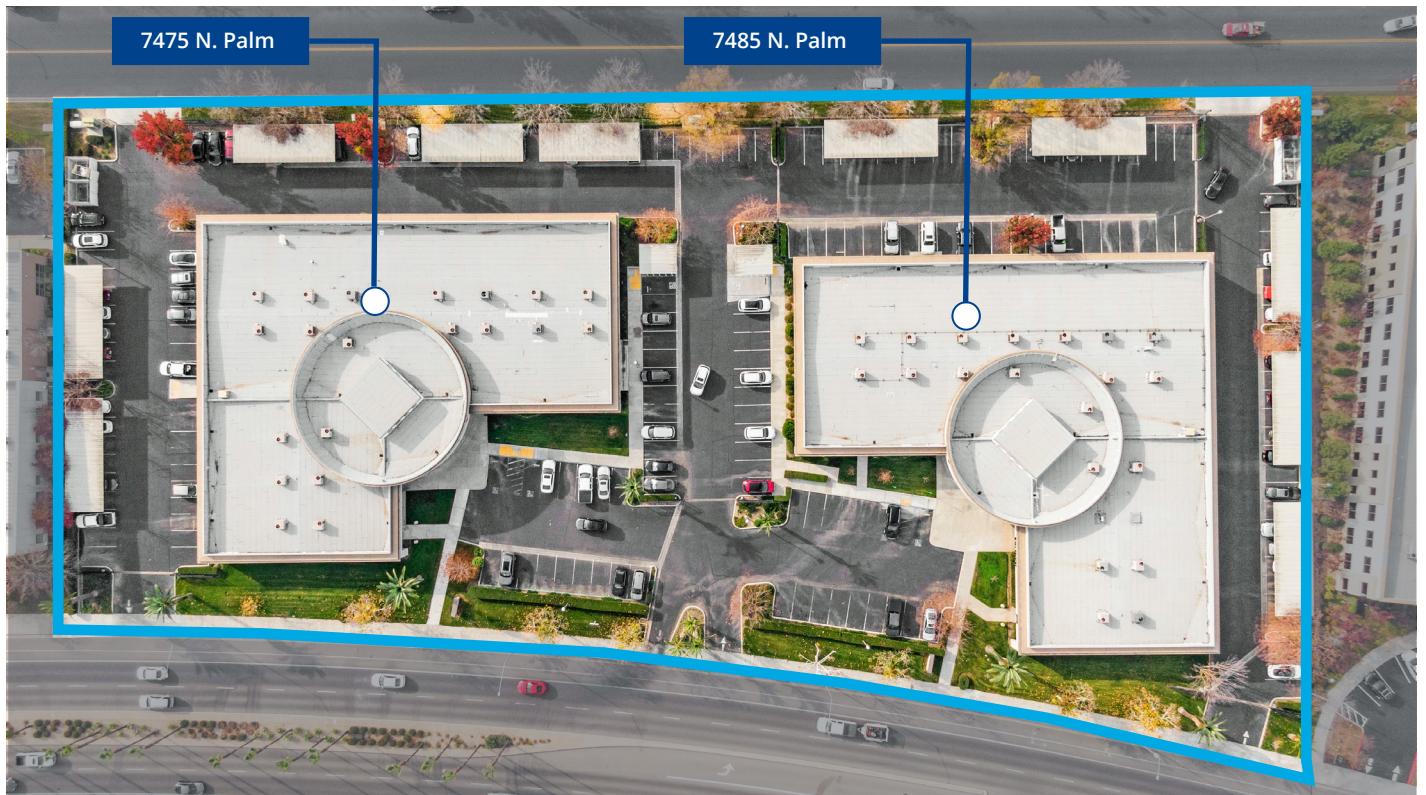
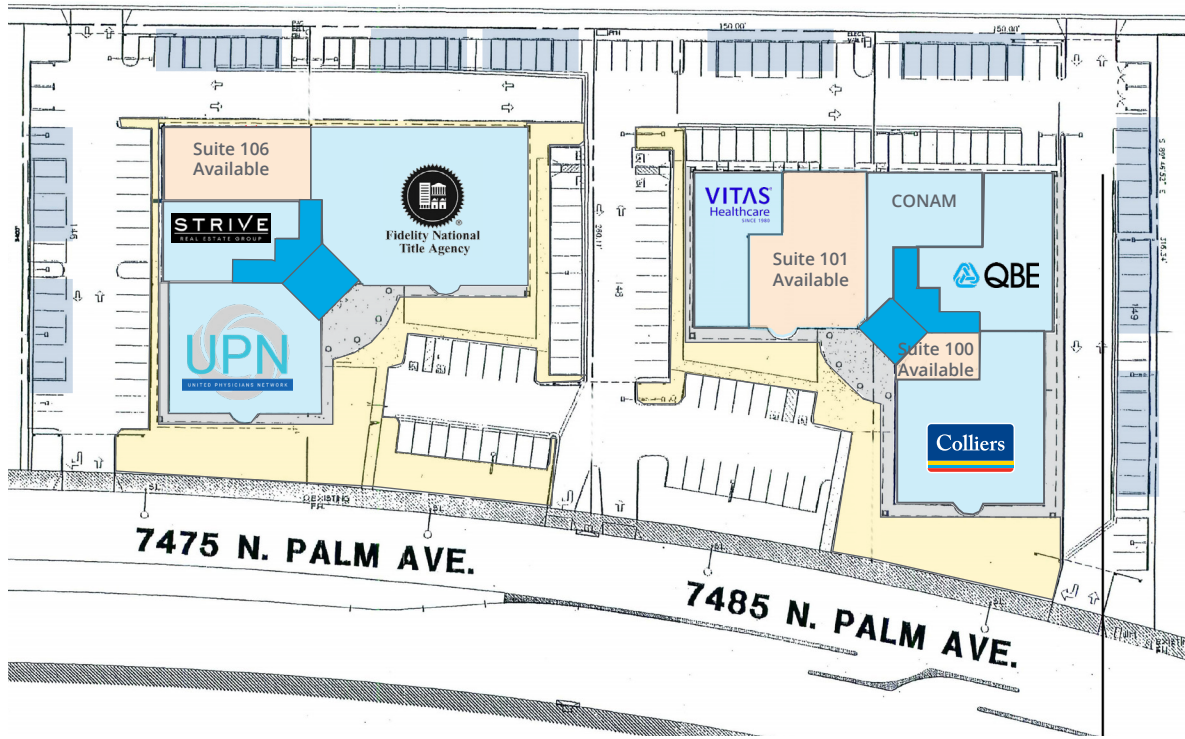
7475 N. Palm Suite 106	<b>Approximately 3,215 RSF</b> Space includes a reception area, up to 11 private offices, conference room, storage and private restrooms. Lease Rate: \$1.85 PSF, per month, NNN
7485 N. Palm Suite 101	<b>Approximately 5,418 RSF</b> Space includes multiple private offices, break room, open areas, conference room and reception/waiting area. Lease Rate: \$1.85 PSF, per month, NNN
7485 N. Palm Suite 100	<b>Approximately 1,153 RSF</b> Space includes 2 private offices, conference room, break room, open work area and reception/waiting area. Available 4/1/2026. Lease Rate: \$1.95 PSF, per month, NNN

# Property Site Plan



7475 - 7485 N. Palm Ave. | Fresno, CA

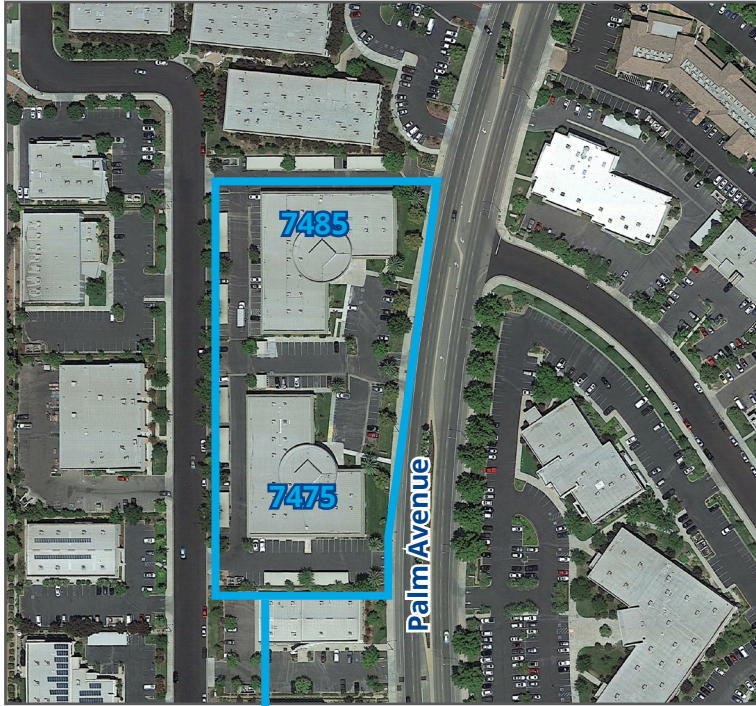
## PALM BLUFFS



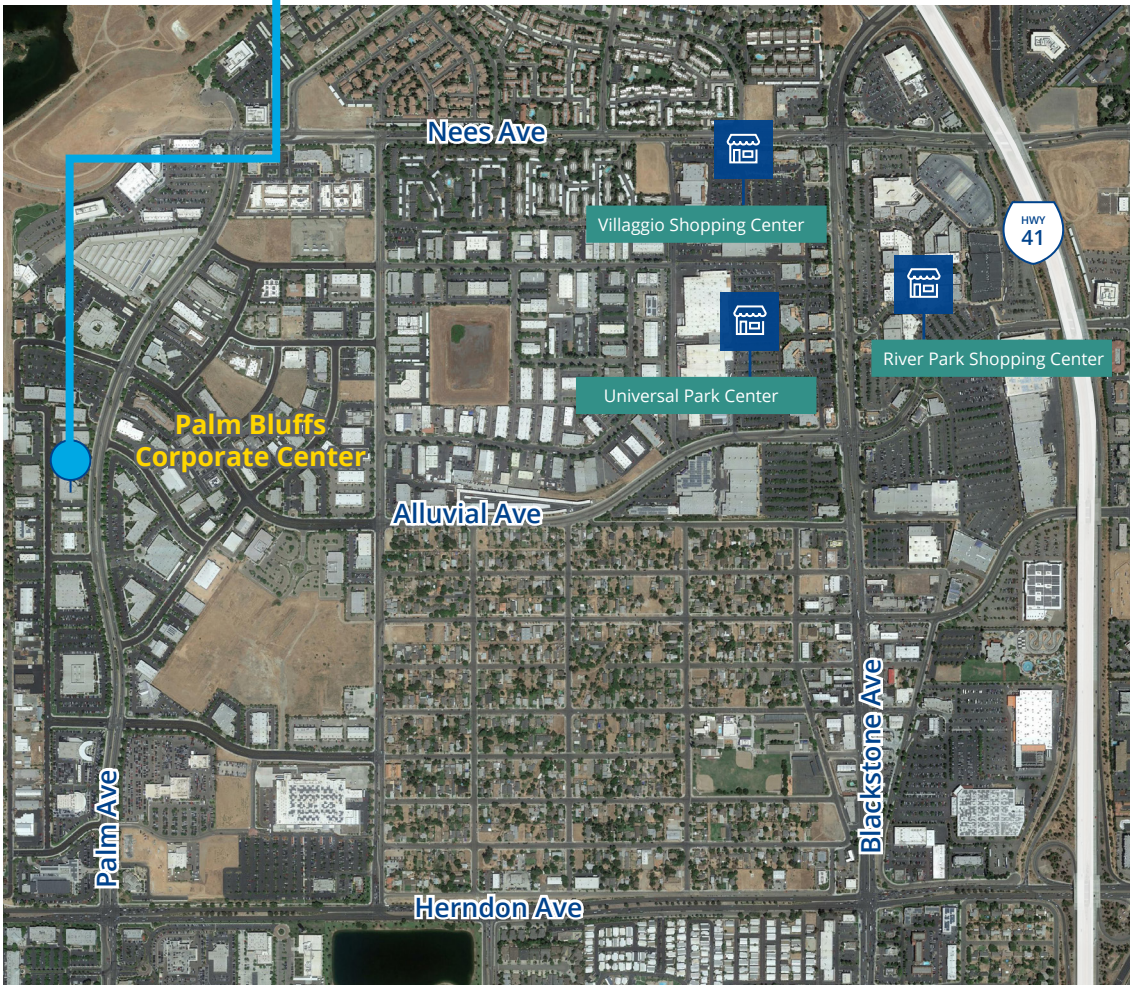
# Property Aerial

7475 - 7485 N. Palm Ave. | Fresno, CA

# Office Space for Lease



General Lobby Area



**River Park Shopping Center**

- |           |                       |          |
|-----------|-----------------------|----------|
| Target    | Dick's Sporting Goods | Best Buy |
| Petsmart  | Ashley Furniture      | Tilly's  |
| Starbucks | P.F. Changs           | Macys    |
| REI       | Ruth's Chris          | H&M      |
| Old Navy  | Yard House            | Michaels |
| Marshalls | Buy Buy Baby          | Mimi's   |

**Villaggio Shopping Center**

- |                |                   |          |
|----------------|-------------------|----------|
| Ulta           | Total Wine & More | DSW      |
| Carters        | Homegoods         | Pismo's  |
| Kirklands      | Barnes & Noble    | Lazy Dog |
| Nordstrom Rack |                   |          |

**Universal Park Center**

- |         |               |           |
|---------|---------------|-----------|
| Lowe's  | Sam's Club    | Panda     |
| BevMo   | Red Robin     | Togo's    |
| Verizon | Famous Dave's | MOD Pizza |

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