



7700 N. Palm Avenue
AVAILABLE NOW

- 1st Floor - Approximately 3,236 and 1,637 rentable SF available
- 2nd Floor - Approximately 12,914 rentable SF available
- Class "A", multi-story office building totaling approximately 42,166 SF
- Prominent Palm Avenue visibility at the NE corner of Palm and Fallbrook Avenues - Located in Palm Bluffs Corporate Center
- Tenant Improvements negotiable

Proudly Offered by:

Justin Tancredi
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Russell G.
Smith
Inc.



**7700 N. Palm Avenue
Fresno, CA 93711**

LOCATION: 7700 N. Palm Avenue

AREA: This high-visibility project is located on the northeast corner of Palm and Fallbrook Avenues in the Palm Bluffs Corporate Center.

AVAILABLE: 1st Floor, Suites tbd: Approximately 3,236 rentable and 1,637 rentable SF available

2nd Floor, Suite 206: Approximately 12,914 rentable SF available

**NOTES: * Suite 206 is currently fully furnished and in move-in condition. *
Existing furnishings may be available for lease or purchase.**

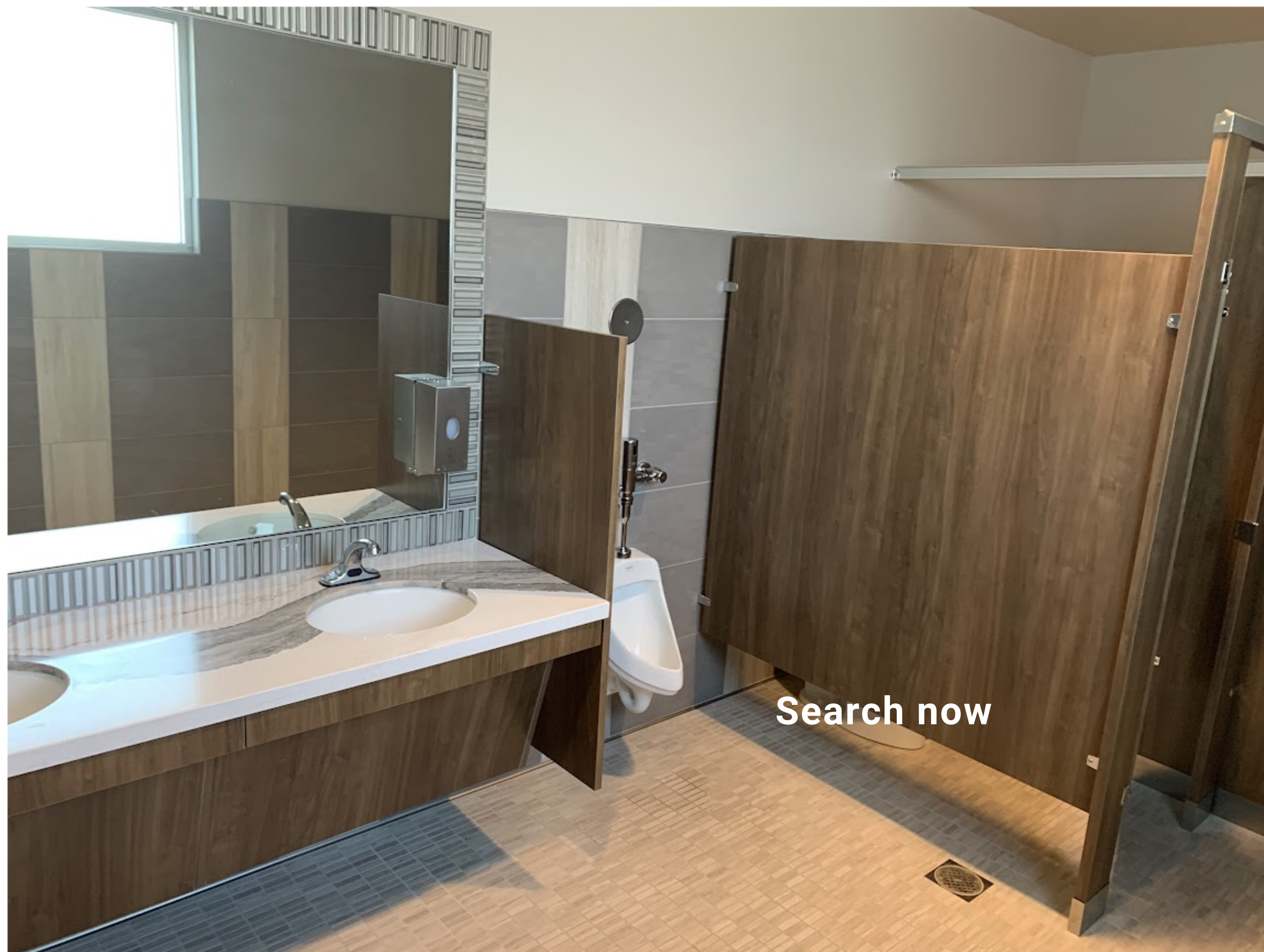
LEASE RATE: \$2.35 per square foot per month, NNN. 3% annual increases

IMPROVEMENTS: Negotiable

PARKING: Approximately 5 stalls per 1,000 useable square foot, including covered

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Interior Photos



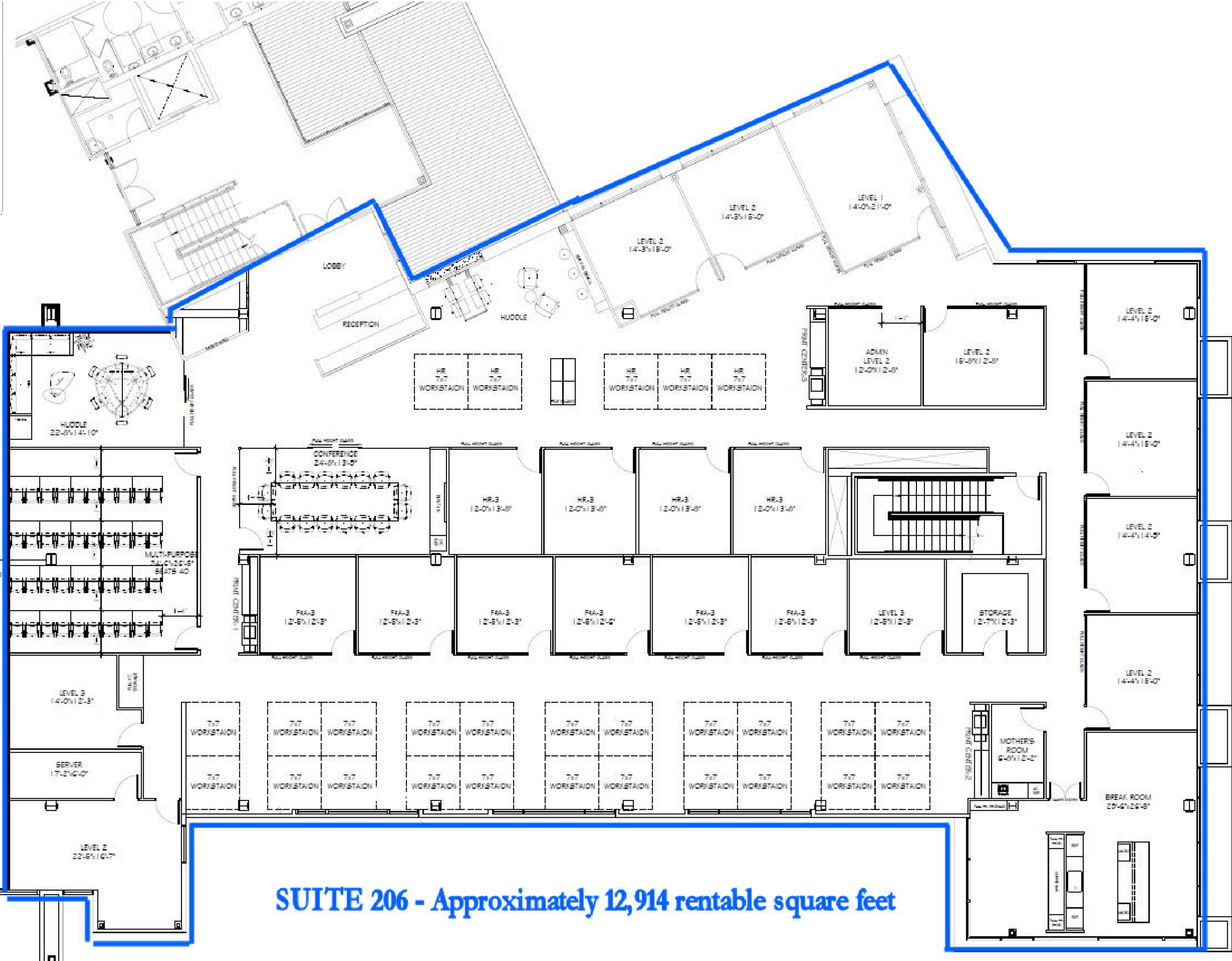
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Suite 206 interior photos



7700 N. Palm Ave. - 2nd floor - Suite 206

Approx. 12,914 rentable square feet



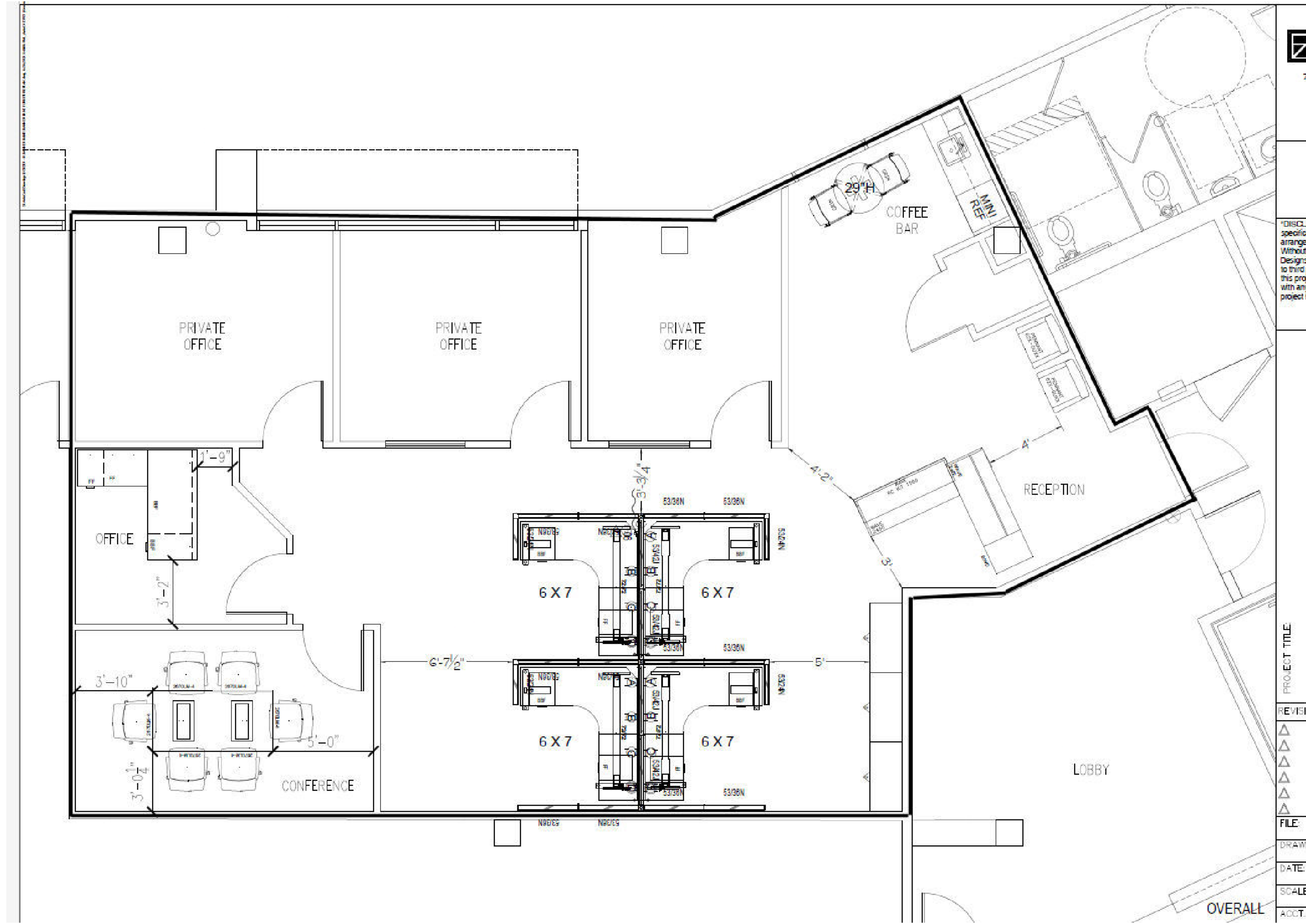
SUITE 206 - Approximately 12,914 rentable square feet

We assume the information contained to be correct. It is obtained from sources which we regard as reliable, but assume no liability for errors or omissions

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1st Floor - Approximately 1,637 SF Available

SAMPLE PLAN - Landlord will build to suit



7700 N. Palm Avenue, Fresno, CA 93711
1st Floor - Approximately 3,236 SF Available
SAMPLE PLAN - Landlord will build to suit

