



Office Space For Lease

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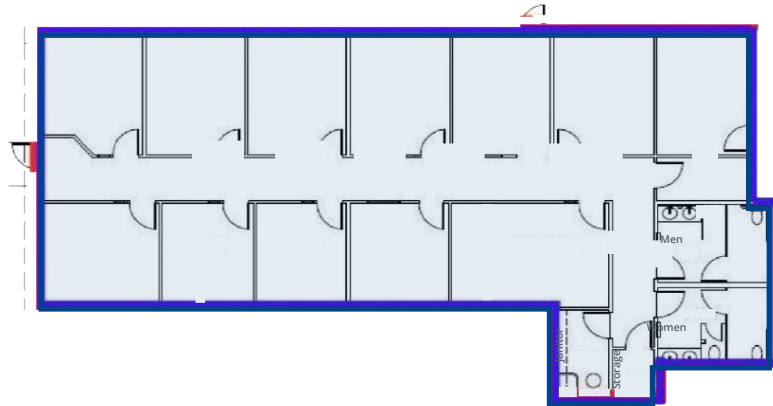
7475 - 7485 N. Palm Ave. Fresno, California

Property Highlights

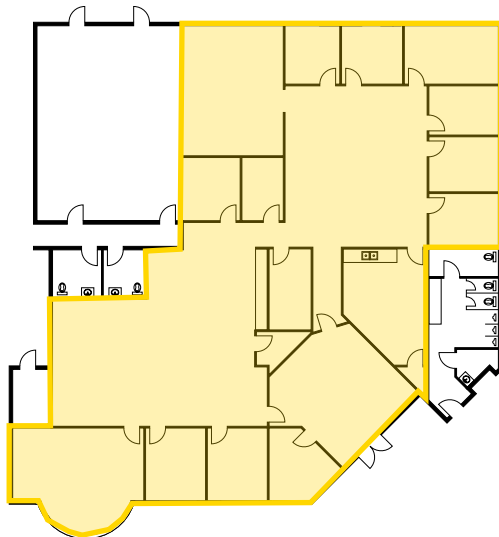
- Prime Office Space, located within the Palm Bluffs Corporate Center
- Excellent access to Freeways 41 & 99
- Covered parking and controlled, gated access for after hours security
- Numerous banking, restaurant and retail amenities nearby
- Building fascia and/or monument signage available for qualified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

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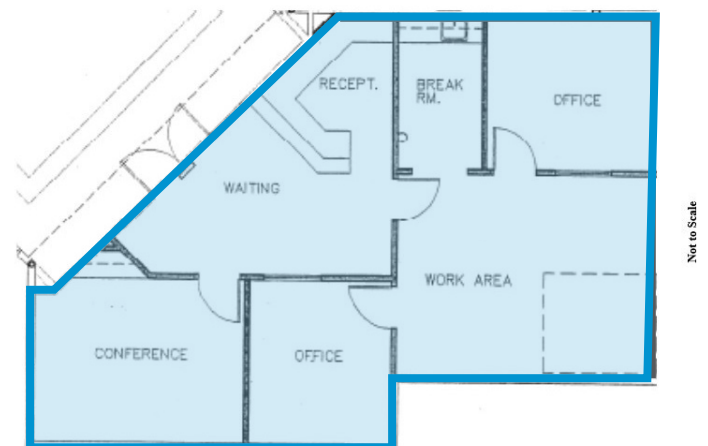
7475 N. Palm Avenue Suite 106 | ±3,215 RSF



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



7485 N. Palm Avenue Suite 103 | ±1,153 RSF



Available:

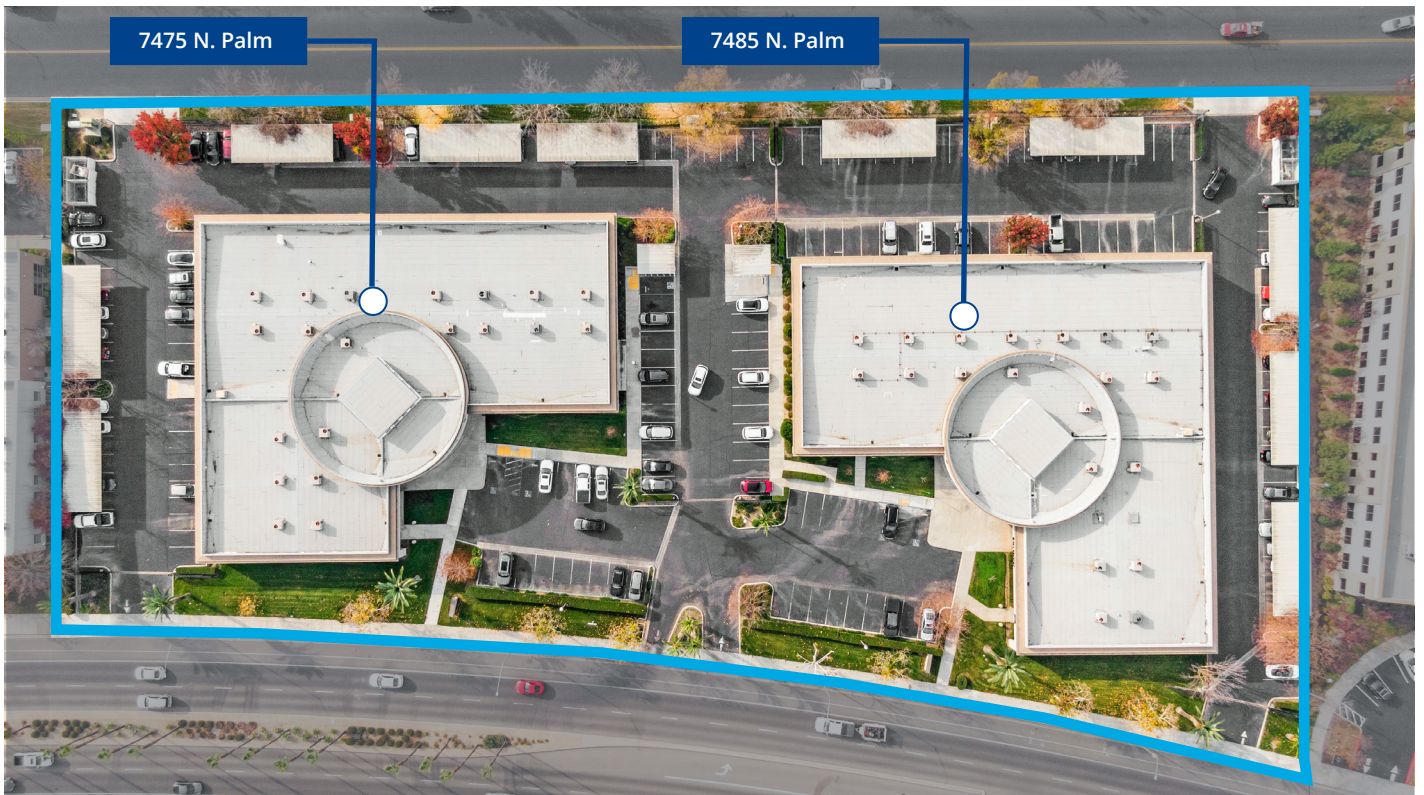
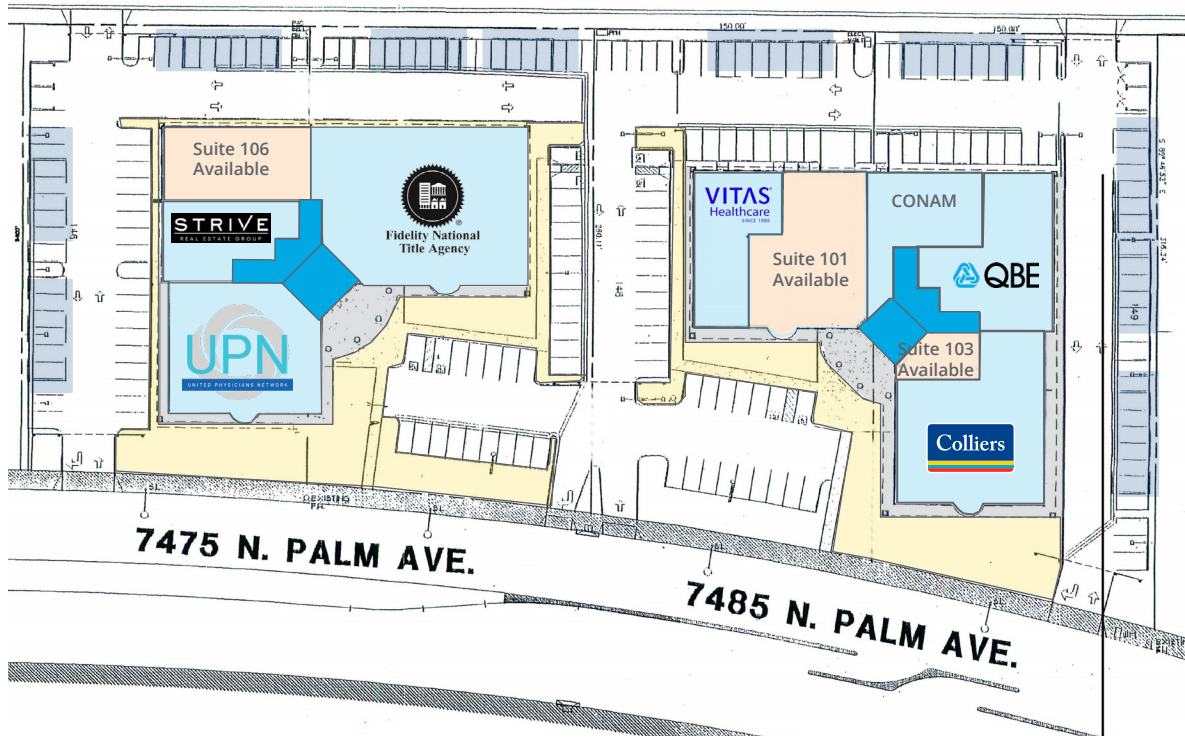
7475 N. Palm Suite 106	Approximately 3,215 RSF Space includes a reception area, up to 11 private offices, conference room, storage and private restrooms. Lease Rate: \$1.85 PSF, per month, NNN
7485 N. Palm Suite 101	Approximately 5,418 RSF Space includes multiple private offices, break room, open areas, conference room and reception/waiting area. Lease Rate: \$1.85 PSF, per month, NNN
7485 N. Palm Suite 103	Approximately 1,153 RSF Space includes 4 private offices, 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



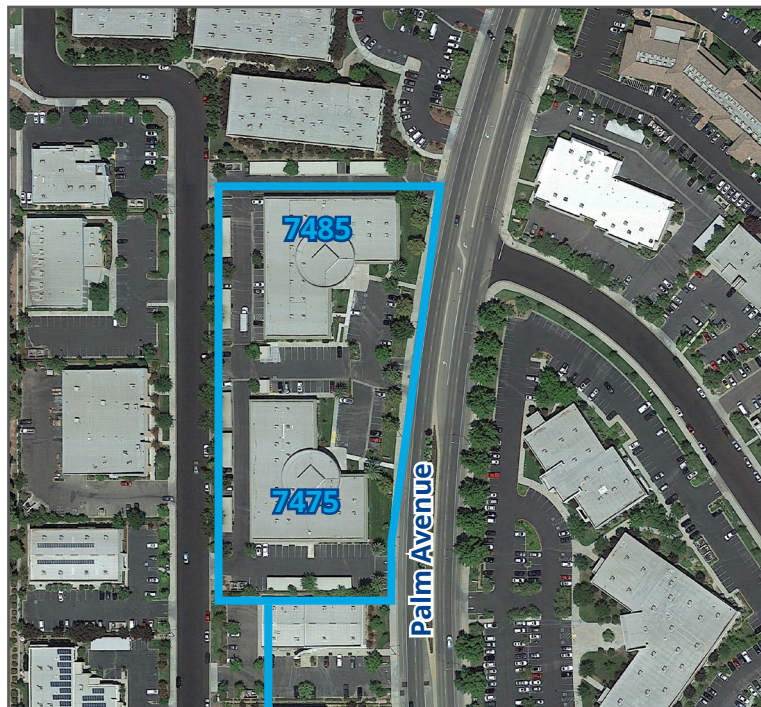
PALM BLUFFS



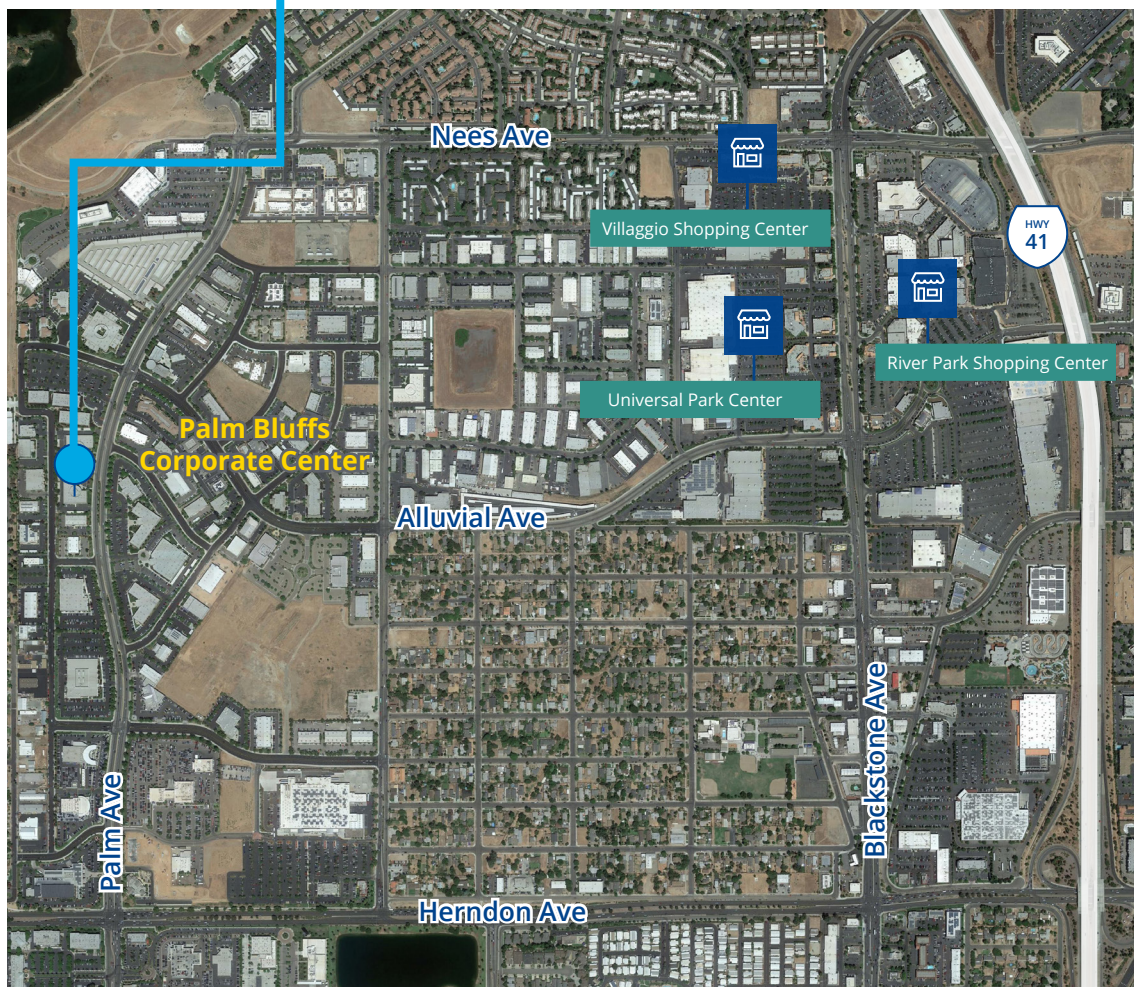
Property Aerial

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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