



## **Palm Bluffs Office Space**

**7625 N. Palm Avenue  
Suite 106 and 108**



- Up to 32,258 square feet available
- Excellent large user opportunity
- Located on the northwest corner of Palm and Alluvial Avenues.
- Building signage available visible from Palm Avenue.
- Landscaped central atrium provides additional windows and views.
- Aggressive Lease Incentives Available

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### **For Further Information Please Contact:**

**GARRY OWENS** CA DRE#: 00800036  
**JUSTIN TANCREDI** CA DRE#: 01372876  
**Russell G. Smith, Inc**  
**(559) 449-2424**



**Palm & Alluvial Corner**



**North View**



**Palm Avenue View**

**FOR LEASE**  
**Palm Bluffs Office Space**

**7625 N. Palm Avenue  
Fresno, California**

**LOCATION:** 7625 N. Palm Avenue.

**AREA:** Palm Bluffs Corporate Center – Located on the Northwest corner of Palm and Alluvial Avenues

**AVAILABLE:** Suite 106 - Approx. 24,380 Square feet  
Suite 108 - Approx. 7,878 Square Feet

Suite 106 is available July 1, 2011 and Suite 108 is available immediately.

**LEASE RATE:** \$1.65 per square foot per month, Gross.

Tenant is responsible for utilities and janitorial services. 3% annual escalations.

**IMPROVEMENTS:** Both Suites are in turn-key condition, however additional Tenant Improvements are available.

**PARKING:** 6 stalls per 1,000 rentable square foot, including covered.

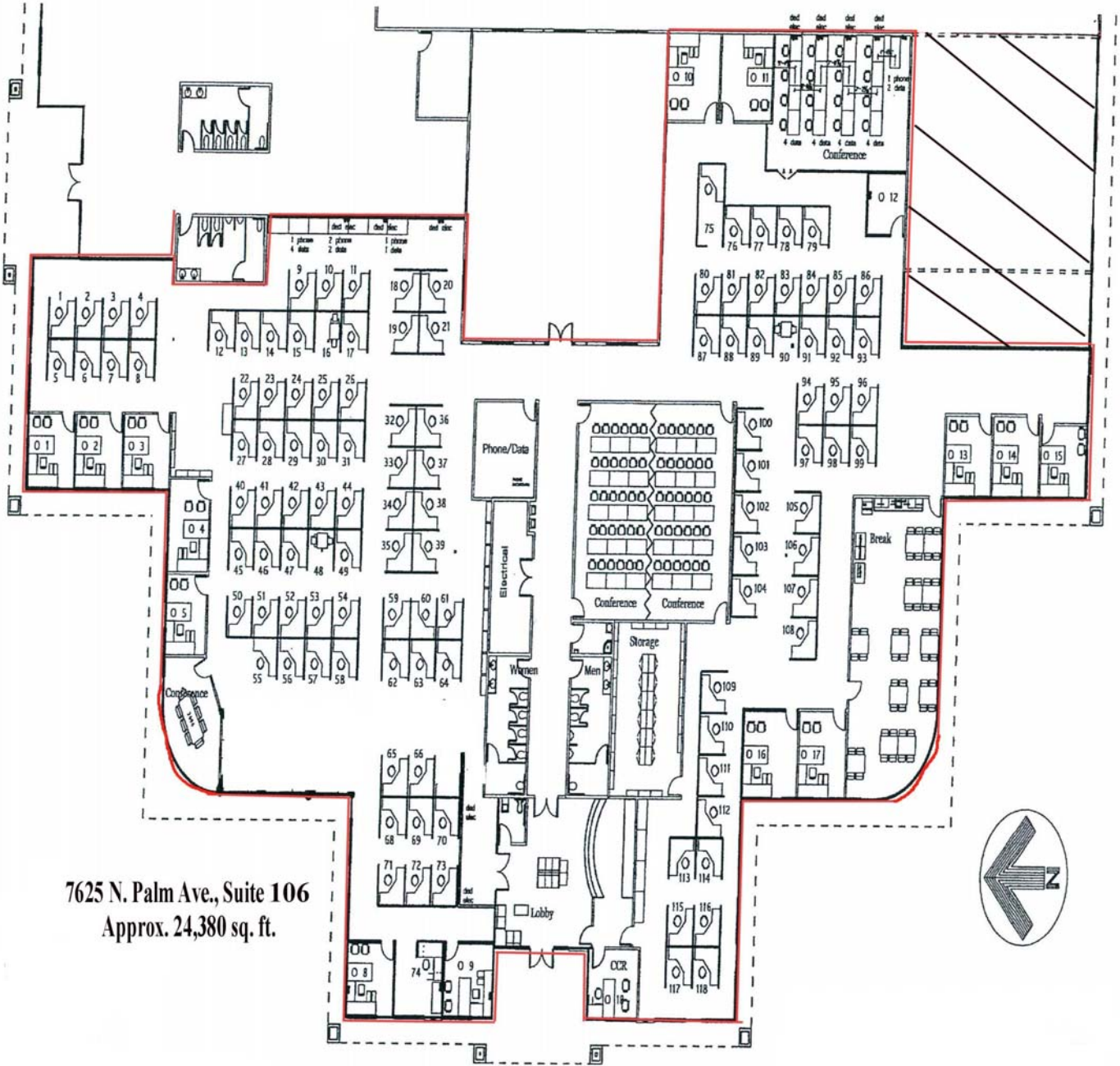
**SIGNAGE:** Highly visible eyebrow signage is available on the building fascia facing Palm Avenue and above Tenant's entry door.

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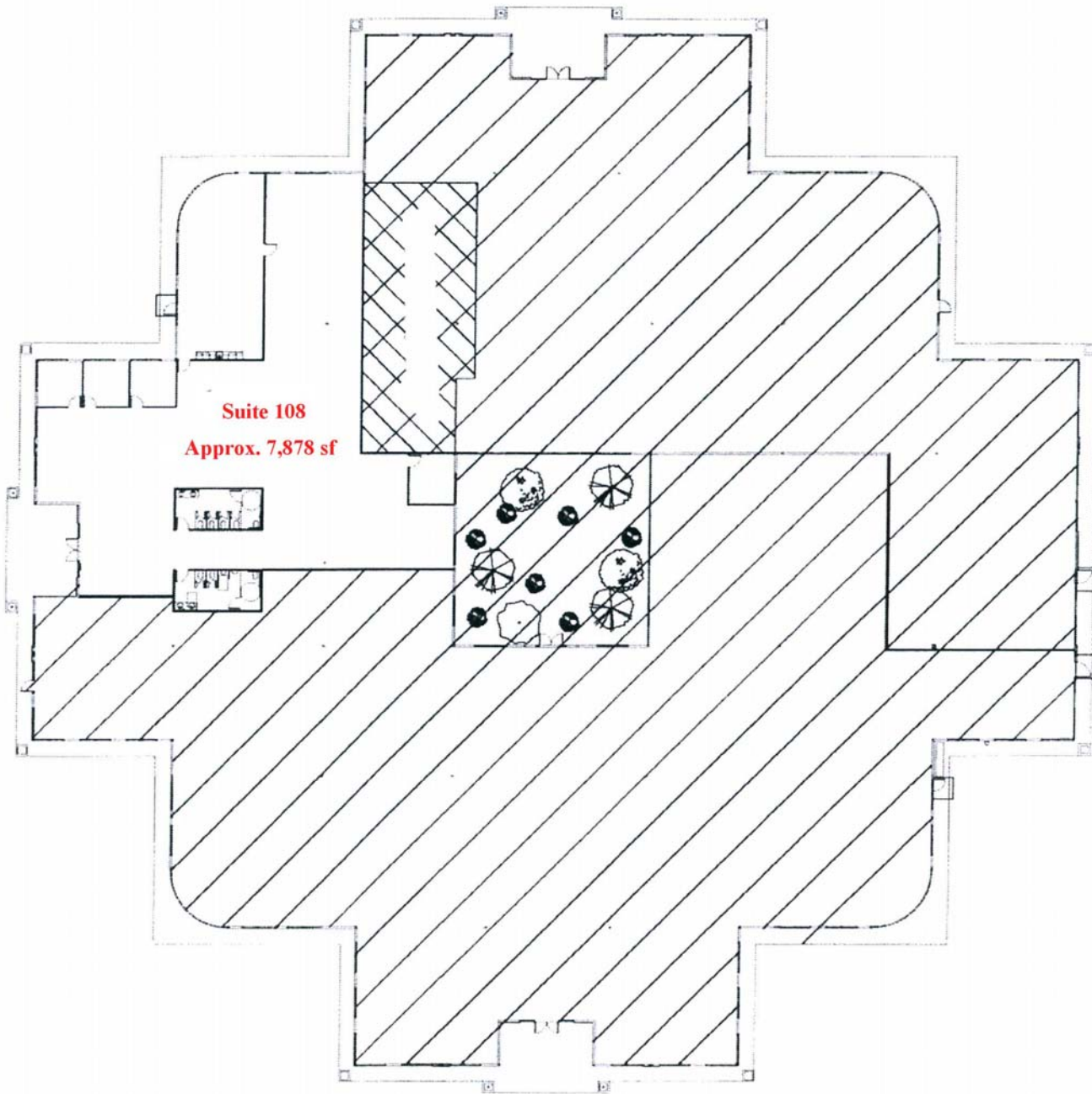
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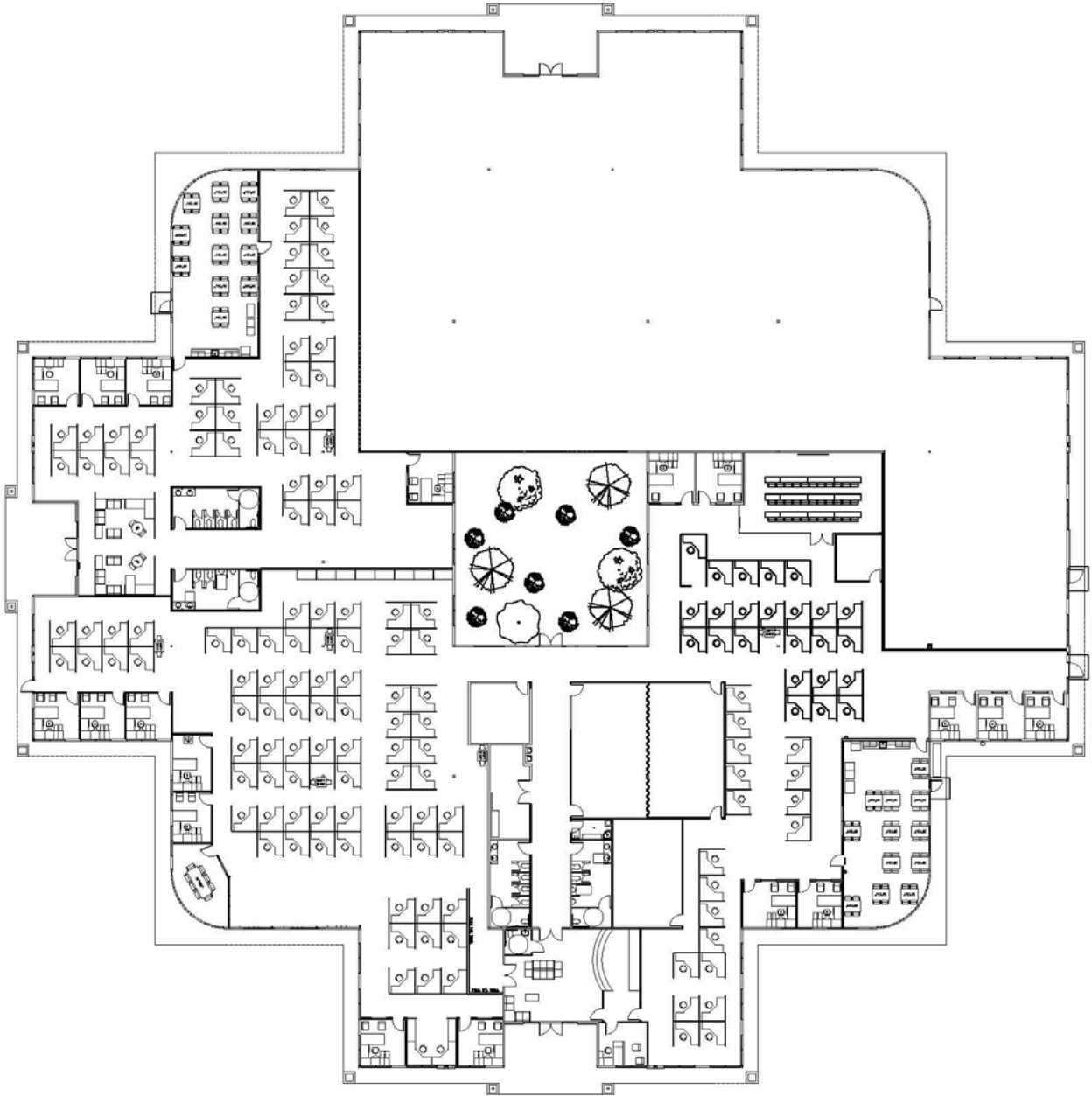
**FLOOR PLAN – SUITE 106**



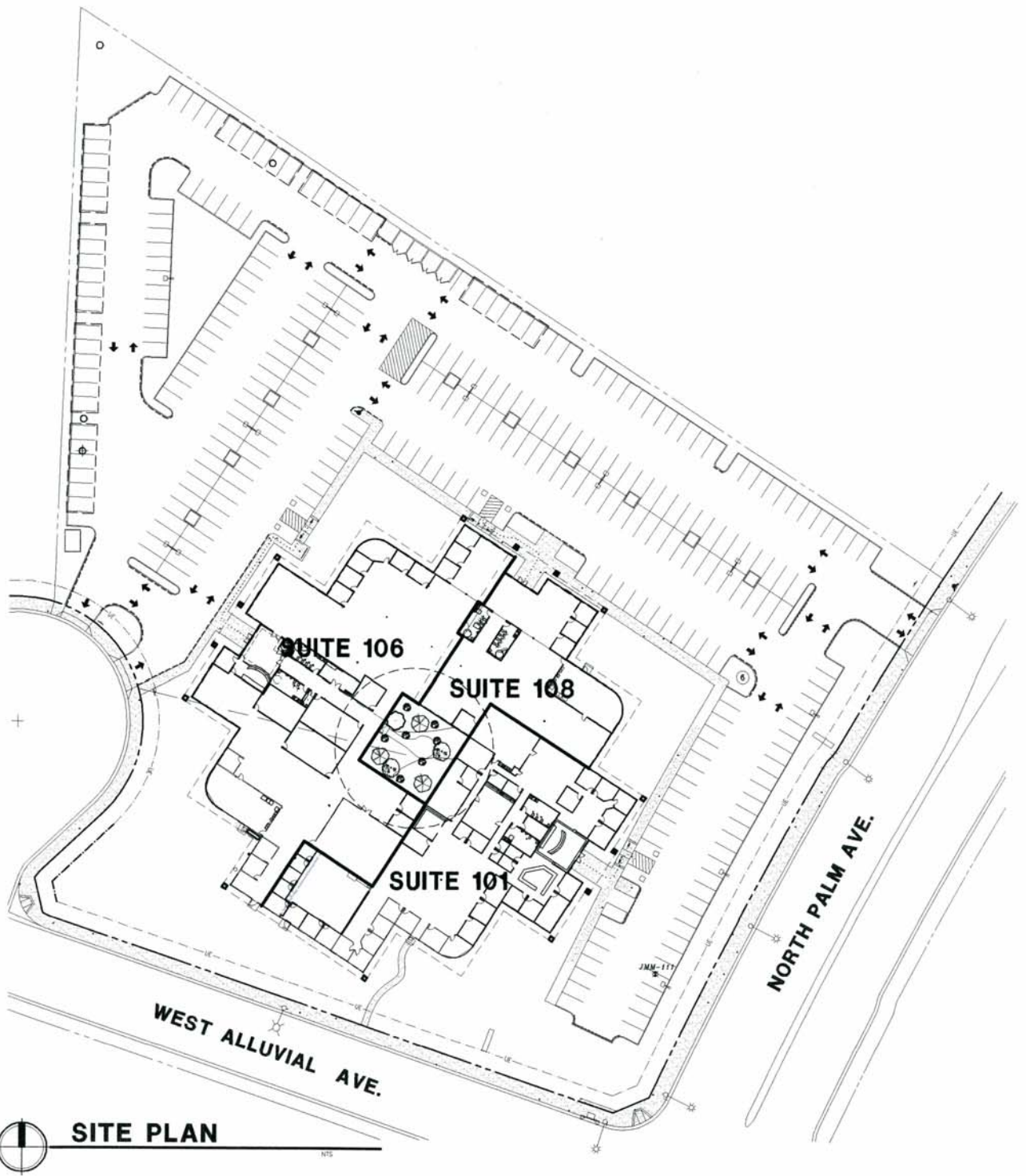
**SUITE 108 FLOORPLAN**



**SUITE 106/108 COMBINED FLOOR PLAN**



**SITE PLAN**



**SITE PLAN**



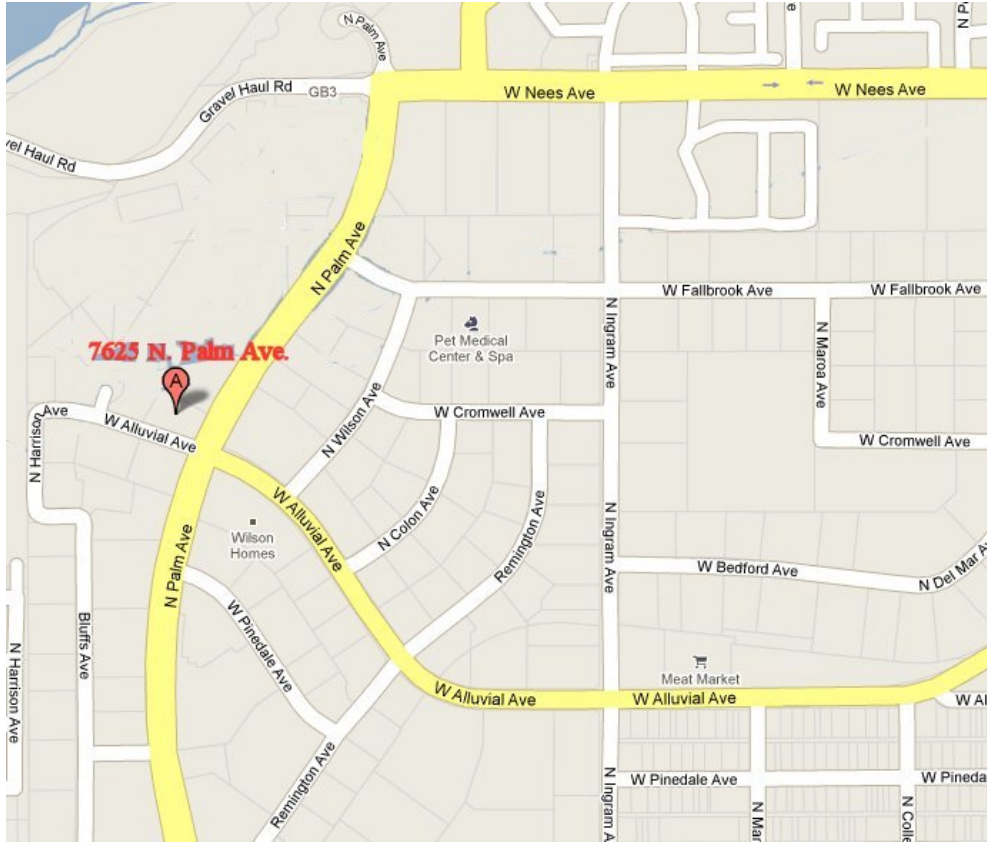
**RON MAZZEO  
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**SITE PLAN**

**7625 N. PALM**  
FRESNO, CALIFORNIA

**MAP VIEW**



**AERIAL VIEW**

