

FOR LEASE

North Pointe Center
6715 & 6795 N. Palm Ave.
Fresno, CA

Class "A" Office Space

Located on the Southwest corner of Palm and Herndon Avenues, the two main thoroughfares in Fresno. North Pointe Center is within close proximity to Freeway 41 and is surrounded by numerous restaurants and various retail shopping services within walking distance from the property, including Palm Bluffs Corporate Center.

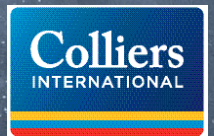
Building Amenties

- Signage Available on Building Front
- Secured Subterranean Parking Available (a Rare Amenity in Fresno), in Addition to Unreserved Surface Parking
- Several Restaurants and Retail Services are Located in North Pointe Center Including Bar Method, Parma, Bella Pasta, Pinot's Pallet, Cracked Pepper, Fringe Salon, Tabachines Cocina and Tamari Robotayaki & Whiskey Bar
- Interior Common Areas to be Remodeled
- 10 Electric Car Chargers to be Installed
- In Close Proximity to Freeway 41
- Tenant Improvements Negotiable

BOBBY FENA, SIOR
TEL: 559 256 2436
bobby.fena@colliers.com
BRE #00590204

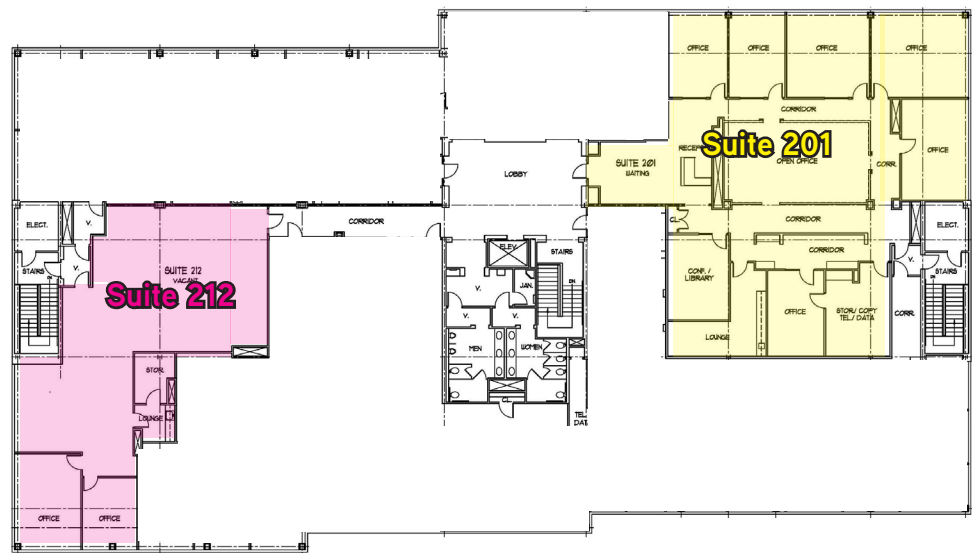
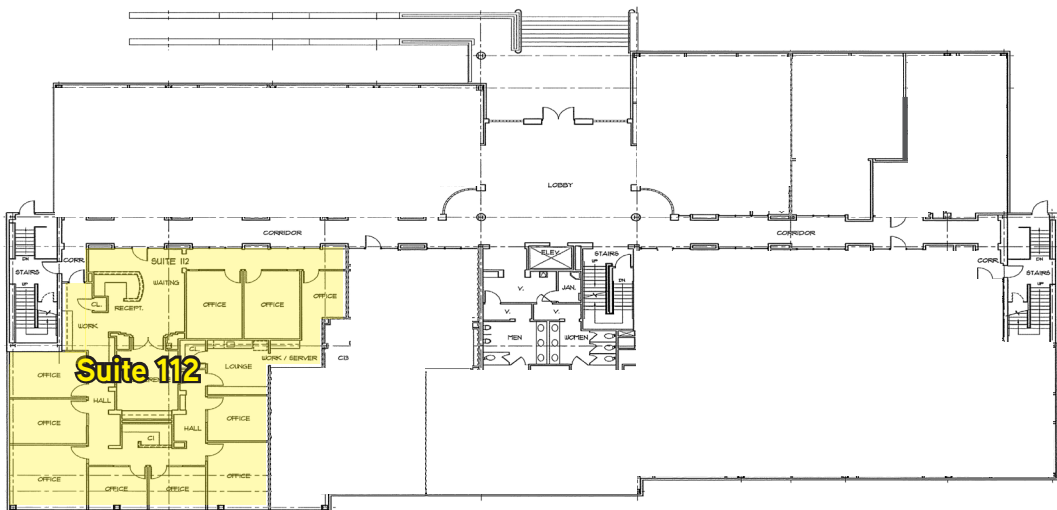
BEAU PLUMLEE
TEL: 559 256 2443
beau.plumlee@colliers.com
BRE: 01269167

Under New Ownership | Renovations In Progress

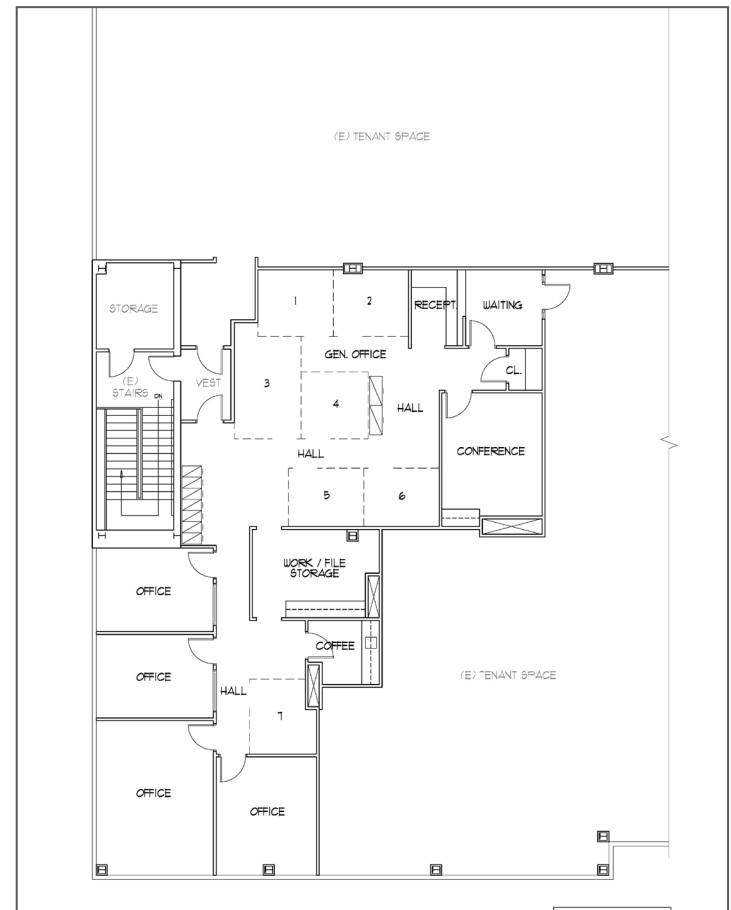


FLOOR PLANS

SUITE	RSF	RATE/RSF/MO	COMMENTS
112	±3,942	\$1.65 NNN	10 private offices, reception/waiting area, conference room, lounge area and work/server area.
201	±5,106	\$1.65 NNN	6 private offices, conference room, lounge area, storage room, open office area and reception area.
212	±2,857	\$1.65 NNN	2 private offices, storage room, lounge area and large open area.

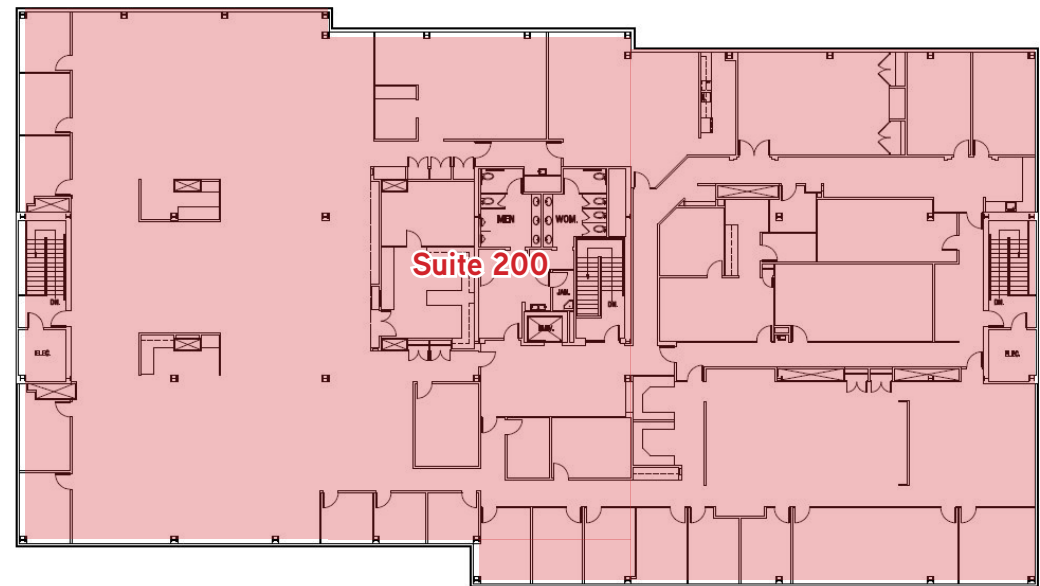
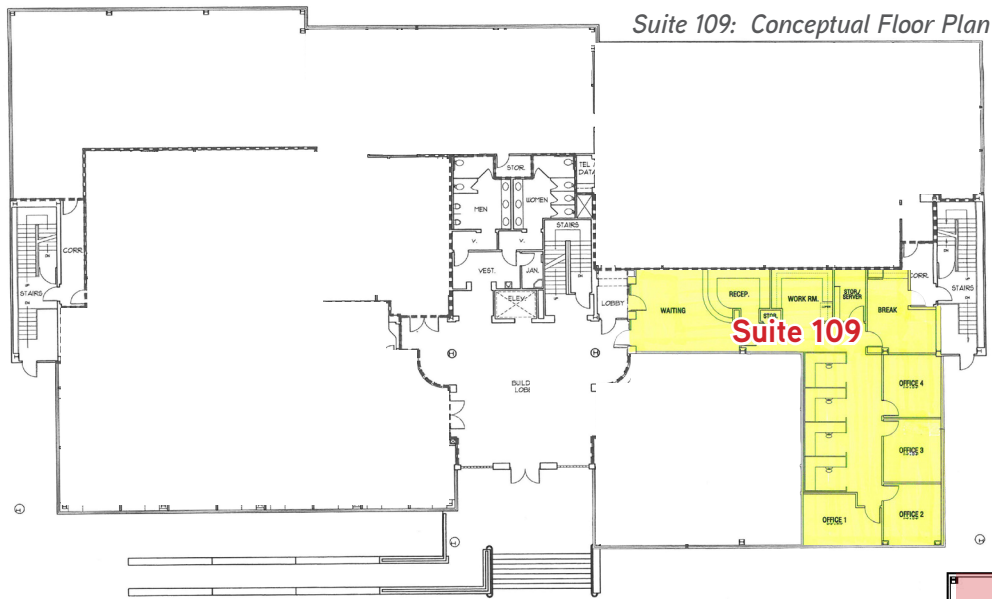


ALTERNATIVE FLOOR PLAN EXAMPLE
Suite 212 (Approx. 2,857 RSF)



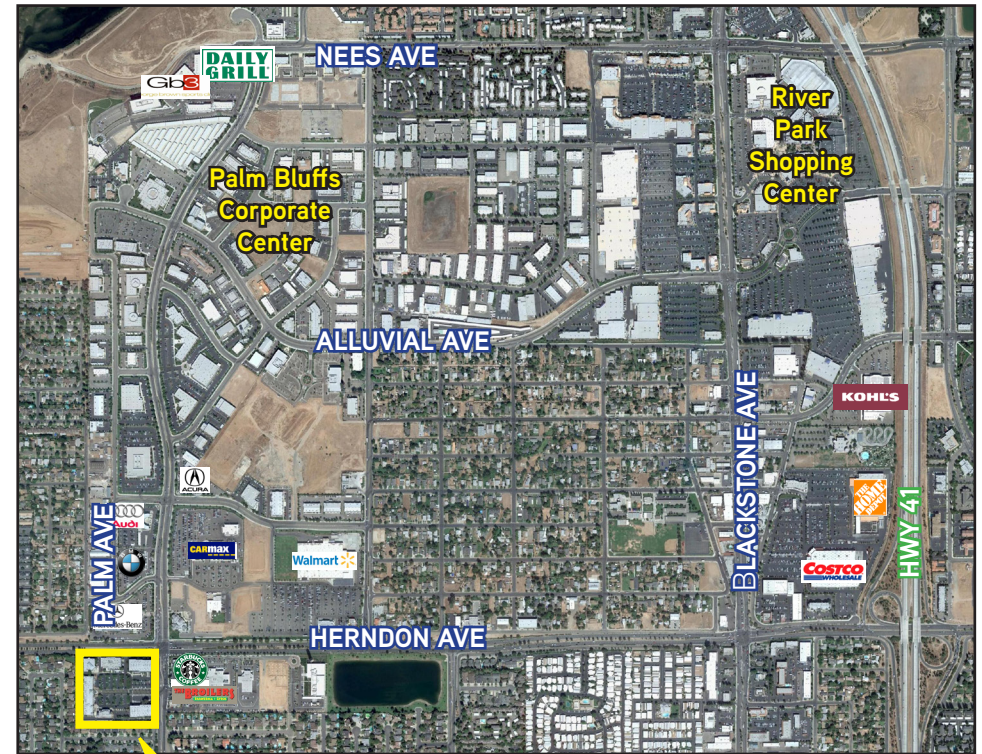
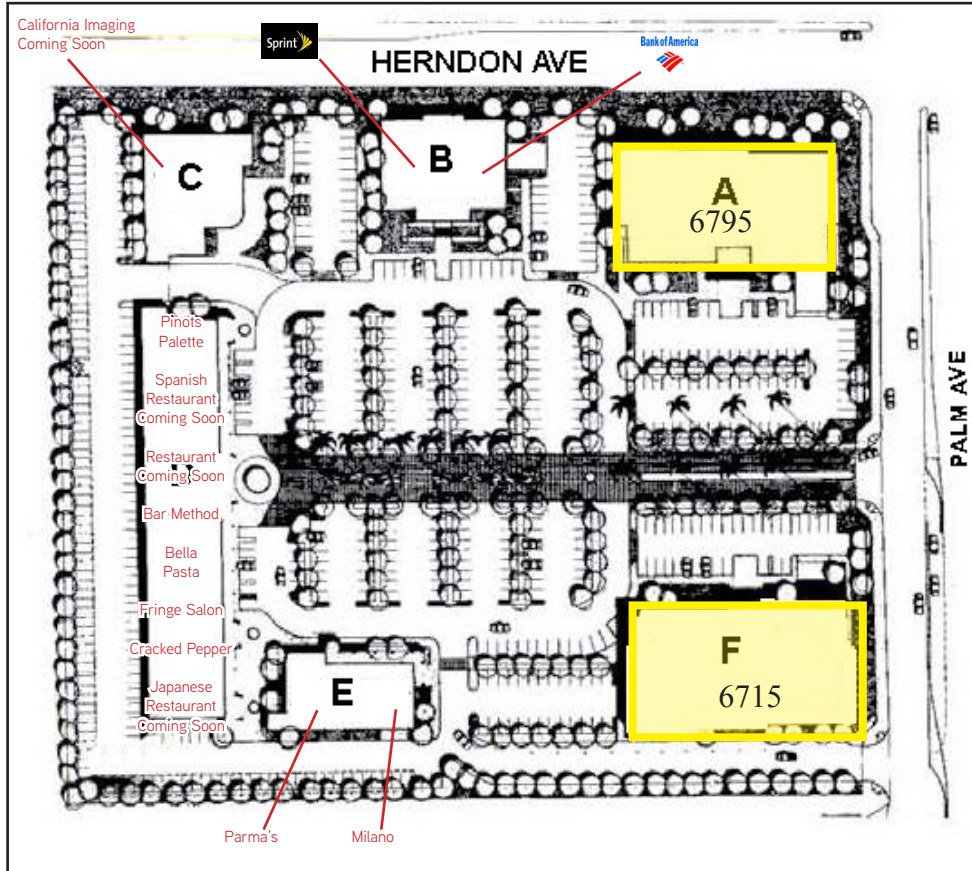
FLOOR PLANS

SUITE	RSF	RATE/RSF/MO	COMMENTS
109	±2,831	\$1.65 NNN	Landlord will remodel.
200	±22,539	\$1.65 NNN	Entire second floor available for lease and divisible. Prominent building signage on Herndon Avenue is available.



North Pointe Center > 6715 & 6795 N. Palm Avenue

SITE PLAN / AERIAL



Restaurant Row

Colliers International
 7485 N. Palm Avenue, Suite 110
 Fresno, CA 93711
 559 221 1271
www.colliers.com/fresno

BOBBY FENA, SIOR
 TEL: 559 256 2436
bobby.fena@colliers.com
 BRE #00590204

BEAU PLUMLEE
 TEL: 559 256 2443
beau.plumlee@colliers.com
 BRE #01269167