

FOR LEASE > CLASS "A" OFFICE SPACE

# 7575 N. Palm Avenue

FRESNO, CALIFORNIA



## Burns & Wilcox™ Center



- > Located in the Palm Bluffs Corporate Center
- > Two Story Class "A" Office Building
- > Close Proximity to Several Amenities, including River Park Shopping Center, Banks, Health Club and Restaurants
- > Easy Access To and From Freeway 41
- > Attractive First Class Office Suites
- > Existing Furniture Available
- > After Hours Card Key Access



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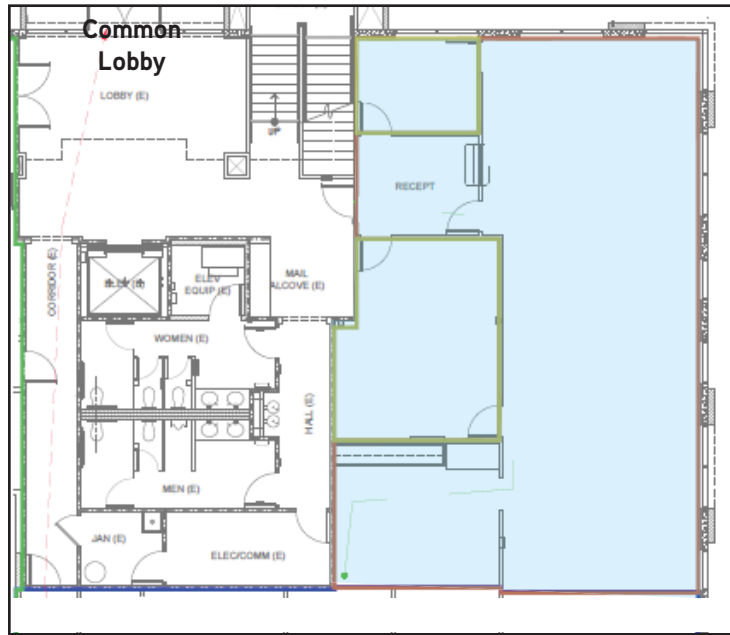
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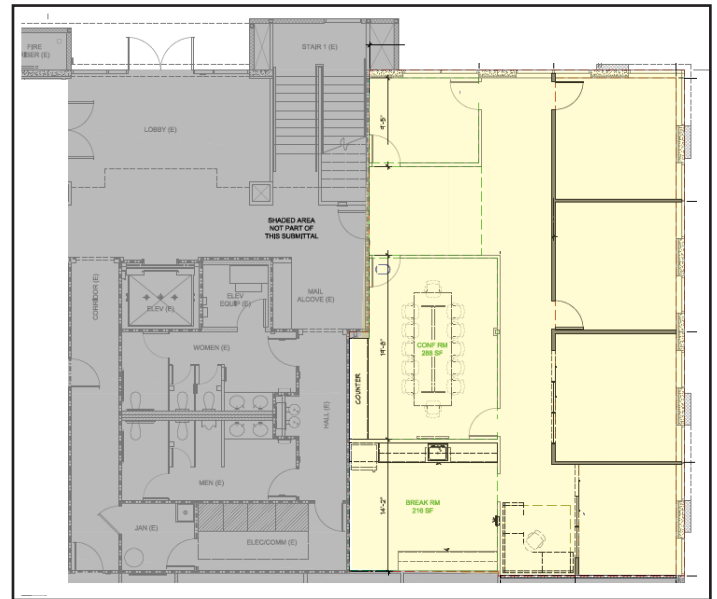
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## Suite 102 - Existing Floor Plan



## Suite 102 - Option 1 Floor Plan



## Property Summary

This professional office building offers a Class "A" business environment, including full height doors, vertical blinds and Second Look ceiling tiles. The building is energy efficient and offers high speed transmission capability.

Join Burns & Wilcox, Western Growers Association, Arakelian Accountancy Corp., and Gordon Saito & Company CPA's as a Tenant in this building.

## Building Summary

- > Located on the southwest corner of Alluvial and Palm Avenues.
- > Lease Rate: \$1.75 PSF, per month, NNN
- > Tenant Improvements: Negotiable
- > Parking: Approximately 4.6:1,000 SF

> Available:

Suite 102: Approximately 2,193 RSF

Suite 214: Approximately 2,019 RSF

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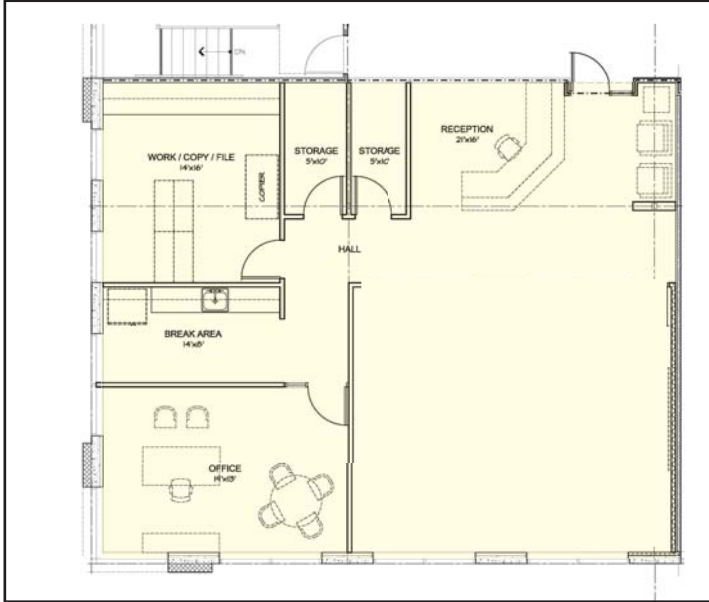


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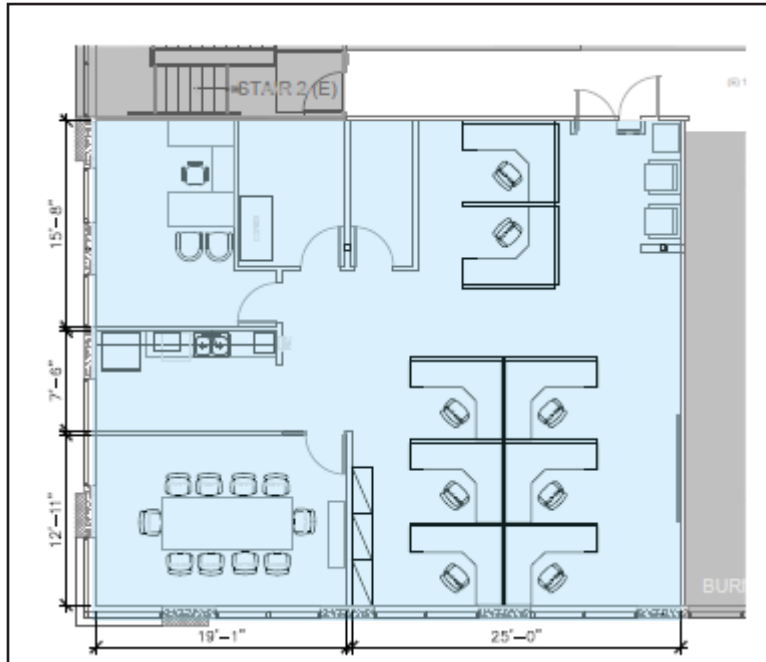
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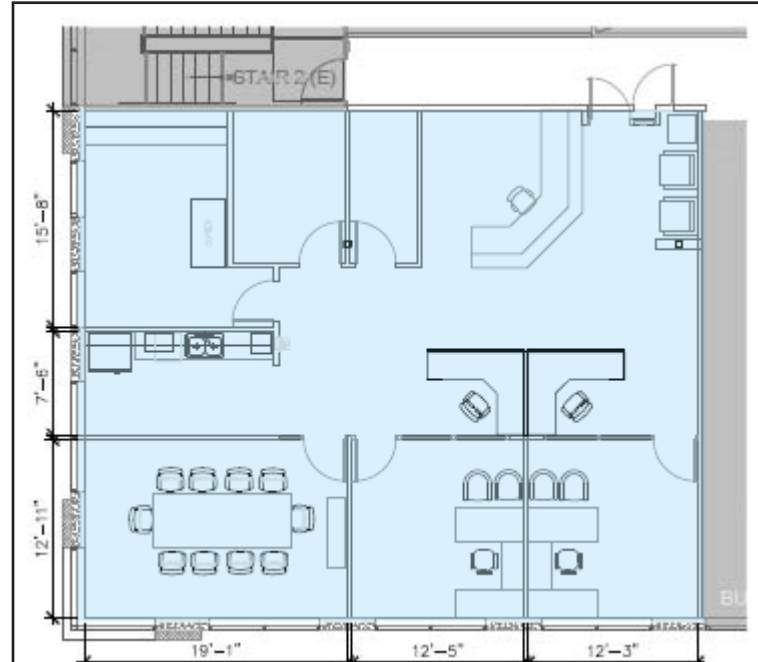
*Suite 214 - Existing Floor Plan*



*Suite 214 - Option 1 Floor Plan*



*Suite 214 - Option 2 Floor Plan*



*Landlord is open to alternative floor plans*

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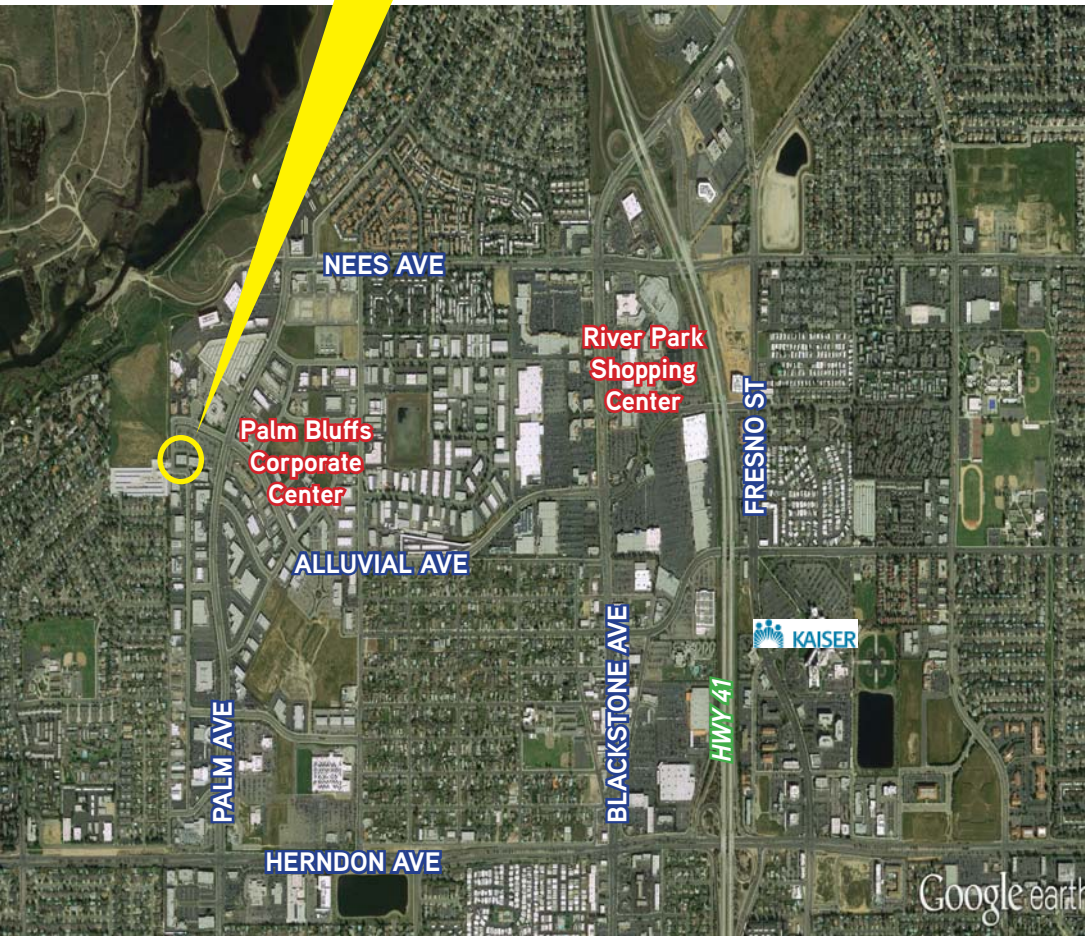
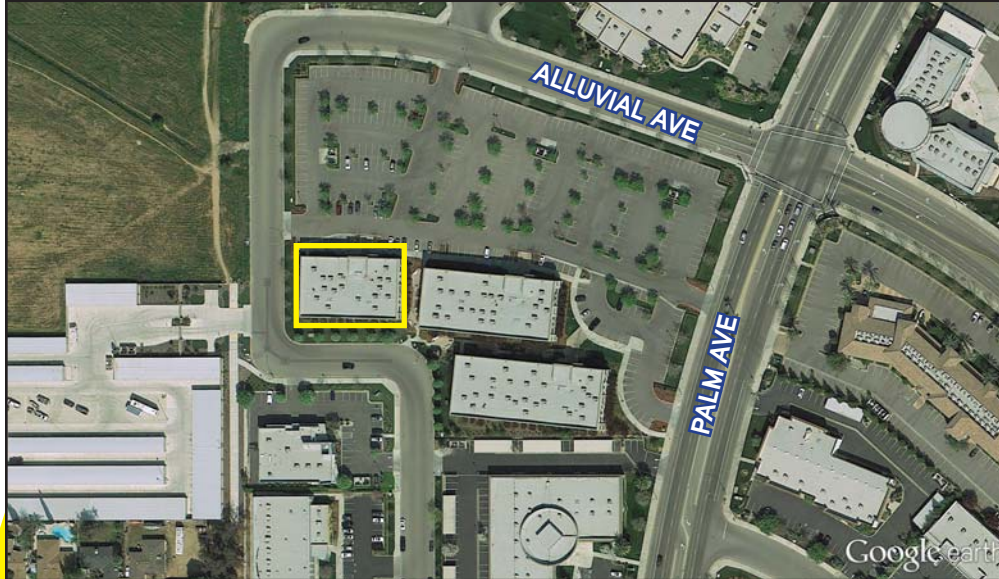




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# Aerial

7575 N. PALM AVENUE, FRESNO, CALIFORNIA



## Contact Us

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