



FOR SALE/LEASE Office Space

7491 N. Remington Ave., #101
Fresno, CA 93711

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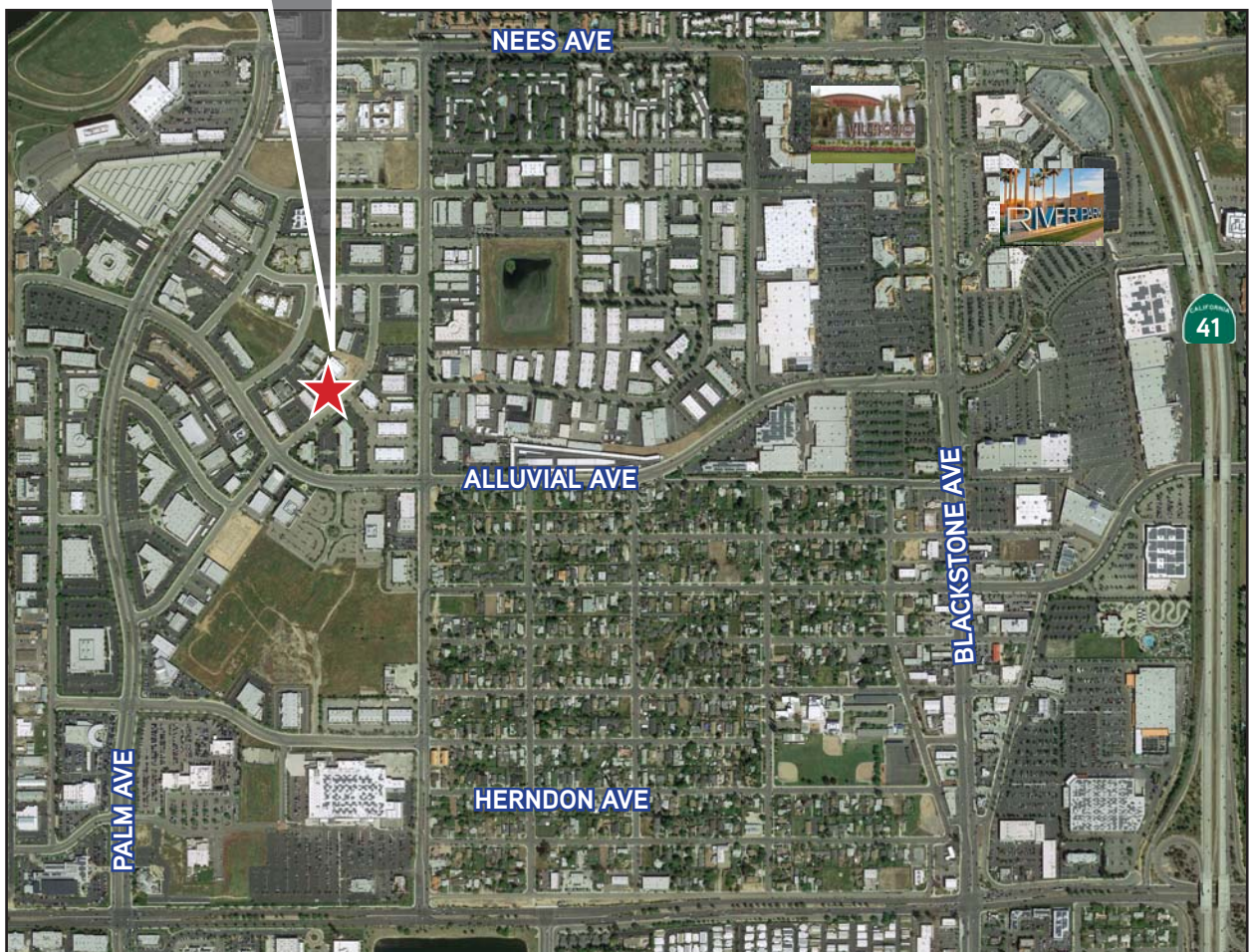
PROPERTY HIGHLIGHTS

- › Prime Office Space
- › Excellent Access to Freeways 41 & 99
- › Located in the heart of North Fresno's Palm Bluff Corporate Center
- › St. Agnes, Kaiser Permanente, Fresno Heart Hospital, River Park & Villagio within minutes away
- › Numerous banking, restaurant and retail amenities nearby
- › Attractive/Efficient Floor Plan
- › Covered Parking

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Address:	7491 N. Remington Avenue, #101, Fresno, CA (APN: 405-546-07)
Location:	Located on Remington, near Alluvial and Ingram Avenues.
Building Size:	±11,010 SF
Sale Price:	\$2,796,000 (\$254/SF)
Lease Rate:	\$1.95 PSF, Modified Gross (Tenant pays premise utilities and janitorial.
Lease Term:	Negotiable
Tenant Improvements:	Negotiable
Available Space:	Suite 101 - Approx. 7,180 usf / 7,837 rsf (Additional 810 SF of garage/storage space available)
Signage:	Building signage available
Amenities:	Large variety of restaurants, shopping & banking services are within minutes from subject property.

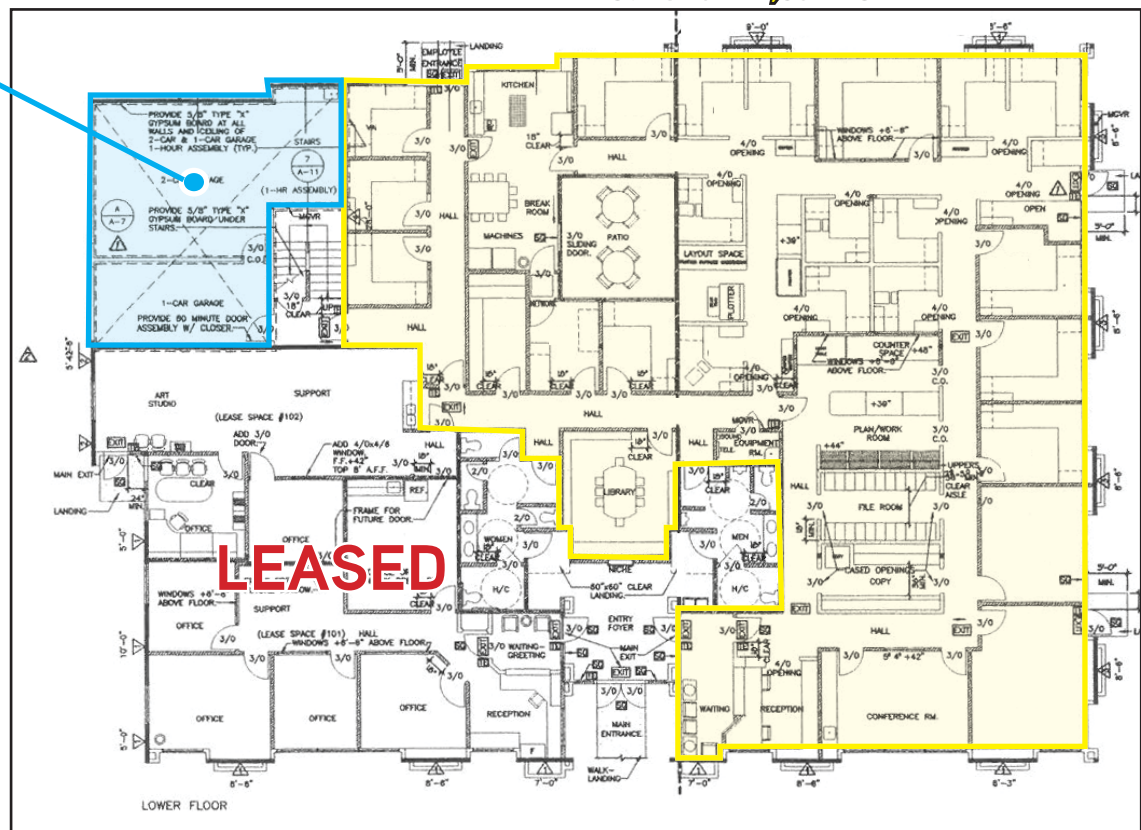
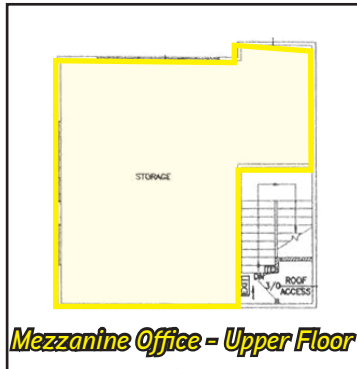


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FLOOR PLAN

Downstairs Garage

Suite 101 (7,837 RSF)



CONTACT US

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