

FOR LEASE > OFFICE SPACE

Palm Bluff Circle

525 W. ALLUVIAL AVENUE, FRESNO, CA 93711



- Premier Class "A" Office Complex located in the heart of the Palm Bluff Corporate Center
- Near the Shops at River Park / Villaggio / Universal & Marketplace Shopping / Entertainment Centers
- Class "A" Amenities
- Excellent Exposure & Visibility
- Easy Access to Both Freeway 41 & 99



COLLIERS INTERNATIONAL
7485 N. Palm Avenue, #110
Fresno, CA 93711
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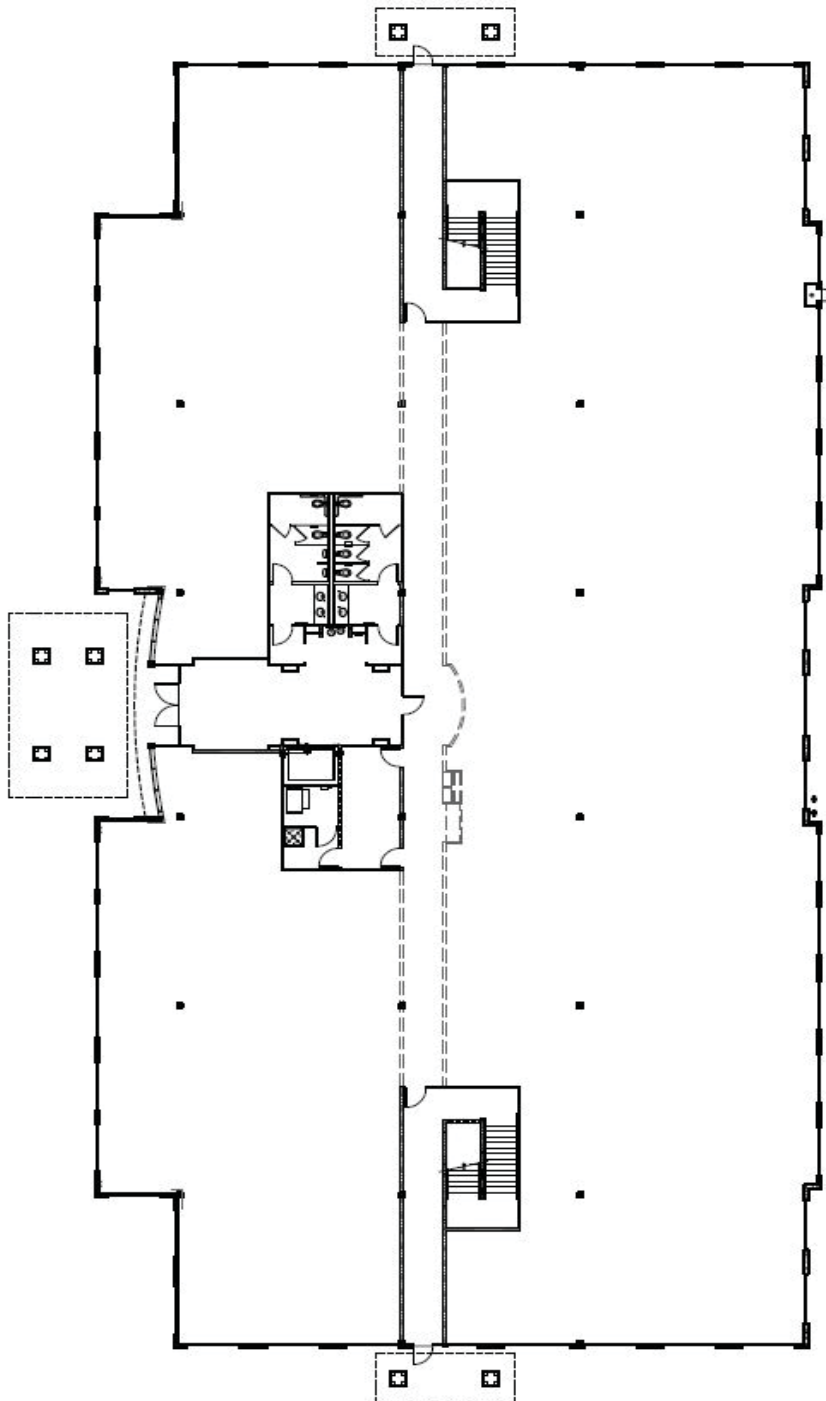
> Property Summary

- > Location: 525 W. Alluvial Avenue, Fresno, CA 93711
- > Building Size: 43,612 sf building
- > Parking: 5 stalls per 1,000 sf
- > Lease Rate: \$1.85 psf, triple-net (NNN)
- > Tenant Improvements: Turn-Key Tenant Improvements per Landlord's building standard finishes and mutually acceptable floor plan.
- > Availability: Immediately
- > Comments: This prestigious Class "A" property affords excellent visibility and exposure within the heart of the Palm Bluffs Corporate Center.

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The large floor plates offer maximum flexibility for space planning. There are numerous window systems in all exterior walls, offer the ability for plenty of natural light exposure within each floor

> Ground Floor Plate

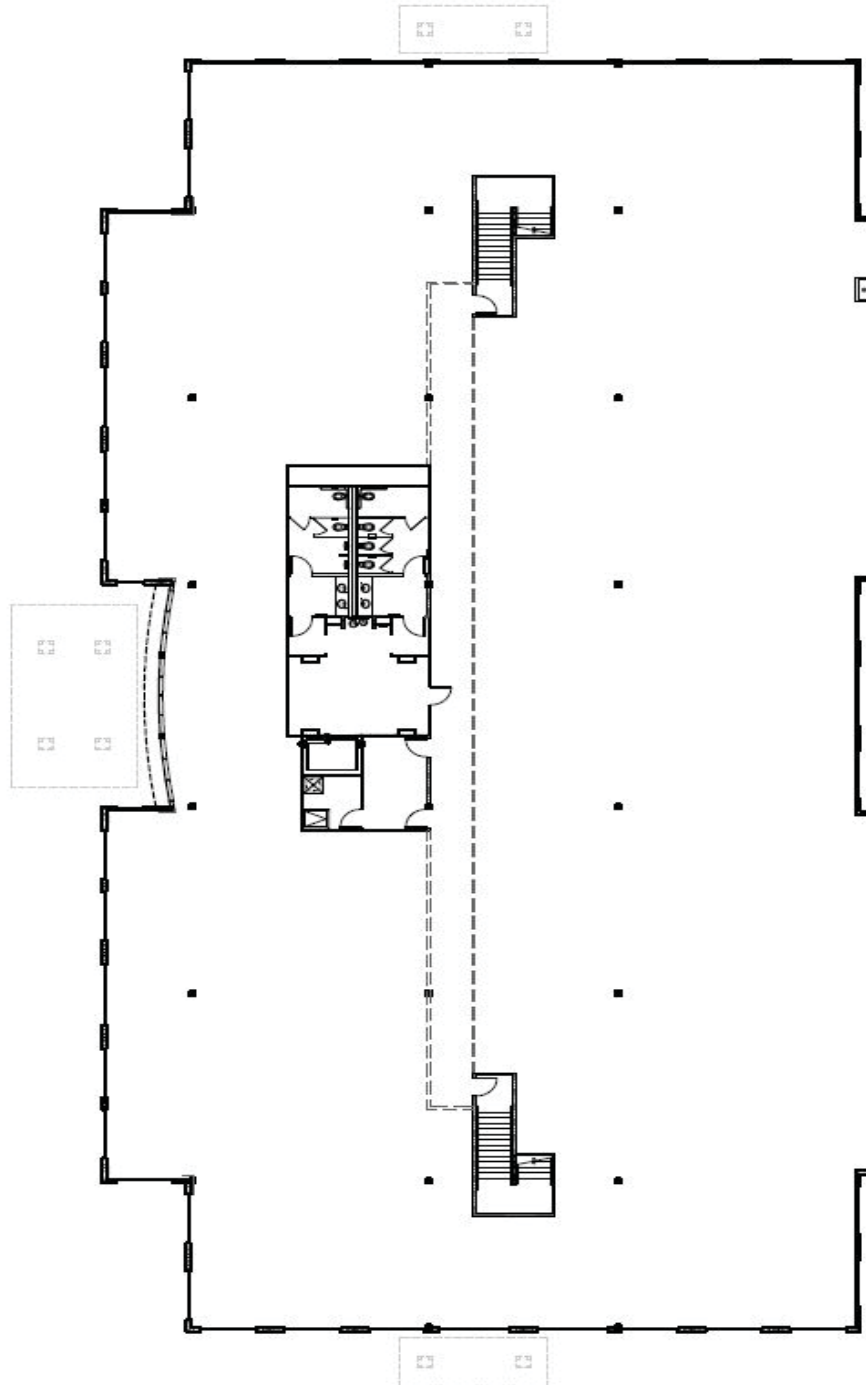
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› Second Floor Plate

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