



FOR LEASE Office Space

7475 & 7485 N. Palm Avenue
Fresno, CA 93711

MICHAEL SCHUH
559 256 2449
michael.schuh@colliers.com
BRE #01195311

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



COLLIERS INTERNATIONAL
7485 N. Palm Avenue, #110
Fresno, CA 93711
559 221 1271
www.colliers.com/fresno

PROPERTY HIGHLIGHTS

- › Prime Office Space, located within the Palm Bluffs Corporate Center
- › Excellent access to Freeways 41 & 99
- › Covered parking and controlled, gated access for after hours security
- › Numerous banking, restaurant and retail amenities nearby

FOR LEASE > 7475 & 7485 N. Palm Ave. | Fresno, CA



General Lobby Area

> Suite 101 Photos



7475 N. Palm, Suite 101: **Approximately 5,857 SF**
End-cap office space that includes up to 16 private offices, 2 conference rooms, 2 large open work areas, break room, work room, reception area with built-in desk and waiting area.

Lease Rate: \$1.75 PSF, per month, NNN

7475 N. Palm, Suite 106: **Approximately 3,215 SF**
Space includes a reception area, up to 11 private offices, conference room, storage and private restrooms. Tenant Improvements available.

Lease Rate: \$1.65 PSF, per month, NNN

7485 N. Palm, Suite 106: **Approximately 1,153 SF**
Space includes 2 private offices, conference room, break room, reception and waiting area with built-in desk and open work area. Available with 30 days notice.

Lease Rate: \$1.75 PSF, per month, NNN

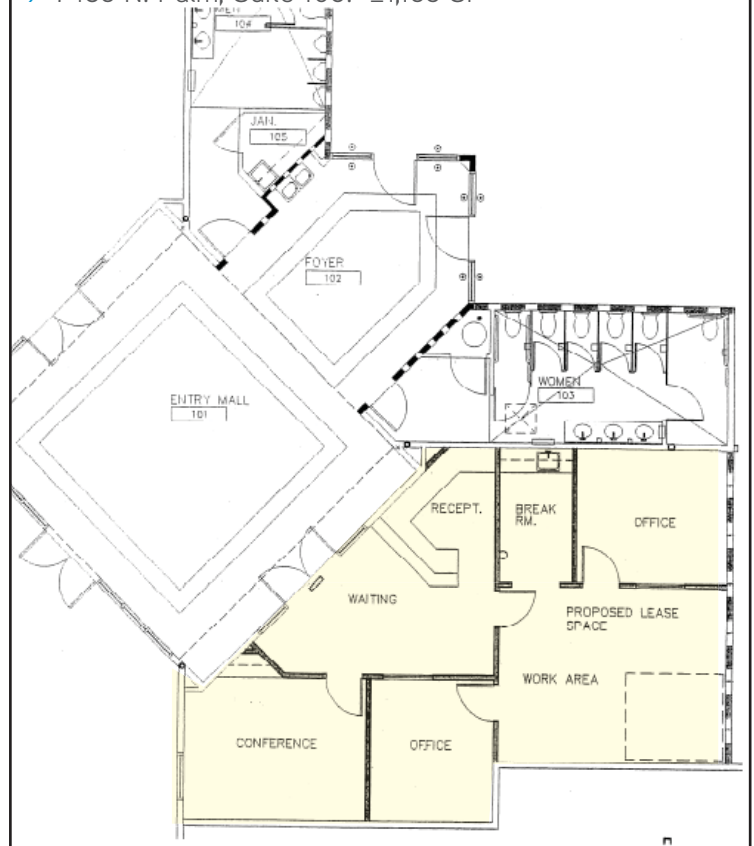
FOR LEASE > 7475 & 7485 N. Palm Ave. | Fresno, CA

FLOOR PLANS

> 7475 N. Palm, Suite 101: ±5,857 SF



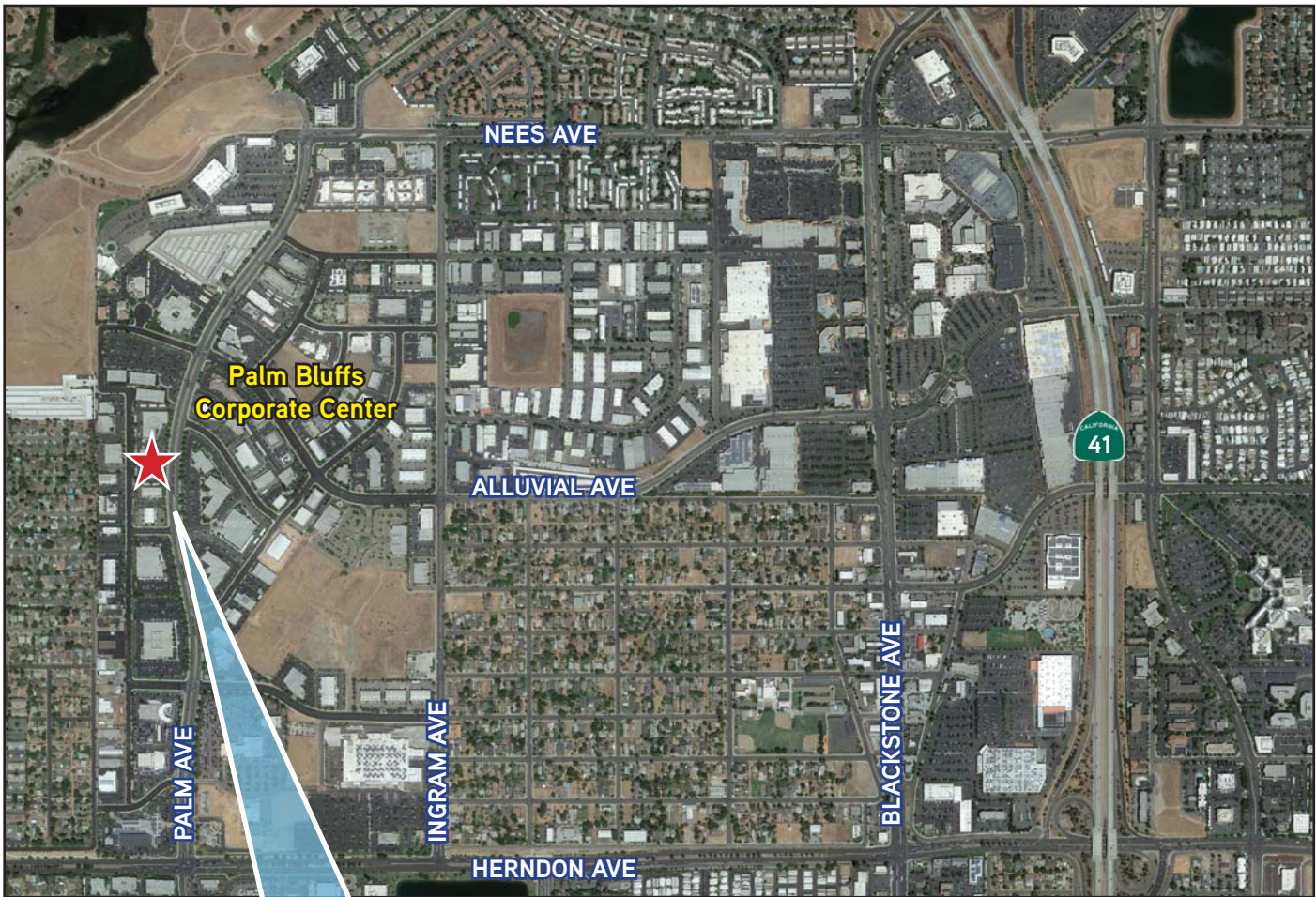
> 7485 N. Palm, Suite 106: ±1,153 SF



> 7475 N. Palm, Suite 106: ±3,215 SF

FOR LEASE > 7475 & 7485 N. Palm Ave. | Fresno, CA

AERIAL



CONTACT US

MICHAEL SCHUH

559 256 2449

michael.schuh@colliers.com

BRE #01195311

BEAU PLUMLEE

559 256 2443

beau.plumlee@colliers.com

BRE #01269167

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2018. All rights reserved.



COLLIERS INTERNATIONAL

7485 N. Palm Avenue, #110

Fresno, CA 93711

559 221 1271

www.colliers.com/fresno