

FOR LEASE > OFFICE SPACE

# NWC Alluvial & Ingram Aves.

FRESNO, CA 93711



## Property Summary > Office Space

Located on the Northwest corner of Alluvial and Ingram Avenues, in the state-of-the-art Palm Bluffs Corporate Center. This established office project contains very hard to find fully improved office suites ready for immediate occupancy. In close proximity to River Park Marketplace, Villagio Shopping Center, Universal Park Shopping Center, Restaurants and Health Clubs, Banks and Freeway 41/Friant and Herndon on/off ramps.

## Building Amenities

- > Approximately 799 SF or 967 SF
- > Lease Rate: \$1.90 psf, per month plus utilities and janitorial
- > Parking Ratio: 4.5 stalls per 1,000 square feet

## Contact Us

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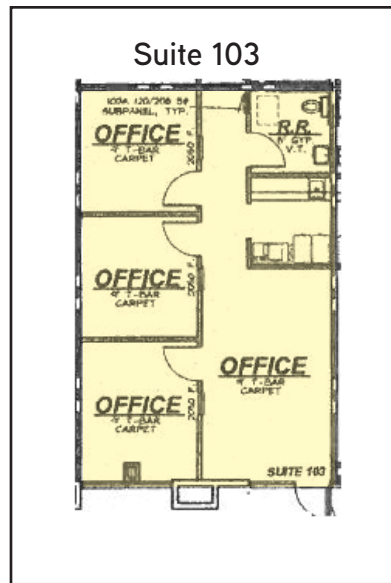
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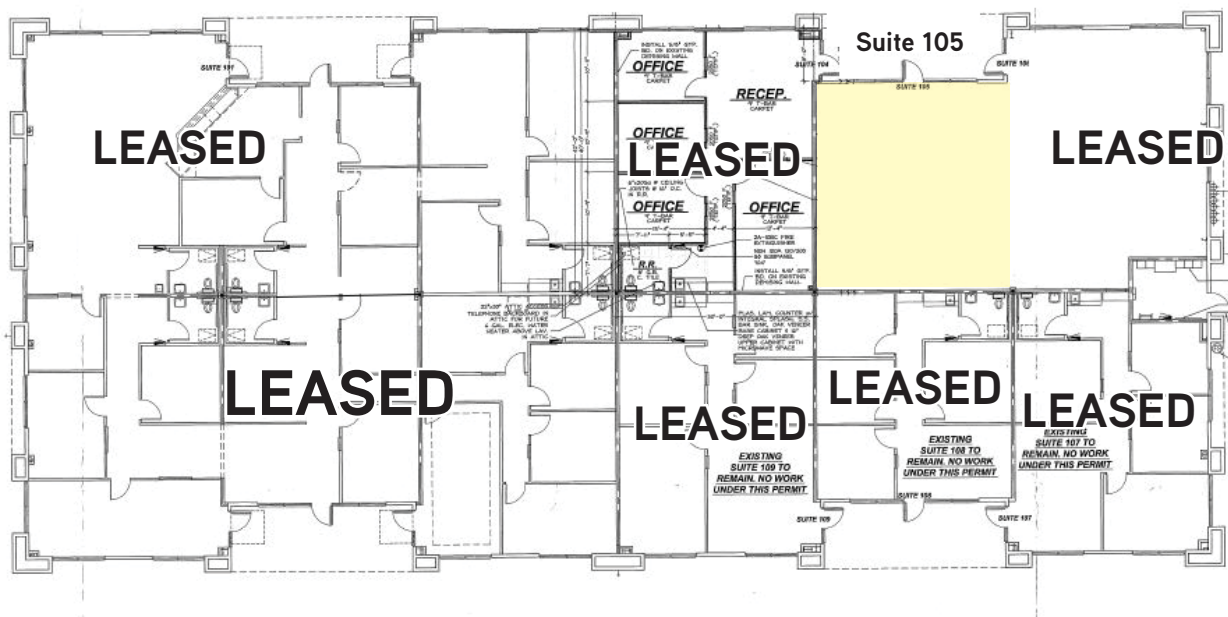
## 7498 N. Remington Avenue > Floor Plan

SUITE	RSF	RATE/RSF/MO	COMMENTS
103	799	\$1.90	Reception, 3 offices, restroom, break area and reception.



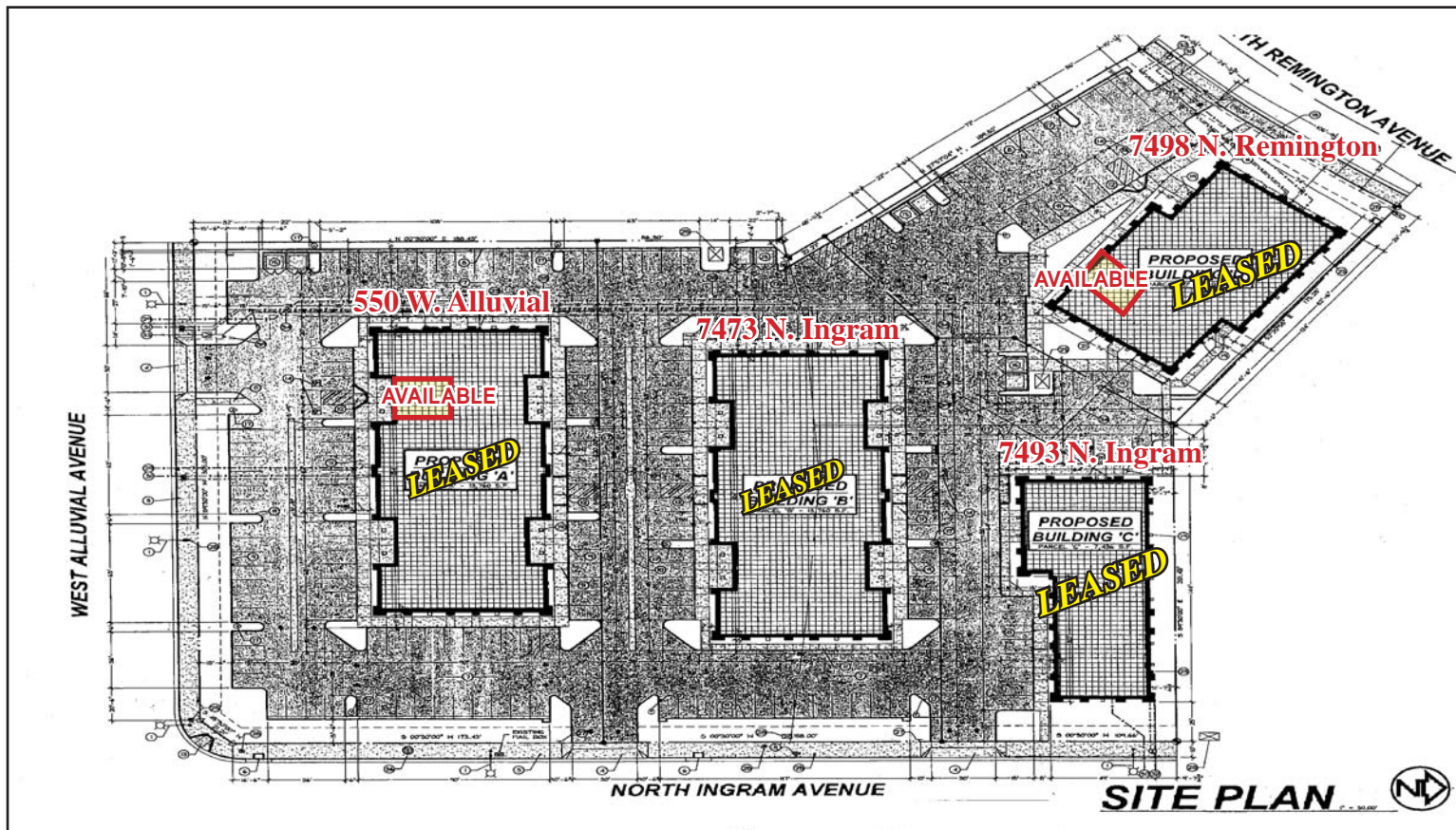
## 550 W. Alluvial Avenue > Floor Plan

SUITE	RSF	RATE/RSF/MO	COMMENTS
105	967	\$1.90	Available late-2017.





# NWC Alluvial & Ingram Aves. > Site Plan / Aerial



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