

FOR SALE OR LEASE

740 W. Alluvial Avenue // Fresno, California



Ideal Owner/User
Property Located
in the Palm Bluffs
Corporate Center

- *Prestigious Palm Bluffs Location*
- *Upscale Interior Improvements Throughout*
- *Great Exposure on Main Arterial Street*
- *Efficient Existing Floor Plan*

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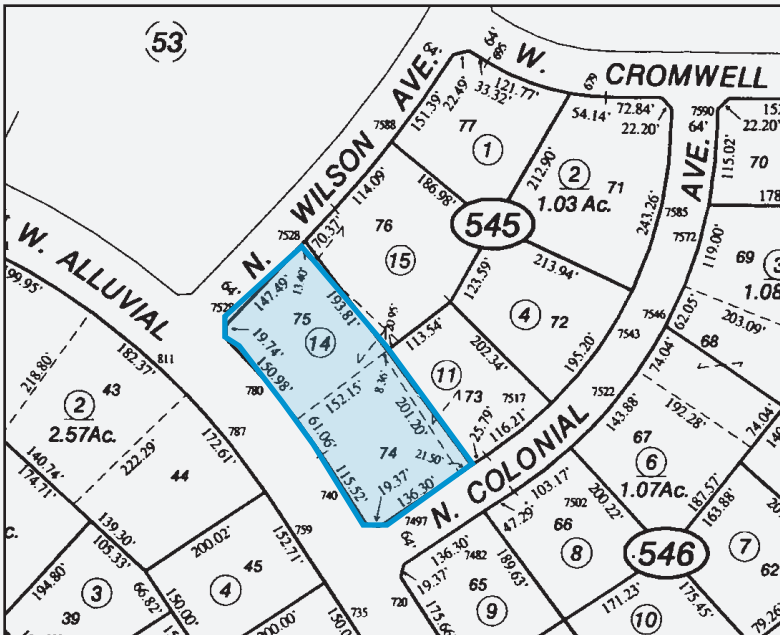
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PROPERTY SUMMARY

Location	740 W. Alluvial Avenue, Fresno, California
Available Space:	Suite 102 - ±10,815 SF (Existing Floor Plan - Vacant Owner/User) Suite 103 - ±944 SF
Leased:	Suite 101 - Leased. ±4,751 SF, Additional lease information available upon request.
Building Size:	16,560 SF
APN:	405-545-14
Parcel Size:	1.42 Acres / 61,855 SF
Year Built:	2007
Purchase Price:	\$4,750,000
Lease Rate:	\$1.85 PSF, NNN
Parking:	4.5 spaces per ±1,000 SF
Building Signage:	Building signage available

PARCEL MAP



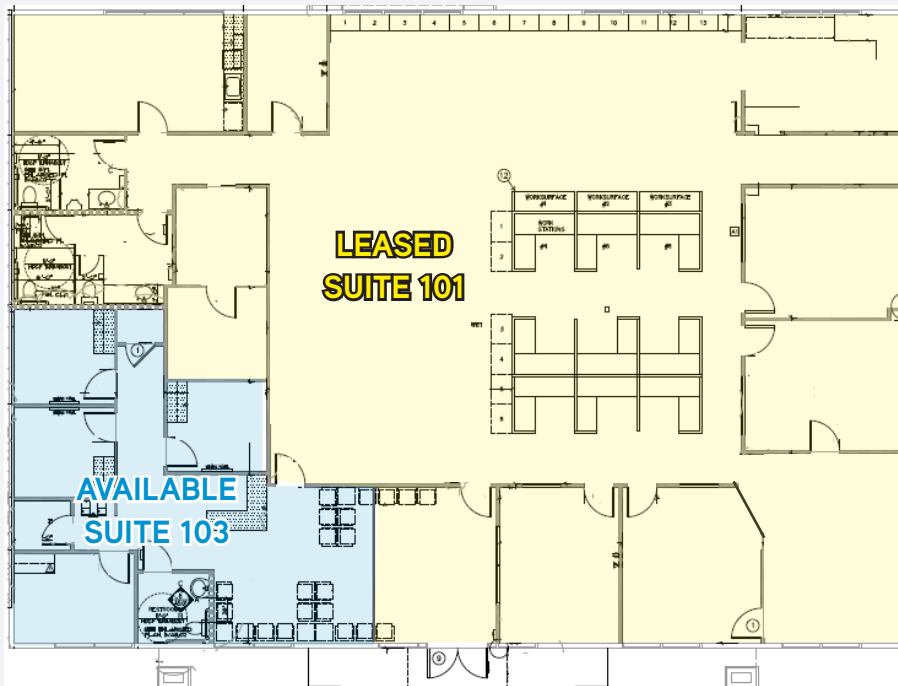
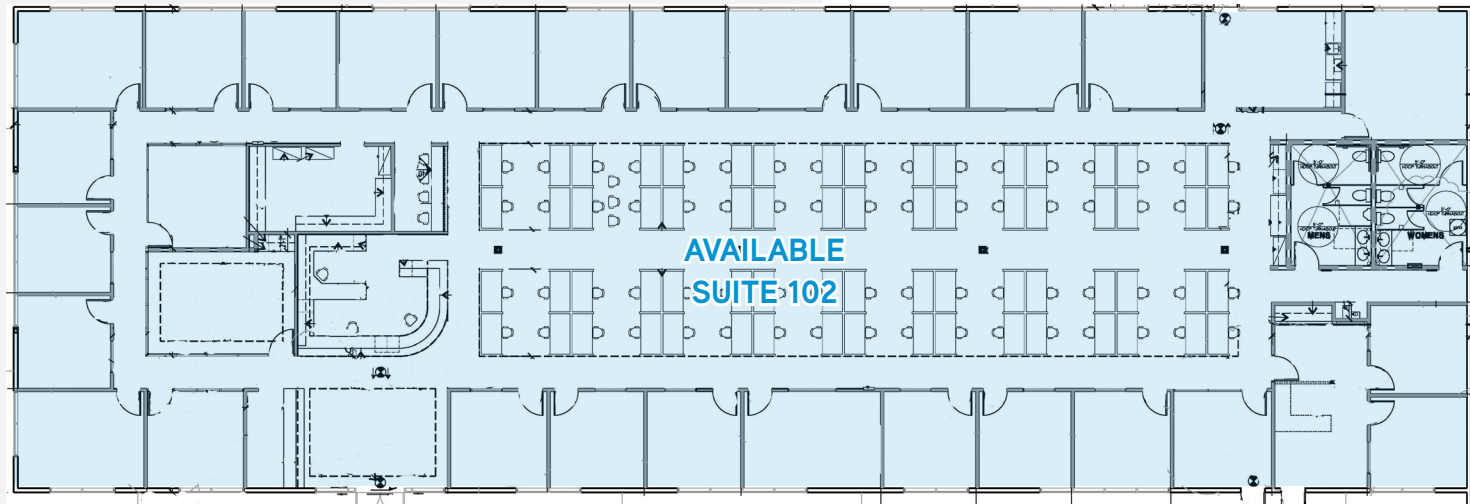
COMMENTS

The space is located within the prestigious Palm Bluffs Corporate Center with easy access to Freeway 41, the Herndon Avenue thoroughfare and numerous ancillary services such as banking, food services and retail (including the Shops at River Park and Villaggio Shopping Center).

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FLOOR PLANS



Interior Photos
of Suite 103



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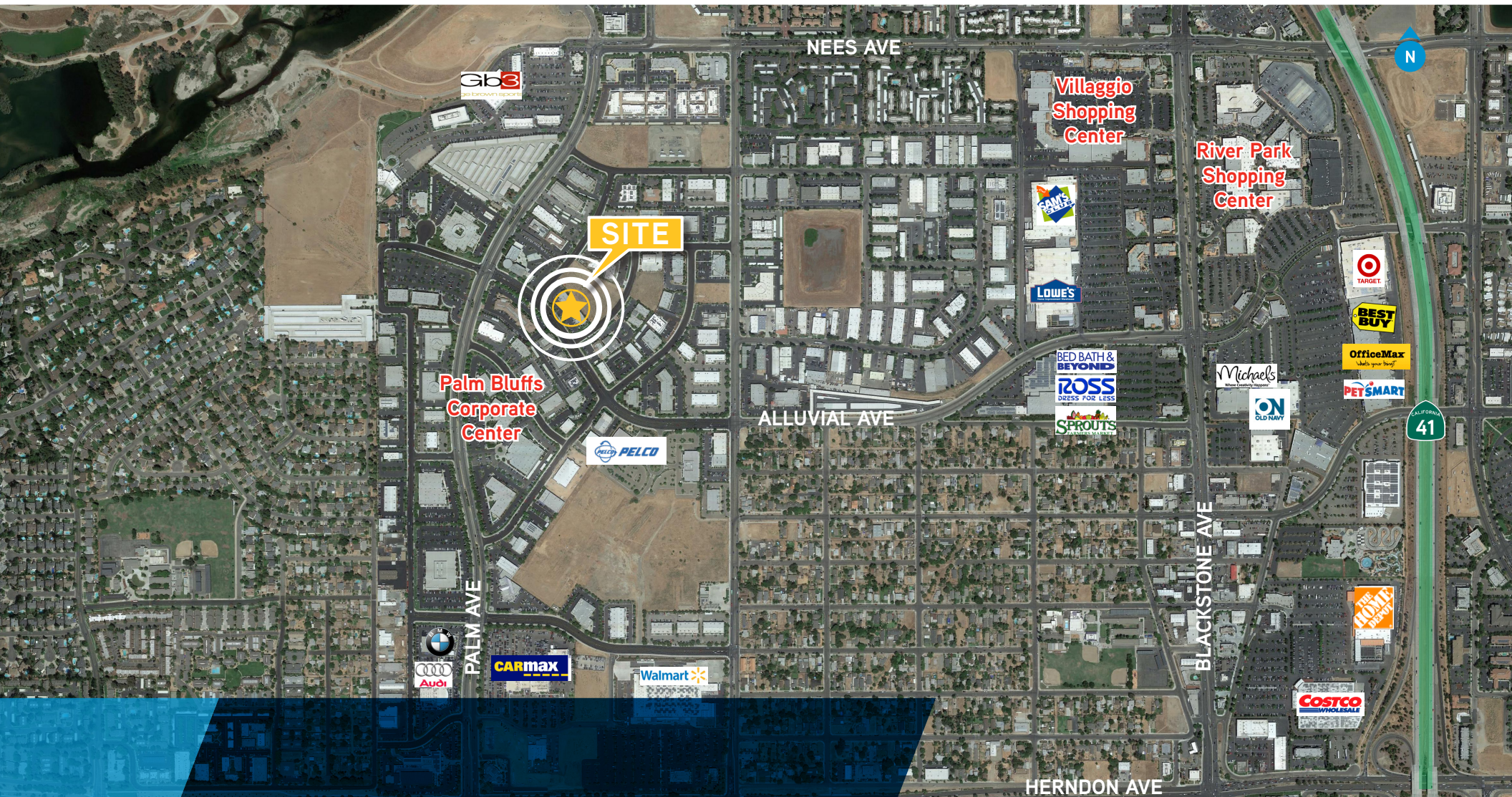
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Interior Photos for Suite 102



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