



For Lease

Suite B:

\$1.97

PSF, Triple Net (NNN)

Contact us:

Bobby Fena, SIOR
 Senior Vice President | Principal
 +1 559 256 2436
 bobby.fena@colliers.com
 CA DRE #00590204

Beau Plumlee
 Senior Vice President | Principal
 +1 559 256 2443
 beau.plumlee@colliers.com
 CA DRE #01269167

Colliers
 7485 N. Palm Avenue, #110
 Fresno, California 93711
 P: +1 559 221 1271
 F: +1 559 222 8744

7590 N. Colonial Ave. Fresno, California

Office Space and **Executive Office Space**
Available for Lease | Within the Palm Bluffs
Corporate Center

Property Summary

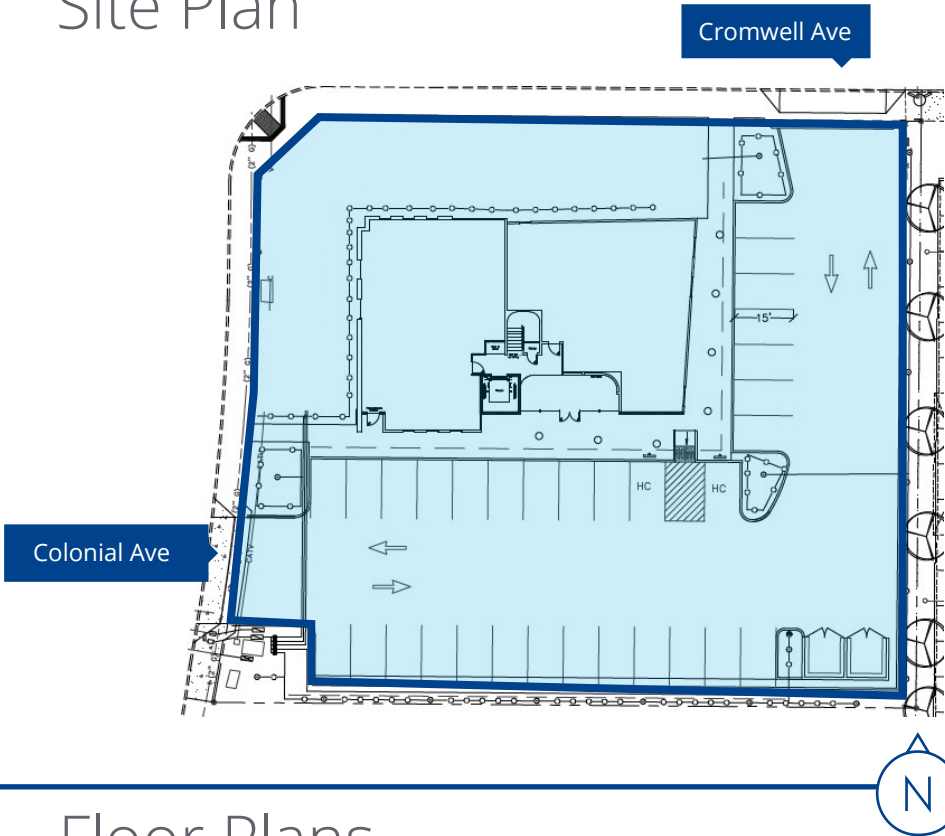
- Available: Suite A - ±2,041 RSF
Suite B - ±1,895 RSF; Warm Shell Condition
- Lease Rate: Suite A & B - \$1.97 PSF, NNN
- Parking: Approximately 31 stalls
- Signage: Monument signage available
- Tenant Improvements: Negotiable
- Executive Offices: Four (4) private offices available with use of common area conference room, kitchen facilities, printing stations, and more.

Lease rate is \$1,250 per month, full service, for each executive office!

This two-story Class "A" office building is conveniently located within the Palm Bluffs Corporate Center, and in close proximity to numerous restaurants, banking and retail amenities. The Property provides excellent access to Freeway 41.

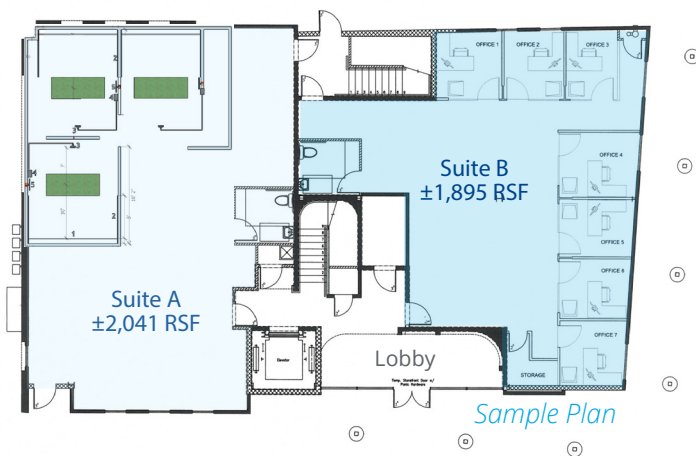
Property Drawings

Site Plan

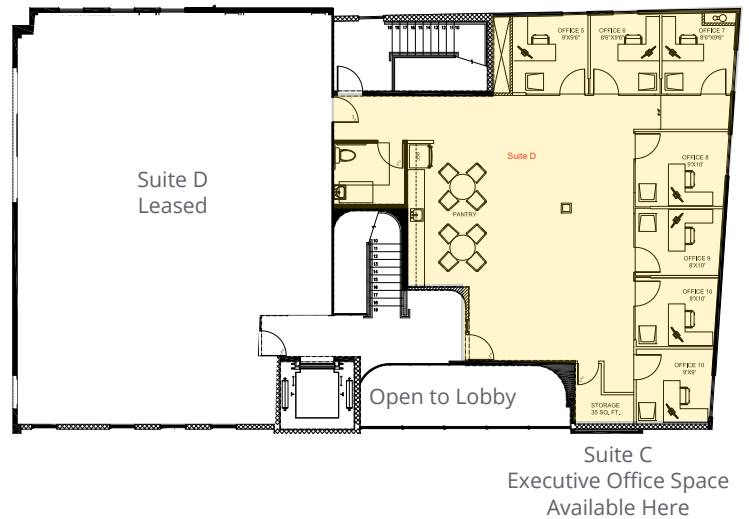


Floor Plans

First Floor



Second Floor



7590 N. Colonial Avenue Fresno, CA



Palm Bluffs Corporate Center

Office Space for Lease

Demographic Snapshot within a 15 minute drive



2022 Current Population
413,581



Avg. Household Income
\$94,280

Estimated Household Size
2.79

Median Age
34.0



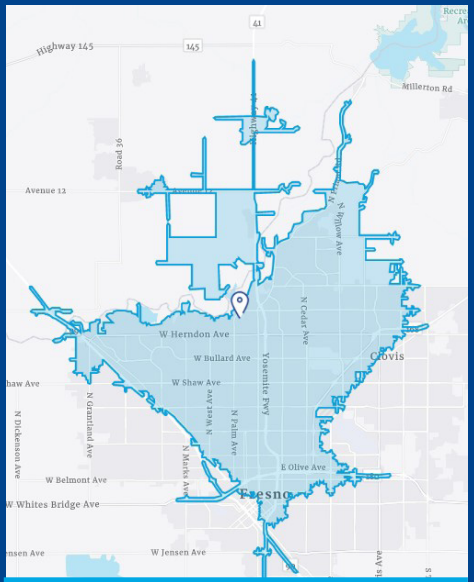
5 Yr Projected Population
415,796



Total Households
145,738

Educational Attainment
267,862

Daytime Population
443,584



15 Minute Drivetime Map

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