



## FOR LEASE

7675 N. INGRAM AVE.  
Suites 103 and 104  
Fresno, California



- Highly identifiable corner location in Palm Bluffs Corporate Center
- Two suites available: Approx. 4,144 and 1,954 sq. ft. available
- Upgraded office improvements including tiled entry and reception counter with granite transaction counter
- Both suites may be combined to total approximately 6,098 square feet.

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### For Further Information Please Contact:

**JUSTIN TANCREDI** CA DRE#: 01372876  
**Russell G. Smith, Inc**  
**(559) 449-2424**

# FOR LEASE OFFICE SPACE

**7675 N. INGRAM AVE.  
SUITES 103 and 104**

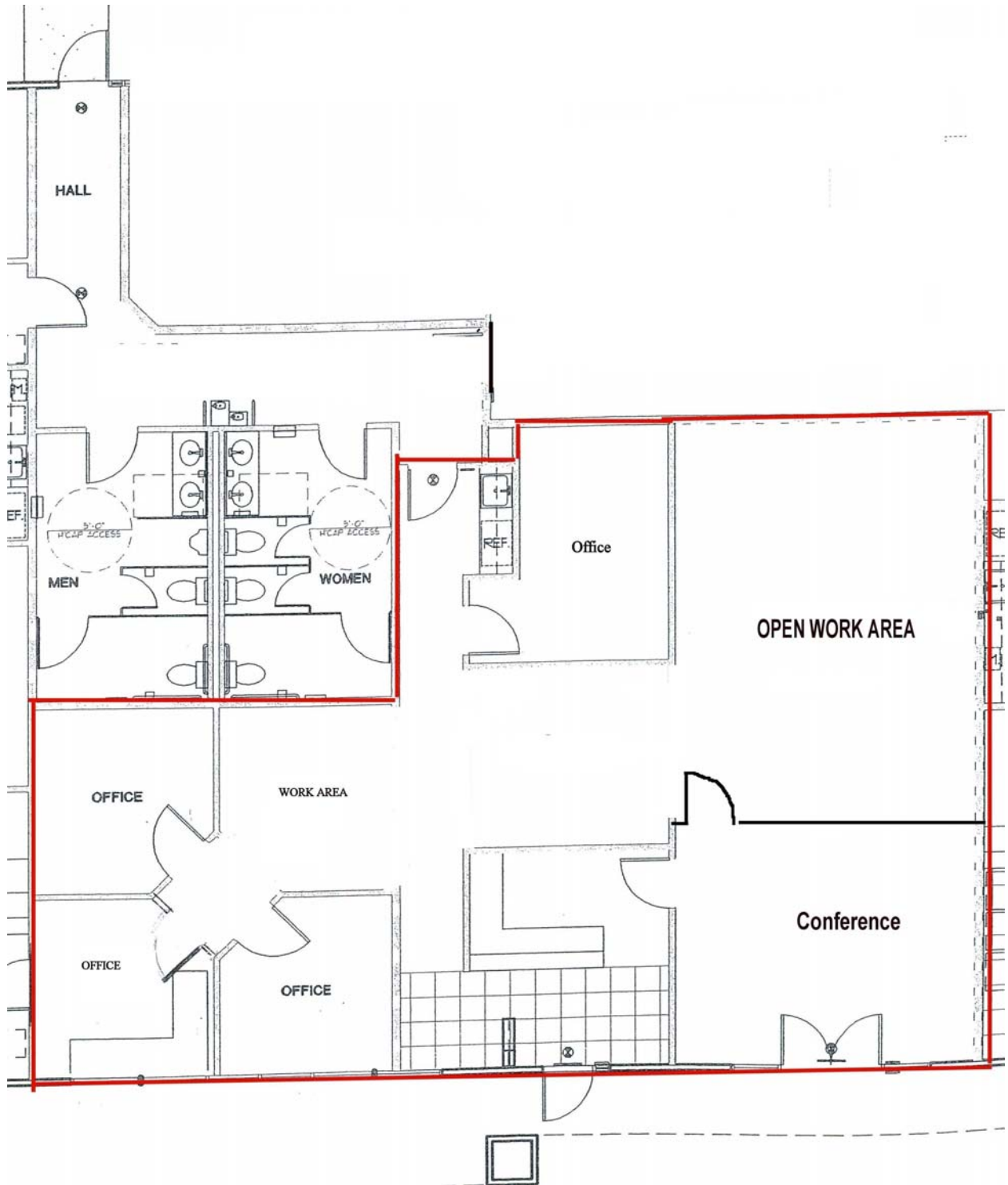
Two suites, totaling up to 6,098 square feet available

- LOCATION:** 7675 N. Ingram Avenue
- AREA:** Palm Bluffs Corporate Center
- AVAILABLE:** Suite 103: Approx. 1,954 Rentable Square Feet  
Suite 104: Approx. 4,144 Rentable Square Feet
- LEASE RATE:** \$1.75 per square foot per month. NNN.  
Three percent (3%) annual escalations.  
Tenant is responsible for PG&E and Janitorial
- DESCRIPTION:** Two beautiful office suites available. Functional floorplans include reception areas with tiled entries, reception counters with granite transaction ledges. Other improvements include 10' ceilings, 8' solid core doors, parabolic light fixtures and more.
- Suite 103 includes four (4) private offices, a conference room and large bullpen area, along with an open work area and kitchenette.
- Suite 104 includes nine (9) perimeter offices, a conference room, large training room, open area for four (4) cubicles, break room, storage rooms and more.
- Additional Info:** Suite 103 is available immediately, Suite 104 will be available starting February 1, 2020

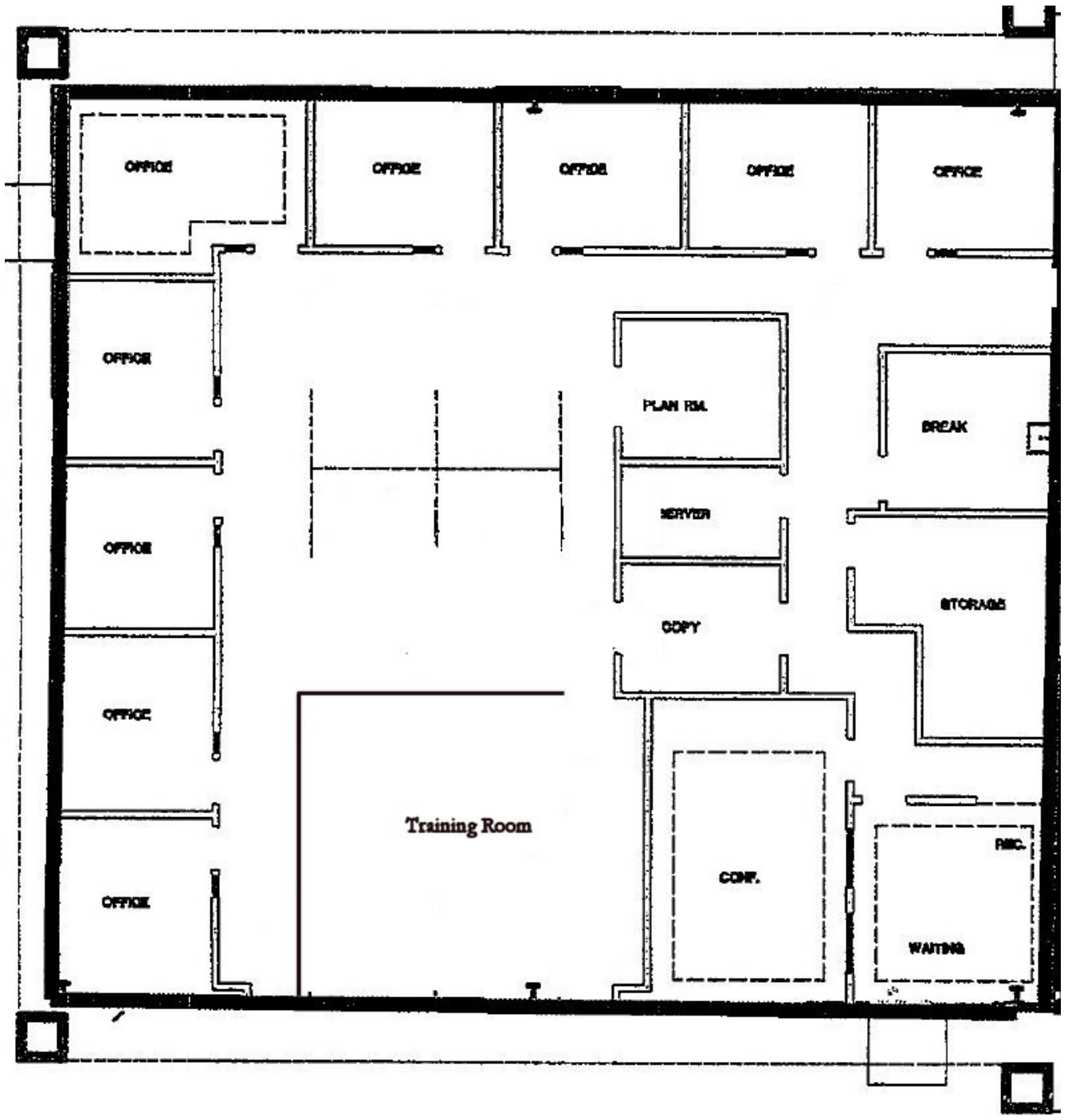
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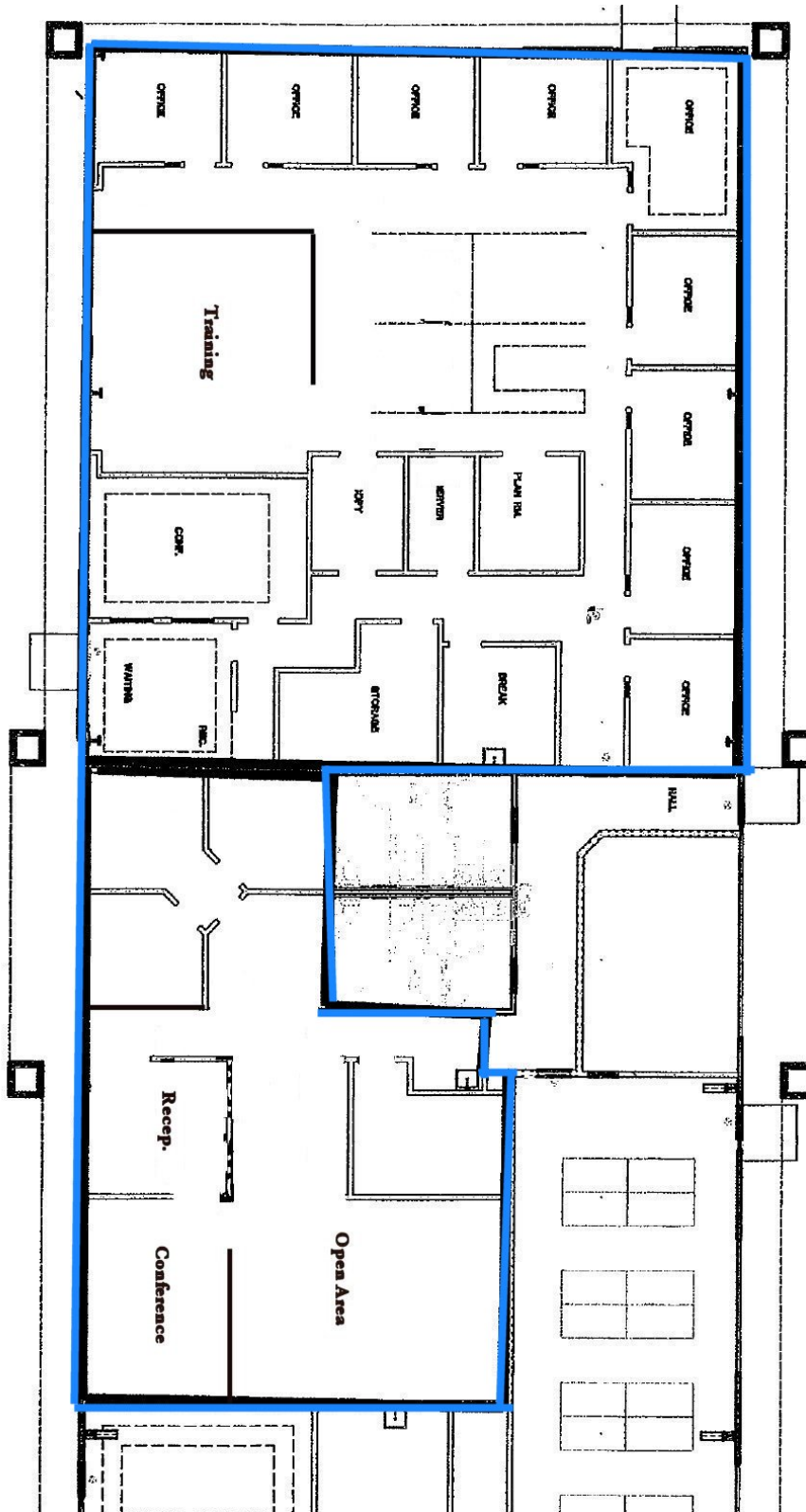
**FLOOR PLAN – Suite 103**  
**Approx. 1,954 square feet**



**FLOOR PLAN – Suite 104**  
Approx. 4,144 square feet

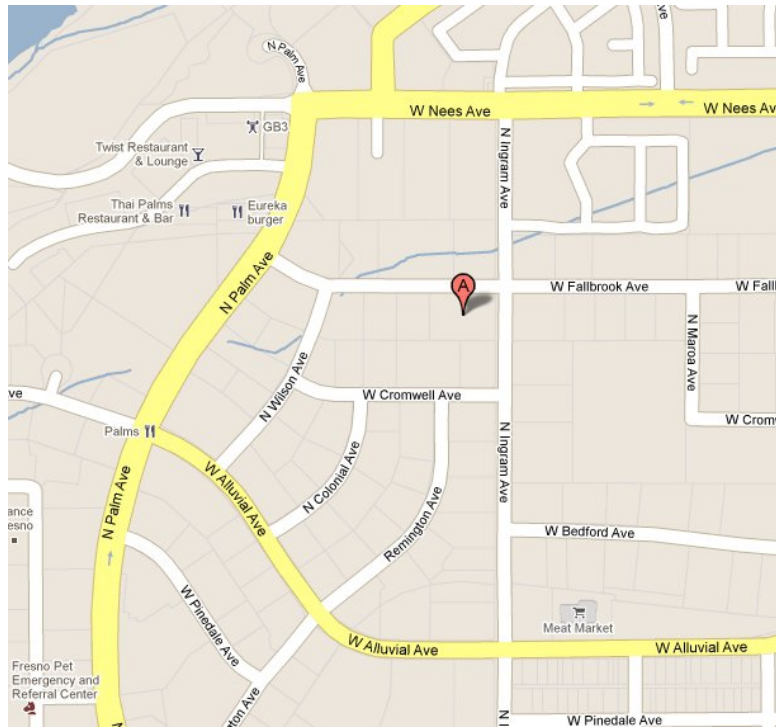


**COMBINED FLOOR PLANS – Suite 103 & 104**  
Approx. 6,098 square feet





## MAP VIEW



## AERIAL VIEW

