

Property Description

Location	650 W. Alluvial Avenue Fresno, CA
Sale Price	\$3,000,000.00 (\$293 psf)
Lease Rate	\$1.70 PSF NNN
Available	±10,234 RSF – (Freestanding Single Building)
Area	Class A building located in Palm Bluffs Corporate Center near River Park Shopping Center and Freeway 41. The site is in the most desired area of Fresno, CA and surrounded by professional office users and Fortune 500 companies.

APN	405-547-16/15
Land	1.09 acres
Available	January 31, 2020
Parking	4.54: 1,000
Highlights	<ul style="list-style-type: none"> • Monument Signage • Abundant Parking • Alluvial Frontage
Built – Out	<ul style="list-style-type: none"> • Mixture of built in cubicles • Private offices • Training rooms



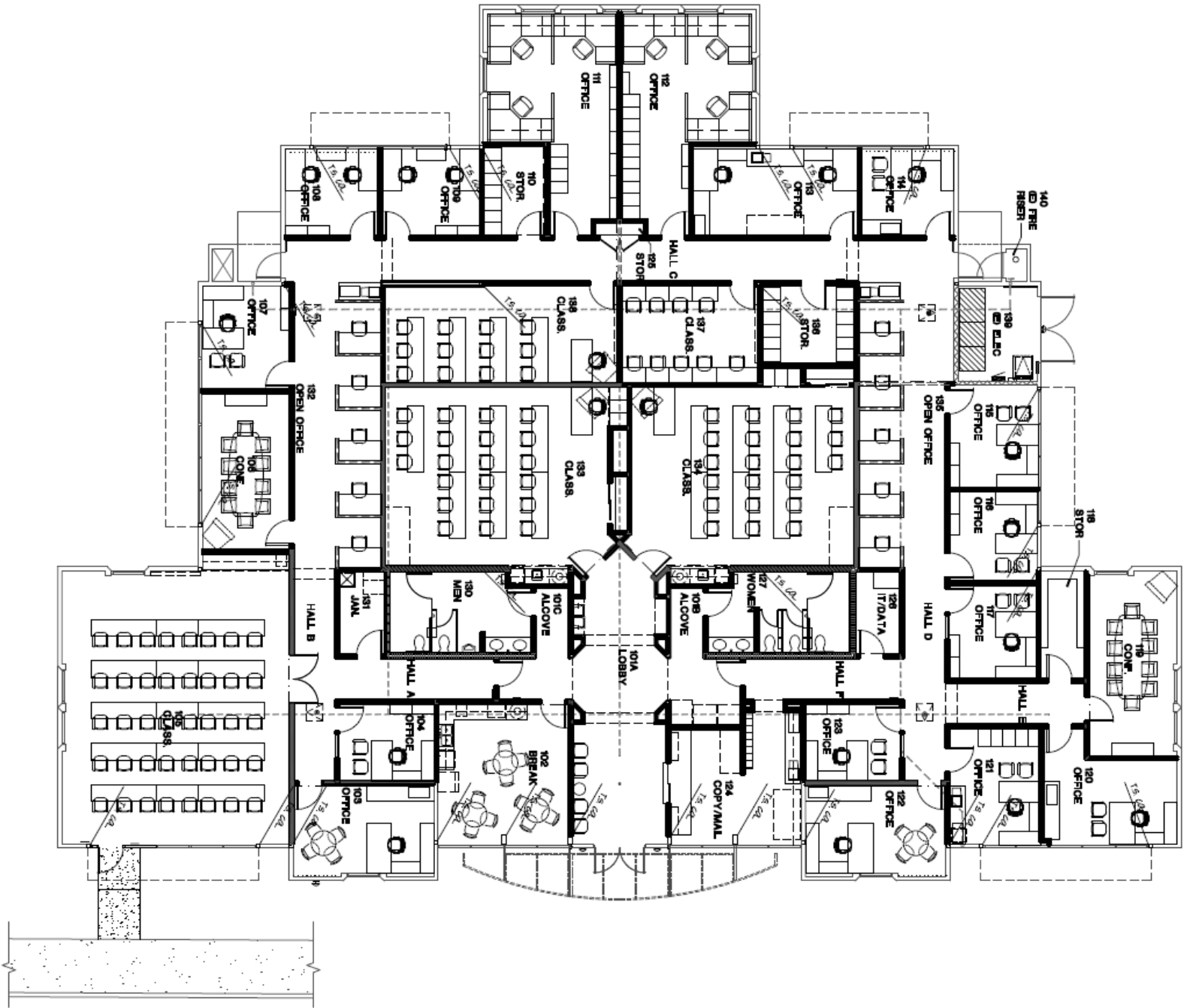
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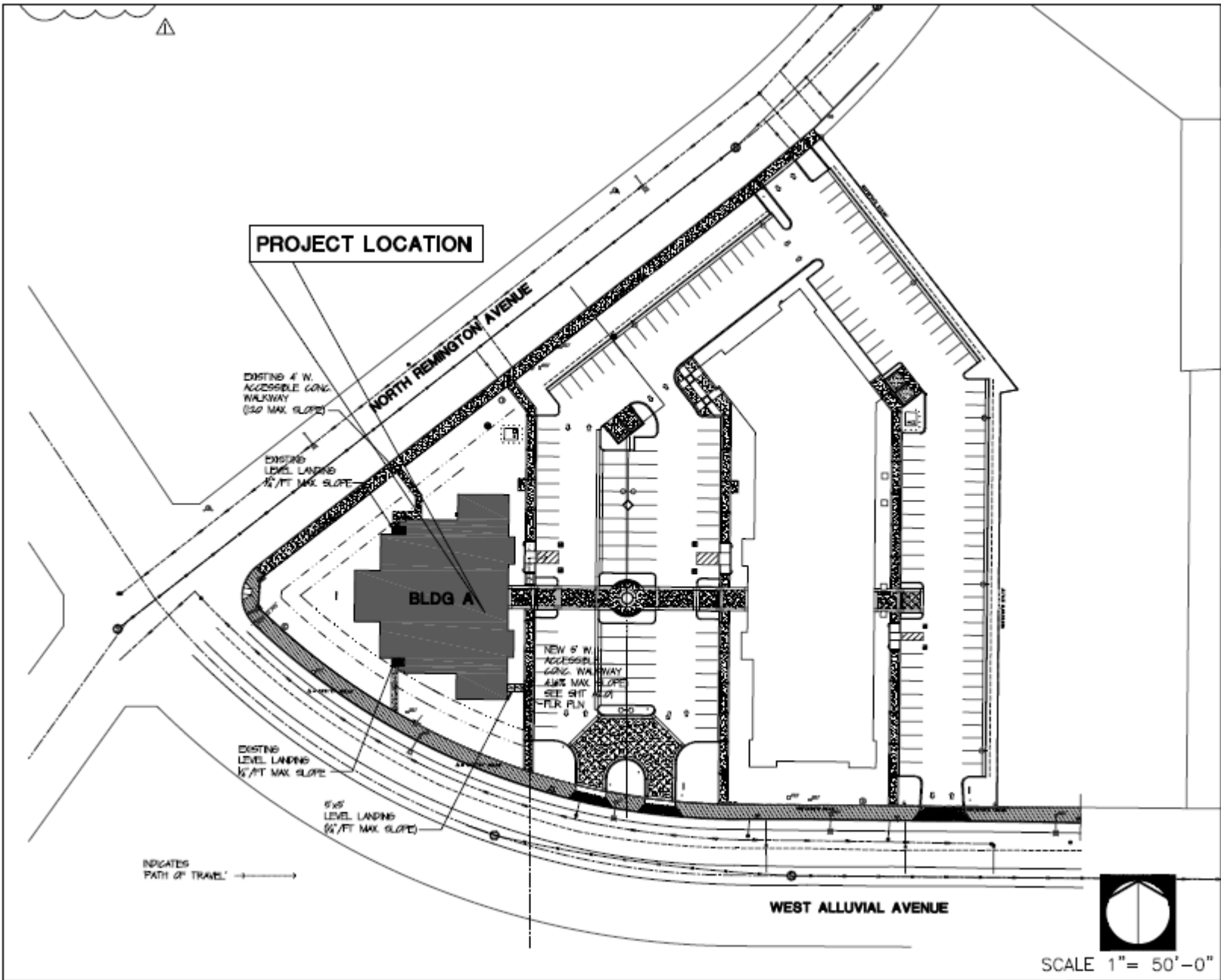
Floor Plan



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Site Plan



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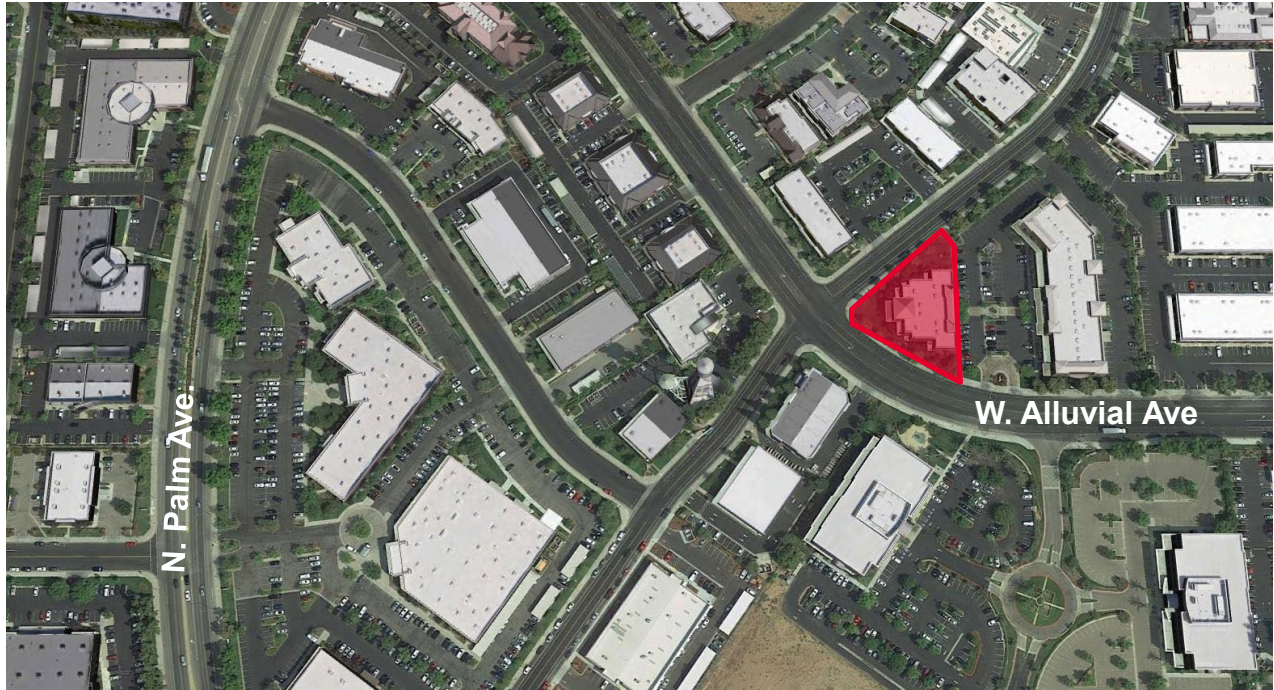
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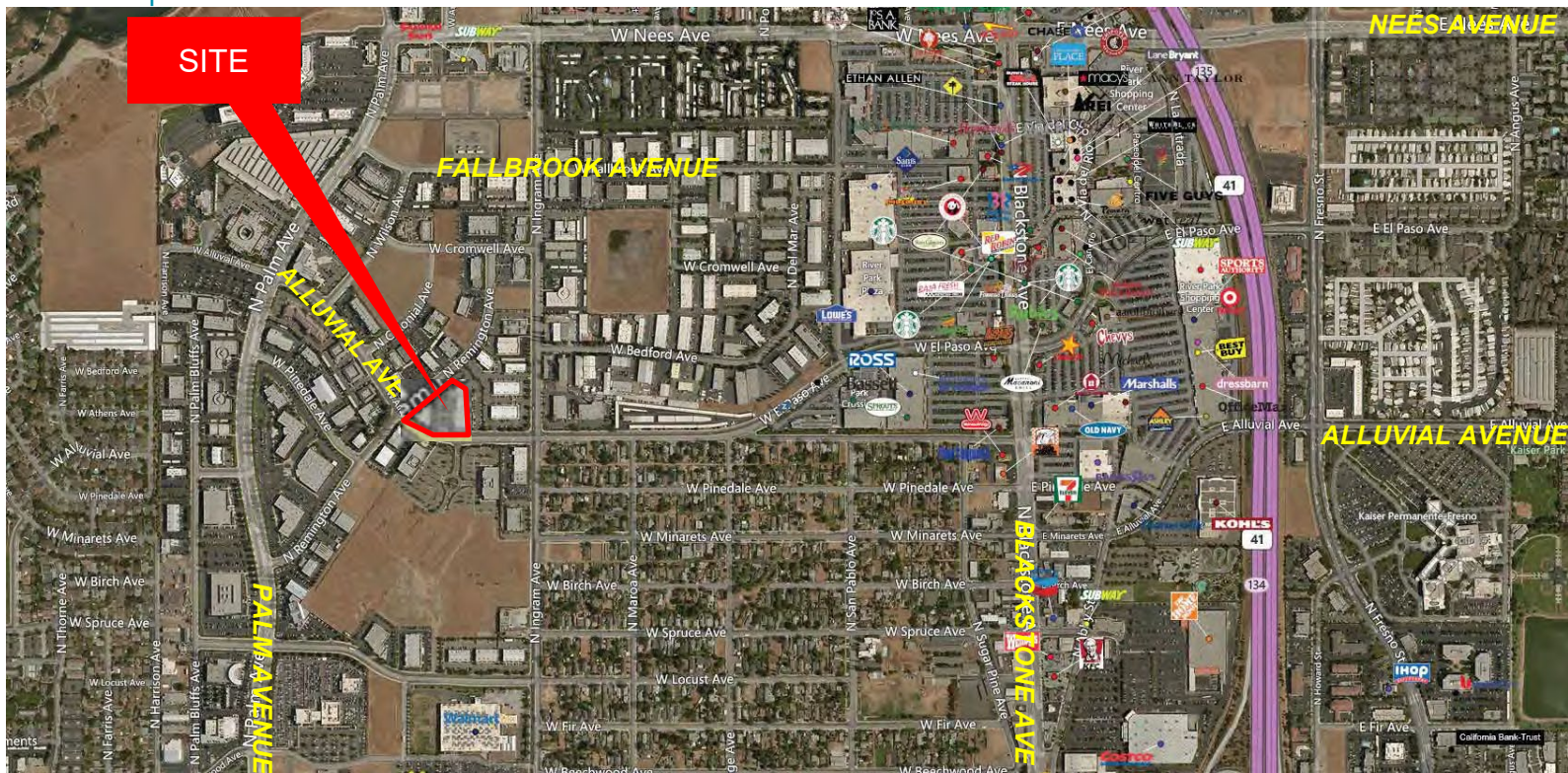


FOR SALE OR LEASE
 NEC Alluvial & Remington Ave
 650 W. Alluvial Ave.
 Fresno, California

Location Map



Aerial Map



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