

FOR LEASE



CLASS.
CONVENIENCE.
AMENITIES.
LOCATION.
VISIBILITY.
HEALTH.



NORTH POINTE CENTER
5% to Procuring Broker

For More Information Please Contact:

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North Pointe Center

6715 & 6795 N. Palm Avenue

Class "A" Office Space

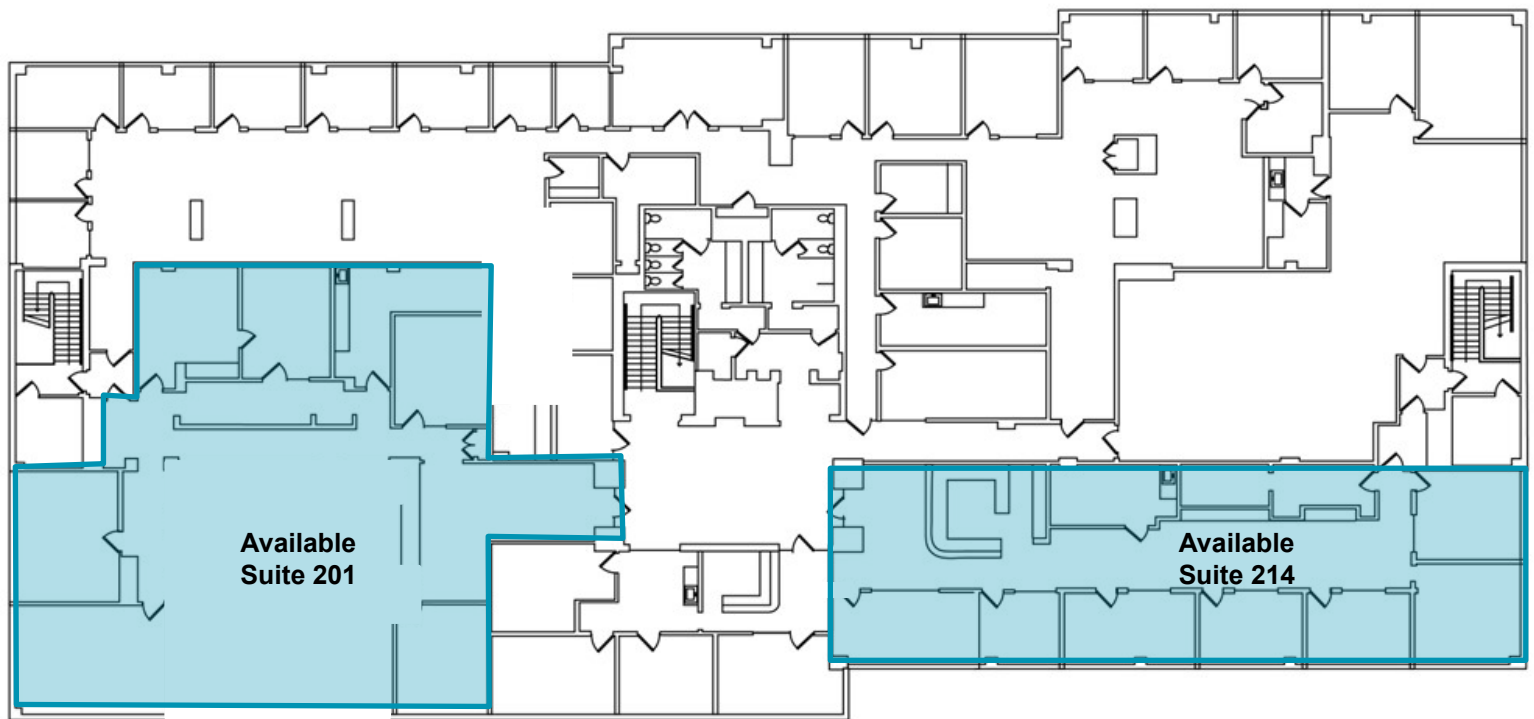
LOCATION, VISIBILITY, AMENITIES

This Class "A" center has recently gone through a major renovation with new lobbies, restrooms, common areas, landscaping, and the addition of electric vehicle charging stations. Coupled with its premier location and visibility, North Pointe Center is one of the top office complexes in Fresno and has made a dedication to health, sanitization, innovation, and technology. This mixed-use complex has a wide variety of restaurants located in the center and fast casual dining options within short walking distance. The property is also located on the Herndon Avenue Expressway which lends itself easy access across the city.

- 2nd busiest corridor in Fresno with an average daily traffic count of approximately 100,000 cars/day
- In close proximity to Freeway 41
- Several restaurants and retail services within walking distance
- Secured subterranean parking and ample unreserved surface parking
- Tenant Improvements negotiable
- High income demographic location
- Adjacent to the Palm Bluffs Corporate Center

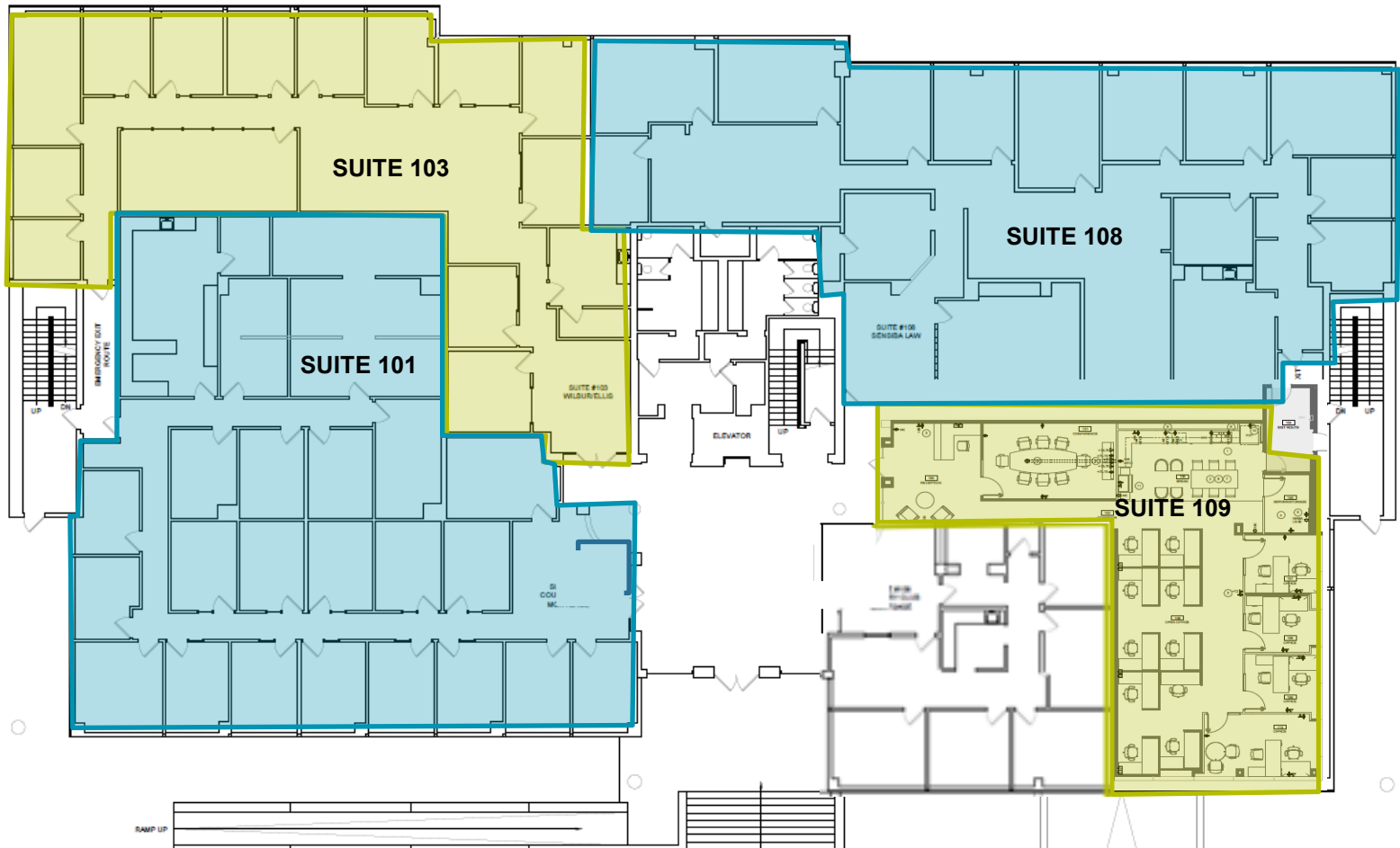


SUITE	RSF	RATE/RSF/MO	COMMENTS
201	±5,380	\$1.85 NNN	4 private offices, reception, open office area, break room & storage rooms.
214	±4,143	\$1.85 NNN	5 – 6 private offices, conference, reception, break room, & storage.

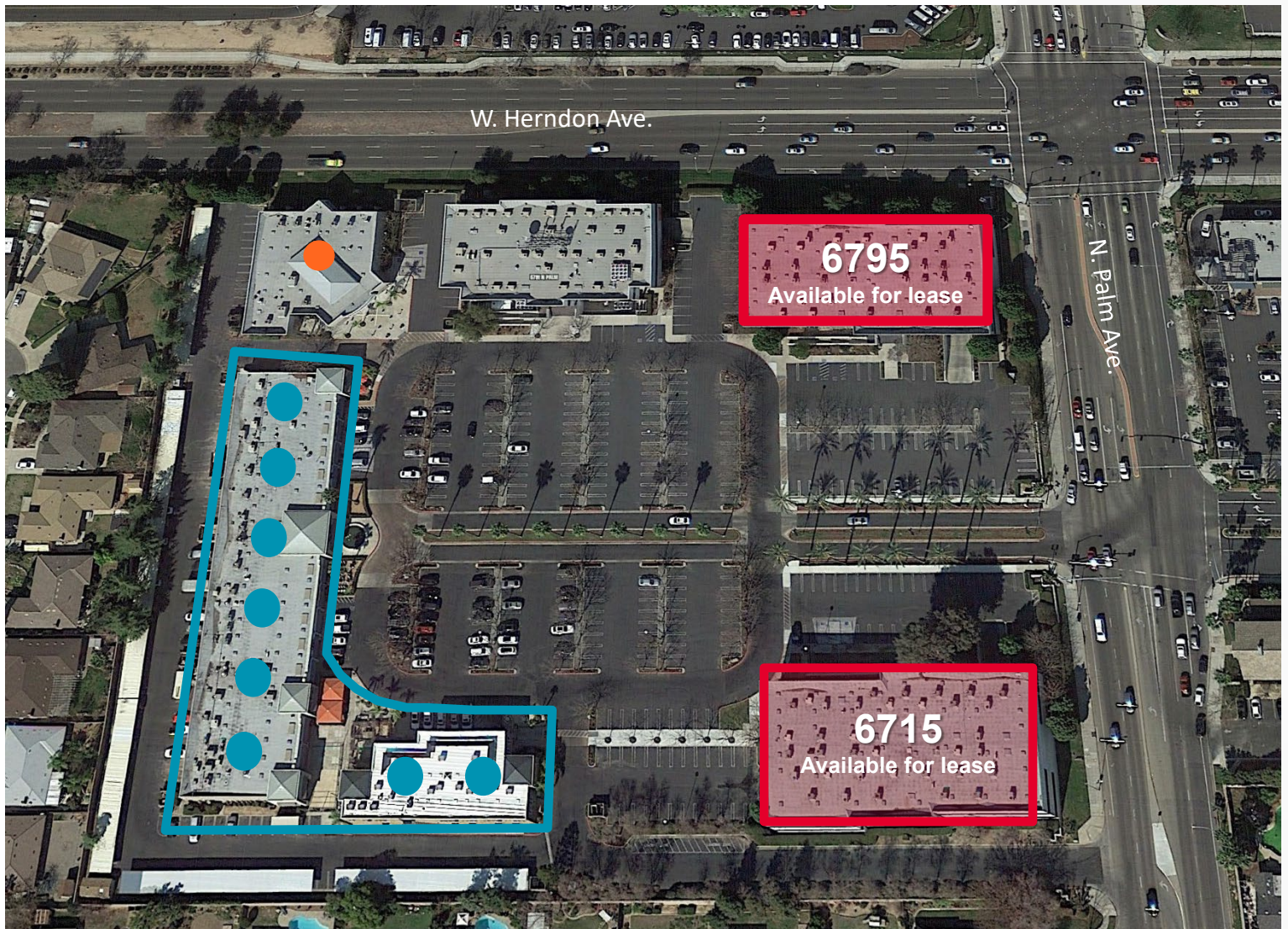


SUITE	RSF	RATE/RSF/MO	COMMENTS
101	±5,948	\$1.85 NNN	Reception area, 18 private offices, conference room, break room, and open area
103	±4,321	\$1.85 NNN	Reception, 11 private offices, 2 conference rooms, work room, and break room
108	±5,705	\$1.85 NNN	Reception, 11 private offices, conference room, break room and storage and space for cubes.
109	±2,859	\$1.85 NNN	Reception, 4 private offices, open area, conference room, break room and storage.

*Suites 101 & 103 can be combined for a total square footage of ±10,269



SITE PLAN / AERIAL SWC Herndon & Palm Avenues



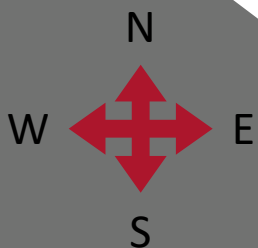
- California Imaging

RESTAURANTS

- Tabachines Cocina
- Bella Pasta
- Tamari
- Parma's
- Milano

AMENITIES

- The Bar Method
- Fringe Salon
- Georgio's Shoes & Repair / Handmade Leather Goods
- Edinhart Realty & Design



SURROUNDING RETAIL / AERIAL



St. Agnes Hospital

Kaiser Hospital

Home Depot

Costco



WALMART

Univision

First American Title

Infinity

Butterfish
Dutch Bros

Lexus

Starbucks, Broilers &
Nail Spa

Piazza del Pane

W. Herndon Ave.

N. Palm Ave.

Mercedes Benz





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