



FOR LEASE

BEAUTIFUL OFFICE SUITE IN PROFESSIONAL BUSINESS PARK WITH FUNCTIONAL FLOOR PLAN

457 KNOLLCREST DRIVE, SUITE 120 | REDDING, CA 96002

BILL HAEDRICH, MAI, CCIM

Owner/Broker

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SUMMARY OF FACTS

457 KNOLLCREST DRIVE, SUITE 120 | REDDING, CA 96002



PROPERTY SUMMARY

Available SF:	2,388 SF
Lease Rate:	\$1.45 SF/month (MG)
Building Size:	4,773 SF
Zoning:	GO - General Office
Cross Streets:	North Bechelli Lane

PROPERTY OVERVIEW

Office suite with functional layout available for lease in a multi-tenant professional office building located just off of North Bechelli Lane in Central Redding - wonderful access from anywhere in Redding! Plenty of natural light from anywhere in the office and ample parking in the rear of the building. The building consists of three tenants who share two restrooms and a common corridor with two entrances to access the building both from the street and rear parking lot. The suite is improved with a reception area, conference room, five offices, a kitchen, storage room, and two workstations. The utilities are not separately metered, so each tenant pays a proportional share of in-suite utilities, common area utilities, janitorial service and supplies cost, and security service.

PROPERTY HIGHLIGHTS

- Functional floor plan
- Plenty of parking
- Lots of natural light and professional entrance
- Located in Redding's professional business park

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INTERIOR PHOTOGRAPHS

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Open Work Areas with Natural Light



Private Office



Reception Area



Common Corridor



Kitchen

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FLOOR PLAN

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FOR MORE INFORMATION :

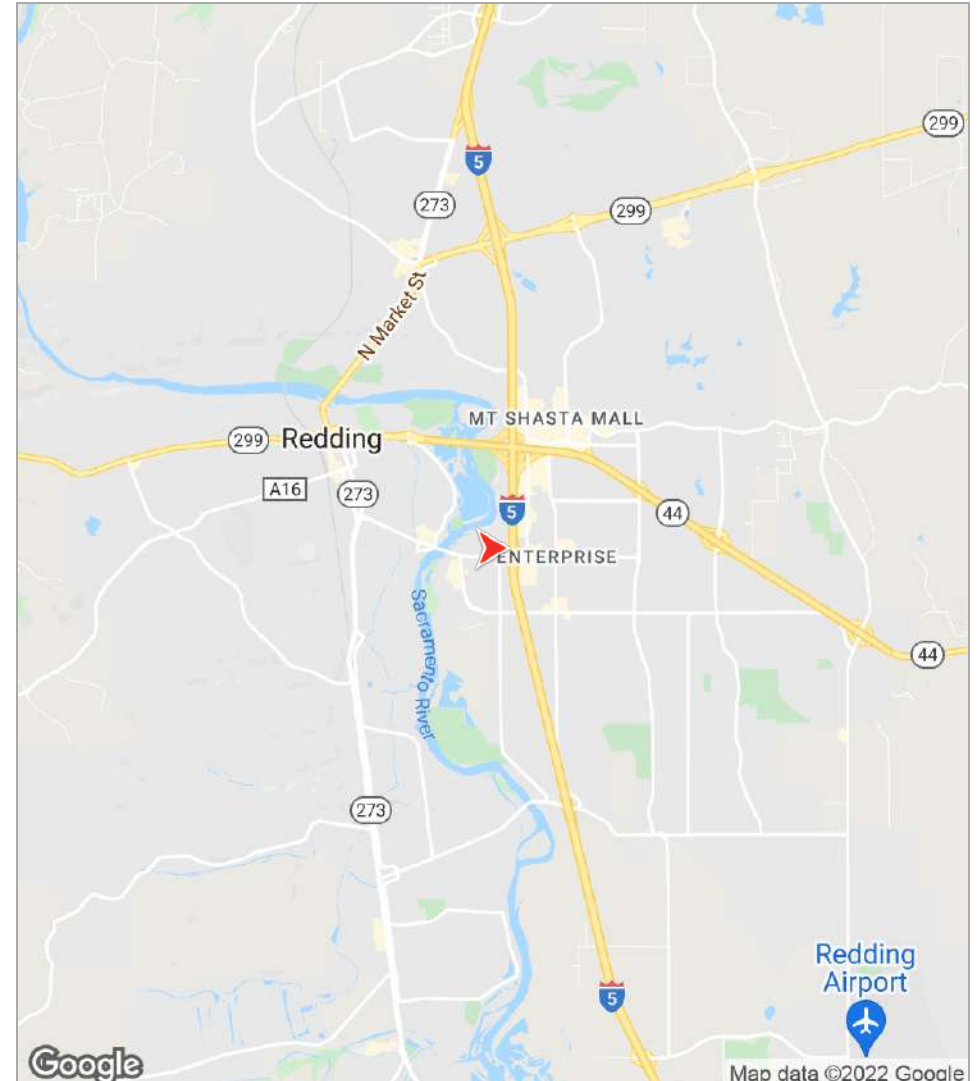
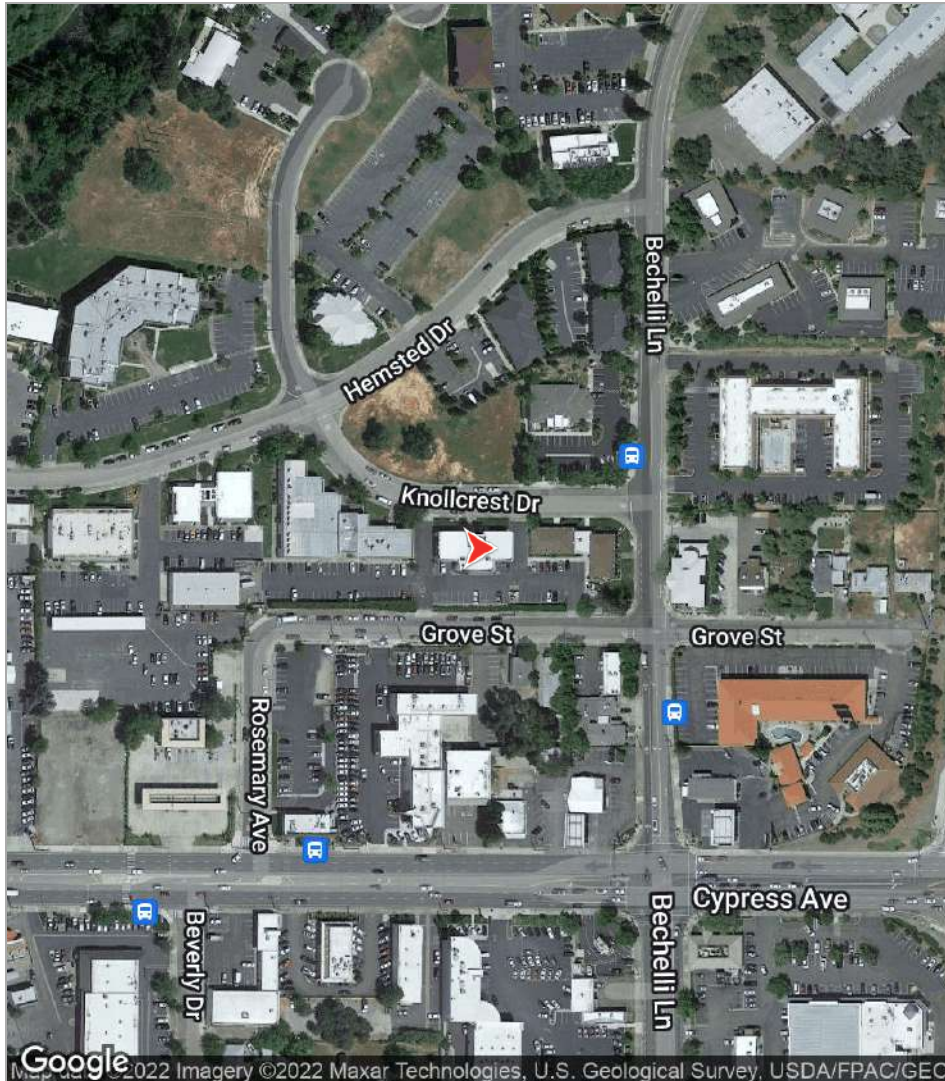
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CENTRALLY LOCATED OFF NORTH BECHELLI LANE NEAR I-5

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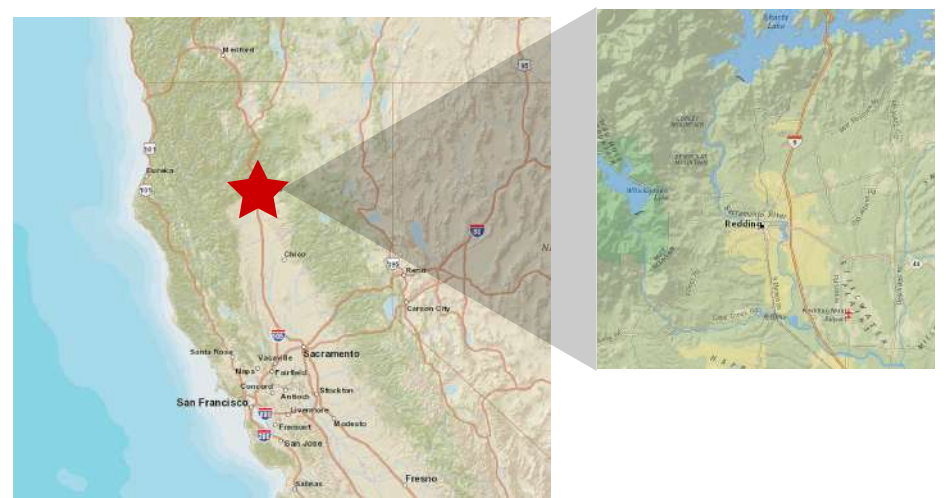
Location & Demographics

Redding, CA

As the largest California city north of Sacramento, Redding is nestled in the scenic heart of Northern California, amid rich culture and heritage, boundless recreation, and magnificent landscapes.

Redding is 545 miles north of Los Angeles; 162 miles north of Sacramento; 433 miles south of Portland, Oregon; and 592 miles south of Seattle, Washington. In addition, it is uniquely positioned as the midway point of the I-5 Corridor. As the retail hub for Shasta, Tehama, Trinity, and Siskiyou counties, Redding is the predominant central location for Northern California commerce. Shasta County alone has a population of approximately 140,000 people.

	Population	Avg. Income	Households
One Mile	 8,594	 \$41,393	 3,984
Three Miles	52,993	\$56,140	22,491
Five Miles	93,115	\$60,440	37,257





Acquisitions Leasing Consulting

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