



Office/Warehouse Space for Lease

452 W. Bedford Ave. **Multiple suites and configurations available!**

For Further Information Please Contact:

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Russell G.
Smith
Inc.

- Prime Office/Warehouse leasing opportunity near Palm Ave.
- Turn-key Tenant Improvements available
- Excellent location near Highway 41, Riverpark and Palm Bluffs
- Competitive lease rate - \$1.25 - \$1.45/sf NNN
- Flexible lease terms - Motivated owners

452 W. Bedford Ave.

Area

452 W. Bedford Ave. - Located in Woodward Business Park, in close proximity to the Palm Bluffs Corporate Center and Riverpark Shopping

Available

Suite 101/102: Approximately 7,387 sq. ft. Office/Warehouse space

Comprised of approx. 3,891 sq. ft. Office, Showroom and Mezzanine area and approx. 3,496 sq. ft. of Warehouse area

Suite 103: Approx. 2,163 sq. ft. Warehouse space

Suite 104/105: Approximately 3,600 sq. ft. Warehouse space

Suite 106/107: Approx. 3,460 sq. ft. Office/Warehouse space

Suite 108: Approx. 1,853 sf Office/Warehouse space

Suite 109: Approx. 1,853 sf Office/Warehouse space

Suite 110: Approx. 1,710 sf Office/Warehouse space

**** Multiple Suites can be combined to suit Tenant's needs.****

Lease Rate

Suite 101/102 - \$1.45/sf per month, NNN

All other suites - \$1.25/sf per month, NNN

Three percent (3%) annual escalations

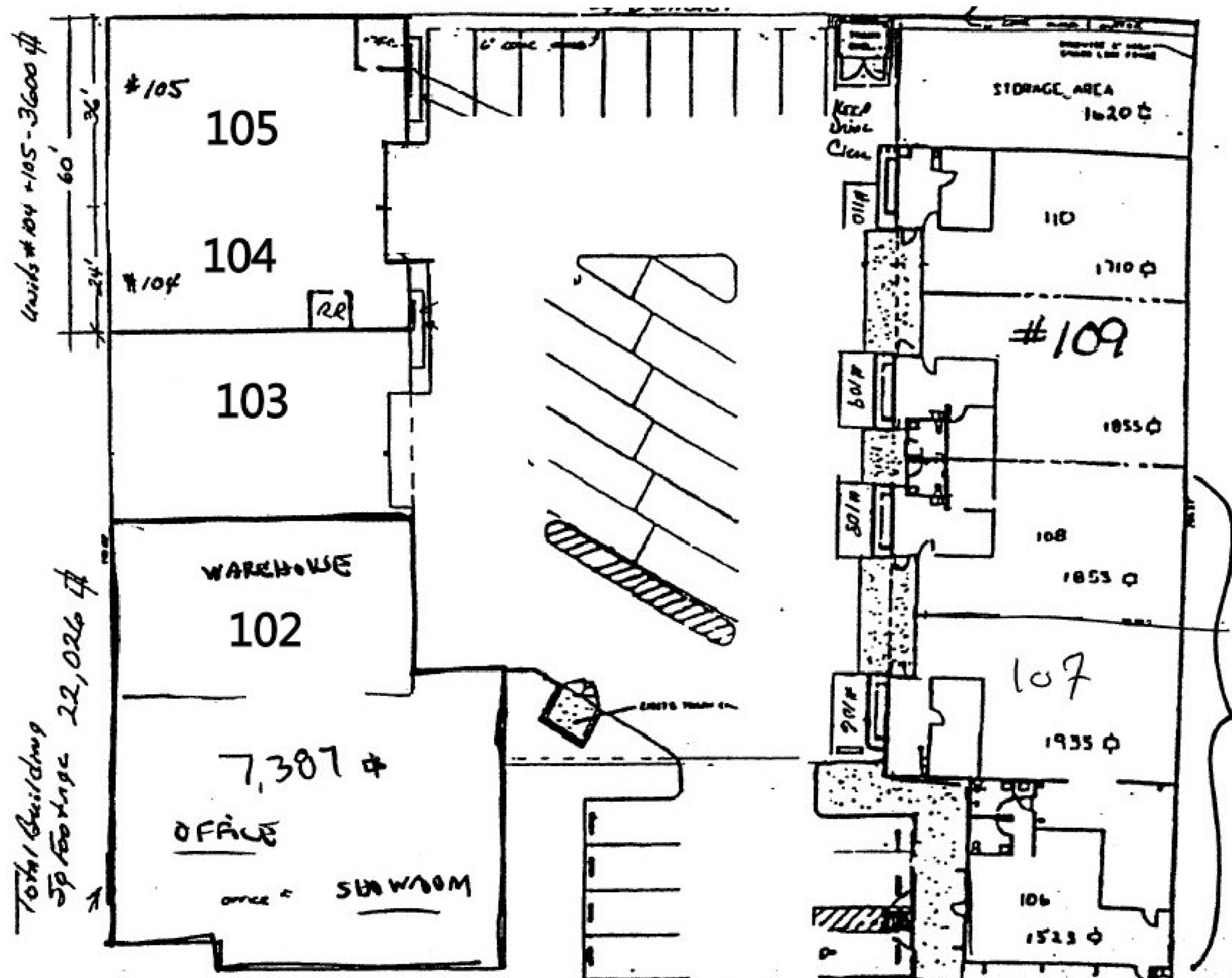
Tenant is responsible for PG&E and Janitorial

Parking

There is a gated parking area inside the project and also exterior and on-street parking along Bedford Ave.

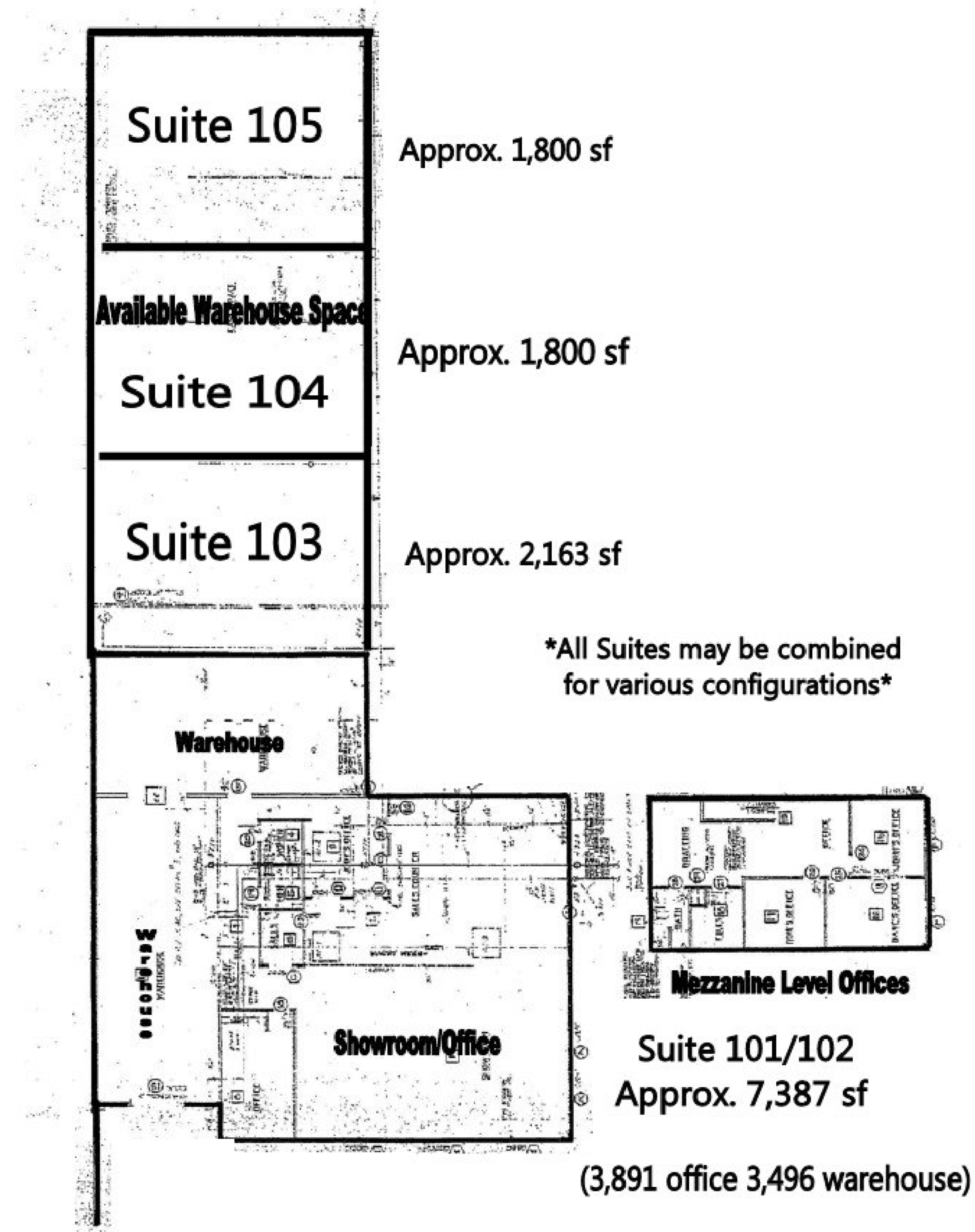
452 W. Bedford - Site Plan

Total project - Approx. 22,026 sq. ft.



Multiple configurations available -
Landlord will provide reasonable
Tenant Improvements to suit the
needs of any User.

452 W. Bedford - Approx. Floor Plans Suites 101 - 105



452 W. Bedford

Aerial View

