

COX
Real Estate
Consultants
INC



OFFICE SPACE WITHIN PARK MARINA PLAZA

1890 PARK MARINA DR. , REDDING, CA 96001

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PROPERTY SUMMARY

1890 PARK MARINA DR. , REDDING, CA 96001



PROPERTY DESCRIPTION

1890 Park Marina Dr is a premier professional office building nestled in the heart of West Redding and located within the Park Marina Plaza. Now offering prime spaces for lease with BASE UTILITIES INCLUDED IN RENT (excluding phone and internet). Conveniently situated just off Hwy 44 and a mere mile from the I-5 intersection, this location ensures effortless commuting. Enjoy the scenic backdrop of the Sacramento River, visible from the building across Park Marina Drive. Your comfort is priority, with common break room and restroom facilities meticulously maintained by the landlord. Additionally, for the convenience of the tenants located on the second floor, a downstairs suite featuring a private conference room is available for use at no additional cost, ensuring accessibility for clients with mobility concerns due to the those suites being accessed by stairs only.

PROPERTY HIGHLIGHTS

- Prime location with high visibility
- Utilities included in rental rate
- Accessible conference room

OFFERING SUMMARY

Lease Rate:	Varies, see next page
Available SF:	1,284 - 3,566 SF
Lease Type:	Gross (Utilities included, except phone and internet)
Building Size:	20,388 SF
Zoning:	General Commercial
Parking:	Ample off-street parking

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AVAILABLE SPACES

1890 PARK MARINA DR. , REDDING, CA 96001



LEASE INFORMATION

Lease Type:	Gross (Utilities included, except phone and internet)	Lease Term:	Negotiable
Size Available:	1,284 - 3,566 SF	Lease Rate:	\$1.10 - \$1.60 SF/month

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE RATE	DESCRIPTION
Suite 101	2,004 SF	\$1.45 SF/month	Ground floor suite featuring a spacious open work area, a private office, a conference room, a break room, a restroom, and an IT closet.
Suite 106	1,284 SF	\$1.50 SF/month	Ground floor suite offering a large open work space with one private office, restroom and back storage area.
Suite 202	3,566 SF	\$1.00 SF/month	Professional office suite comprised of 6 private offices, conference room, reception, waiting area, production room storage and large open work space. Upstairs with stair access only.
Suite 210	2,317 SF	\$1.10 SF/month	This highly functional office space offers 3 private offices, a reception area, meeting room, copy/file room, open work space and storage ensuring every aspect of your workspace needs are met. Plenty of natural light from windows in each of the three offices. Access to a shared breakroom and 1st floor conference room are also provided at no additional cost. Located on the second floor with stair access only.

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OFFICE BUILDING FOR LEASE

SUITE 101 - PHOTOS

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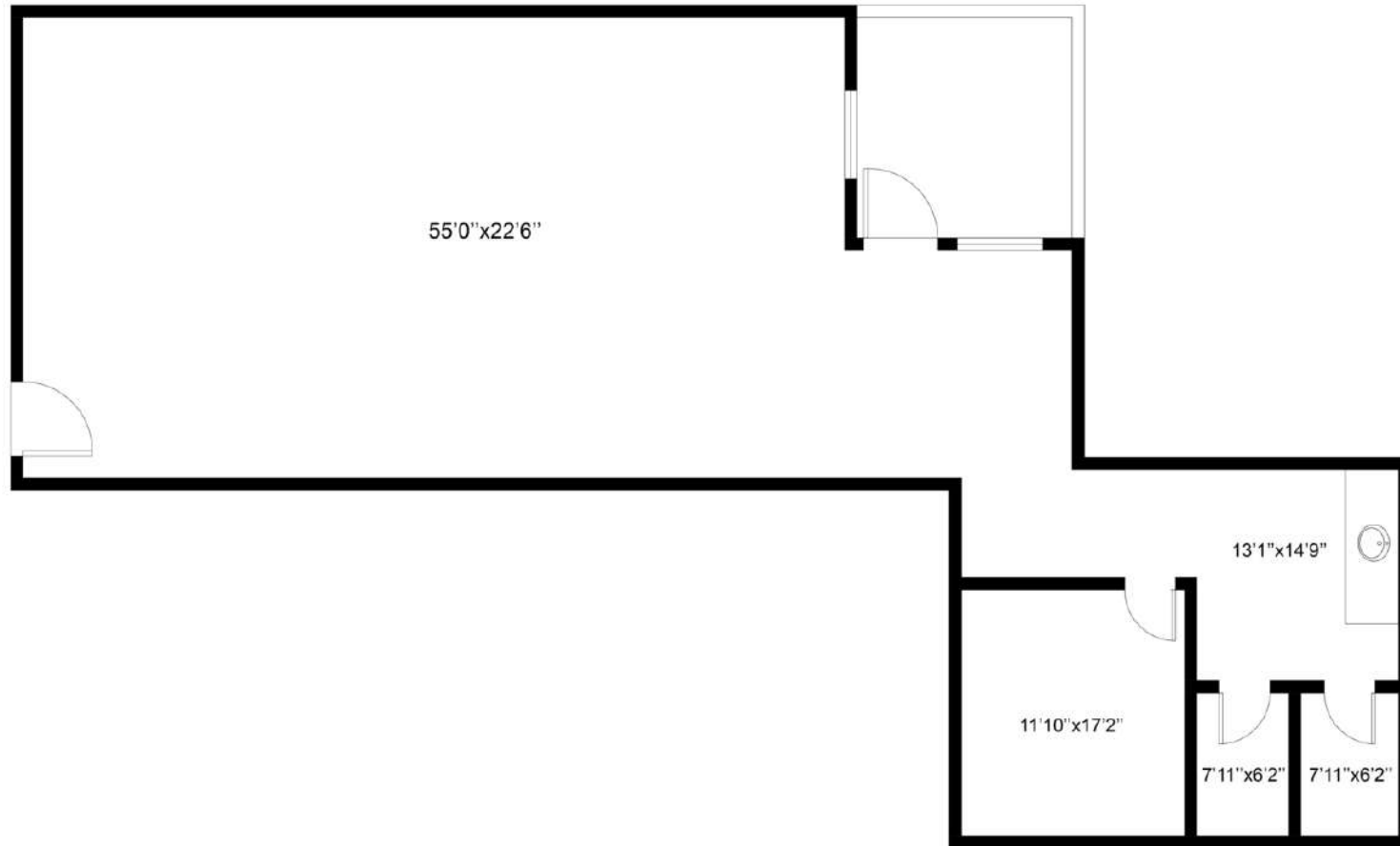
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The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

OFFICE BUILDING FOR LEASE

SUITE 101 - FLOOR PLAN

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1890 PARK MARINA DR
SUITE 101
FLOOR PLAN

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OFFICE BUILDING FOR LEASE

SUITE 106 - PHOTOS

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OFFICE BUILDING FOR LEASE

SUITE 106 - FLOOR PLAN

1890 PARK MARINA DR. , REDDING, CA 96001



1890 PARK MARINA DR
SUITE 106
FLOOR PLAN

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OFFICE BUILDING FOR LEASE

SUITE 202 - PHOTOS

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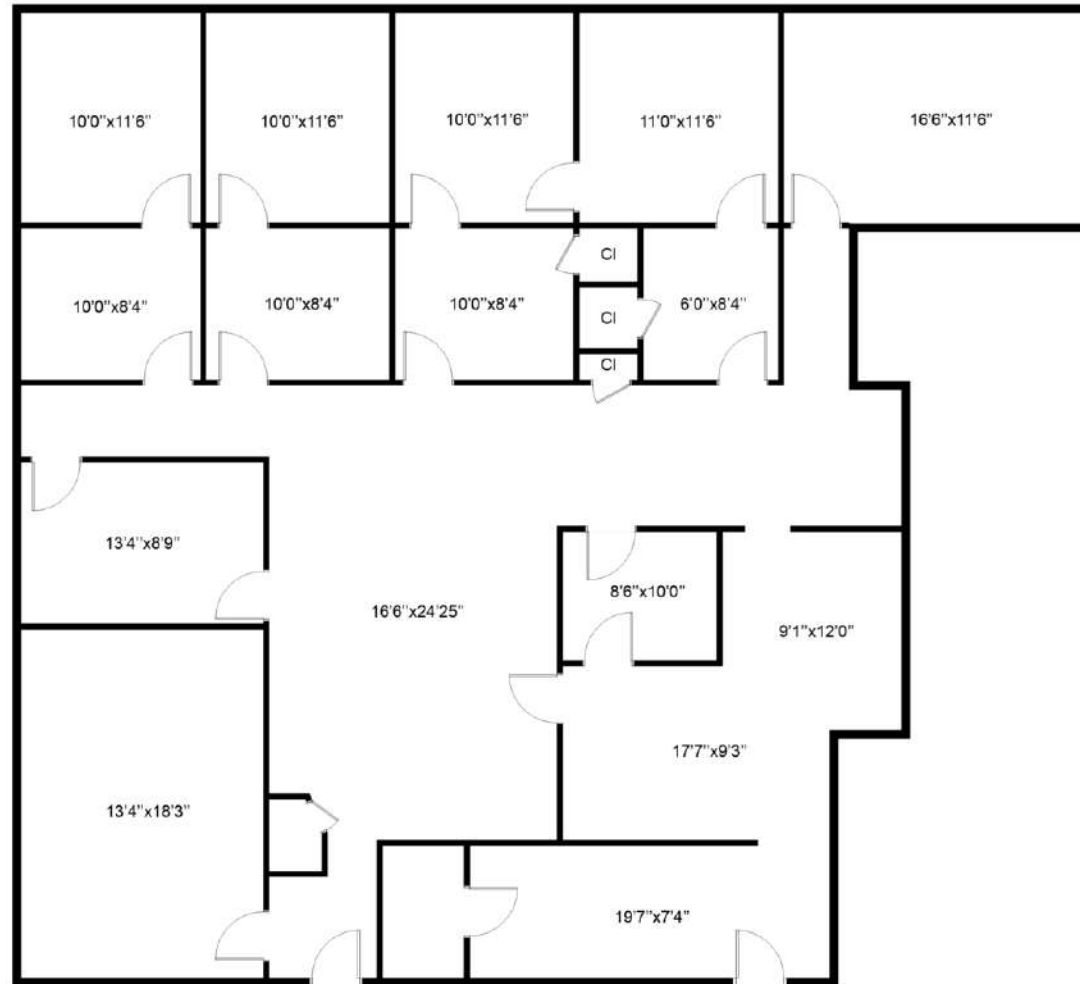
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SUITE 202 - FLOOR PLAN

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FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

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OFFICE BUILDING FOR LEASE

SUITE 210 - PHOTOS

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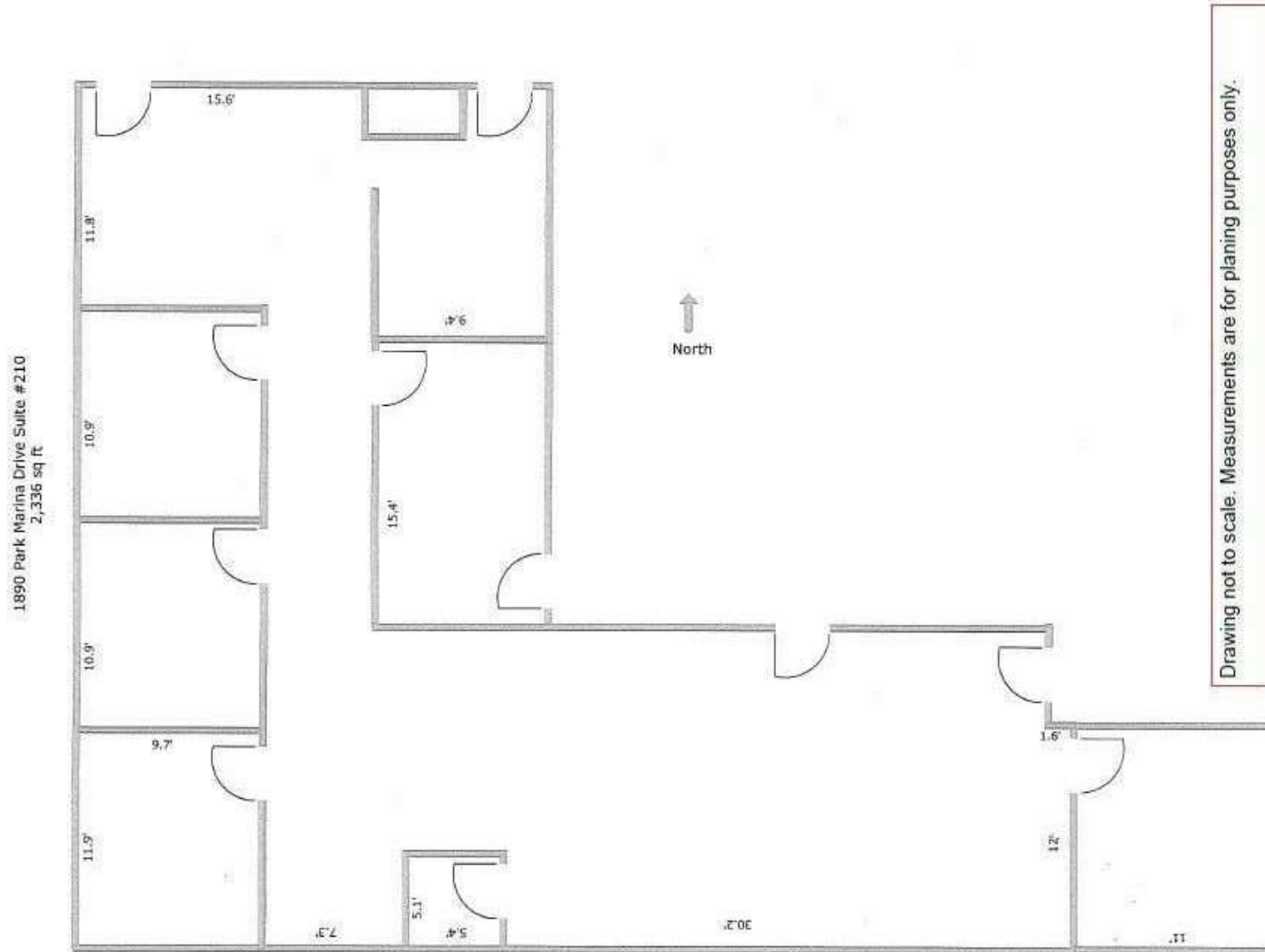
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SUITE 210 - FLOOR PLAN

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OFFICE BUILDING FOR LEASE

COMMON CONFERENCE ROOM, GROUND FLO

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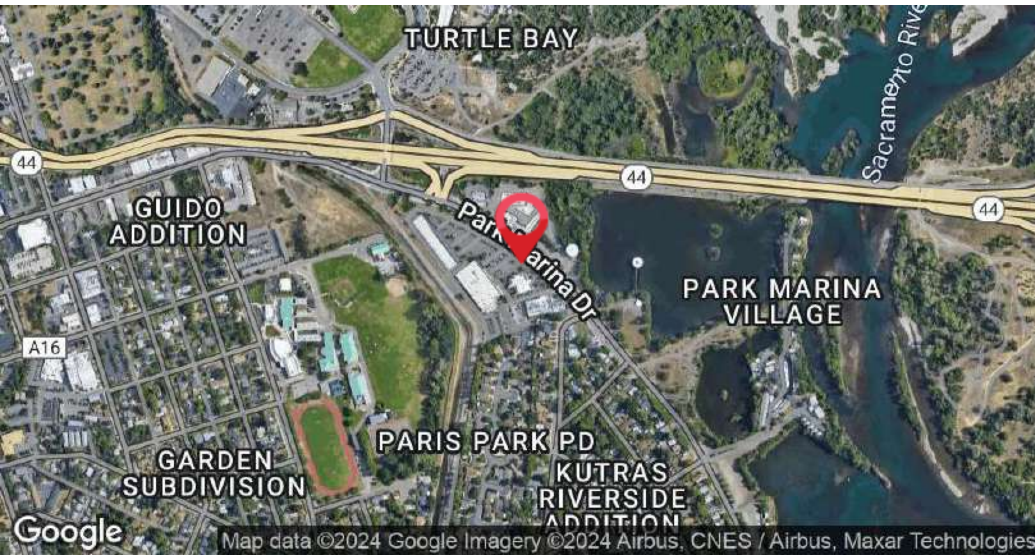
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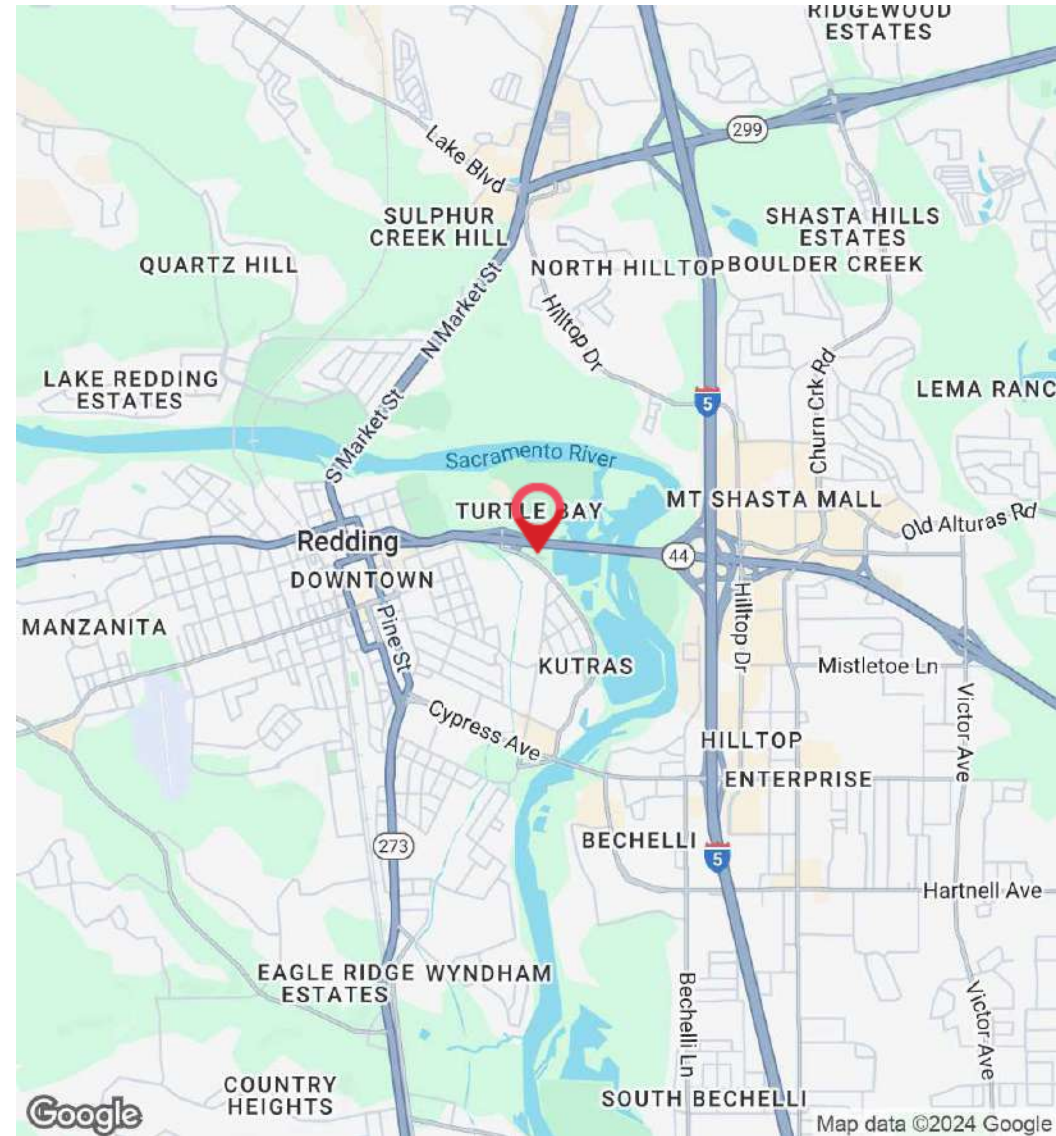
LOCATION OVERVIEW

1890 PARK MARINA DR., REDDING, CA 96001



LOCATION OVERVIEW

Located just off Hwy 44 in West Redding 1 mile from Hwy 44 and I-5 Intersection. Quick and easy to access from all areas of town. Across Park Marina Dr from Sacramento River.



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DEMOGRAPHICS MAP & REPORT

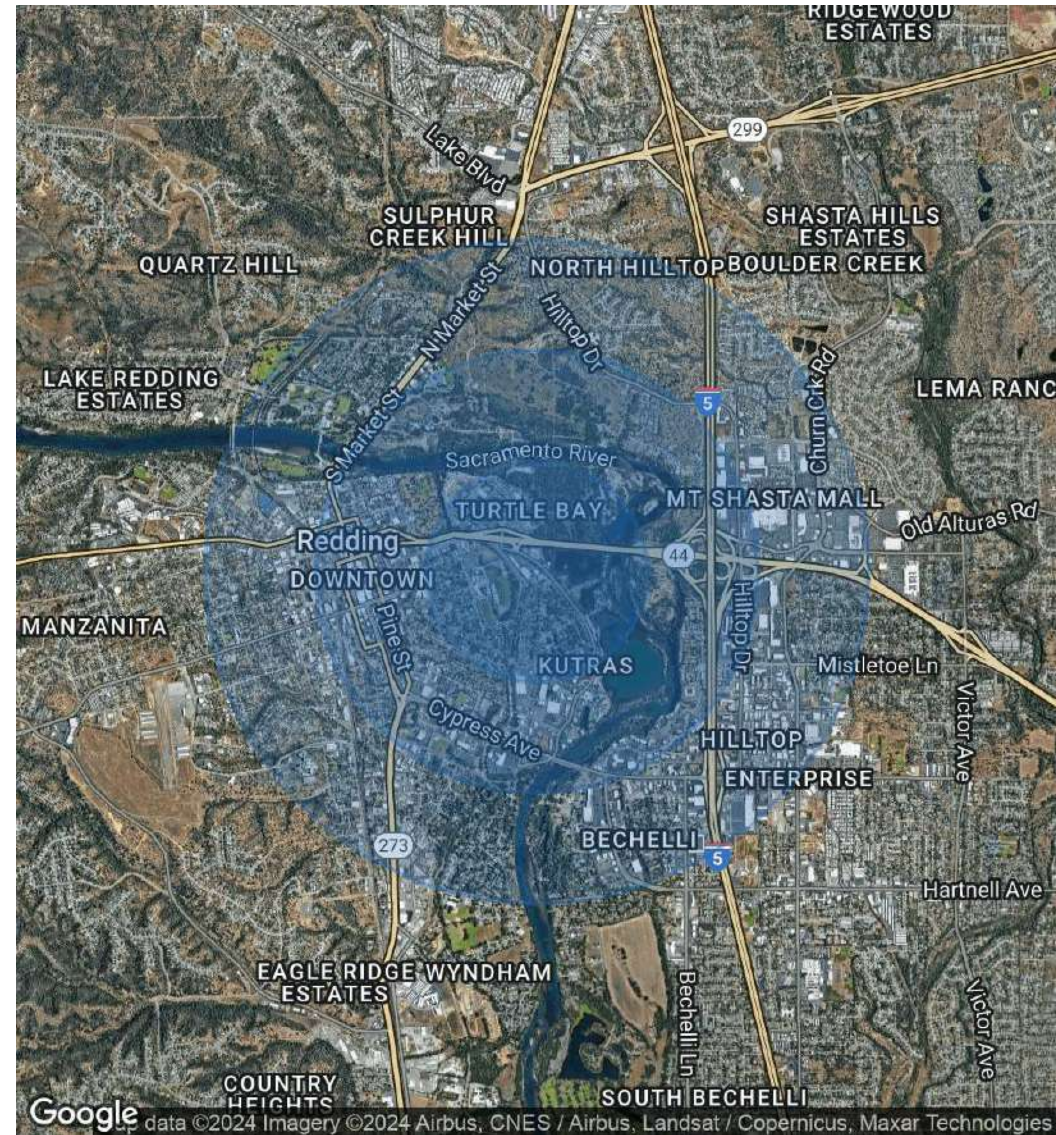
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,307	6,750	17,272
Average Age	33.8	35.8	36.7
Average Age (Male)	33.4	36.4	37.1
Average Age (Female)	39.5	39.8	38.3

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	646	3,263	8,091
# of Persons per HH	2.0	2.1	2.1
Average HH Income	\$62,845	\$58,843	\$56,933
Average House Value	\$244,701	\$244,351	\$223,601

2020 American Community Survey (ACS)



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MEET THE BROKER

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PROFESSIONAL BACKGROUND

Jess is an experienced commercial real estate broker with a background in property management. She has worked in real estate since 2008 in the Los Angeles, Phoenix and Redding markets. She grew up in Redding and knows the Northern California regional market inside and out. Jess is consistently the most active commercial real estate broker in Redding based on the number of transactions handled each year. Her clients appreciate her exceptional client service, professionalism, dedication and responsiveness. She is passionate about commercial real estate because of the ability it provides to work with local investors, businesses and non-profits to help them meet their goals and being able to help them find creative solutions to their obstacles.

She has worked with many local non-profit organizations in a volunteer capacity such as Redding Rotary, Leadership Redding, Shasta Community Foundation and Turtle Bay Museum. Jess enjoys exploring the many outdoor adventures that Northern California and surrounding areas offer including hiking, paddle boarding, kayaking, ziplining and snowboarding.

EDUCATION

Jess holds a B.S. in Sociology with a minor in Psychology from the University of California, Santa Barbara.

She has completed the CCIM curriculum to become a Certified Commercial Investment Member

She is a licensed California Real Estate Broker

MEMBERSHIPS

CCIM - Certified Commercial Investment Member

ICSC - International Council of Shopping Centers

California Association of Realtors Member

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