



SUITES AVAILABLE IN QUIET PROFESSIONAL OFFICE BUILDING

169 HARTNELL AVE, REDDING, CA 96002

Jess Whitlow, CCIM
Broker Associate/Consultant
530.605.5169
jess@coxrec.com
coxrec.com

PROPERTY SUMMARY

169 HARTNELL AVE, REDDING, CA 96002



PROPERTY DESCRIPTION

Join this professional office building located in the center of town with easy access from I-5. Perfect opportunity to have a quiet workspace away from your home with common amenities such as a common waiting room, two break rooms and four restrooms providing for a low maintenance space to meet with clients or work independently.

PROPERTY HIGHLIGHTS

- Near to I-5 for easy access and a quick commute
- Common areas maintained by landlord
- Professional office space at an affordable price

OFFERING SUMMARY

Lease Rate:	\$375 - \$2426 per month
Lease Type:	Gross (Includes Utilities)
Available SF:	167 - 1,673 SF
Zoning:	RED GO - General Office

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CalDRE #01941996

LEASE SPACES

169 HARTNELL AVE, REDDING, CA 96002



LEASE INFORMATION

Lease Type:	Gross (Utilities included except phone and internet)	Lease Term:	Negotiable
Total Space:	167 - 1,673 SF	Lease Rate:	Varies, see below

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 110	291 SF	Full Service	\$450 per month	First-floor single office in a beautiful office building with plenty of natural light and easy access to I-5 and both sides of town. Single office for Lease on a gross basis - includes water, sewer, trash, gas, electric, and common area janitorial (does not include internet or phone).
Suite 128	1,673 SF	Modified Gross	\$2,426 per month	First floor office space with 4 private offices, reception office and waiting area. LVP faux wood flooring, high quantity of windows for excellent natural light, and a central location just off Cypress Ave and minutes from I-5. Located near the new Dignity oncology campus on the river at Hartnell and Cypress Ave. Available March 2026.
Suite 202	167 SF	Full Service	\$375 per month	Suite 202, becoming available March 2026! This private office features a single room, situated on the second floor with stair access only for lease on a gross basis - includes water, sewer, trash, gas, electric, and common area janitorial (does not include internet or phone).

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OFFICE BUILDING FOR LEASE

COMMON AREA

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OFFICE BUILDING FOR LEASE

SUITE 110 - PHOTO

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OFFICE BUILDING FOR LEASE

SUITE 128 - PHOTOS

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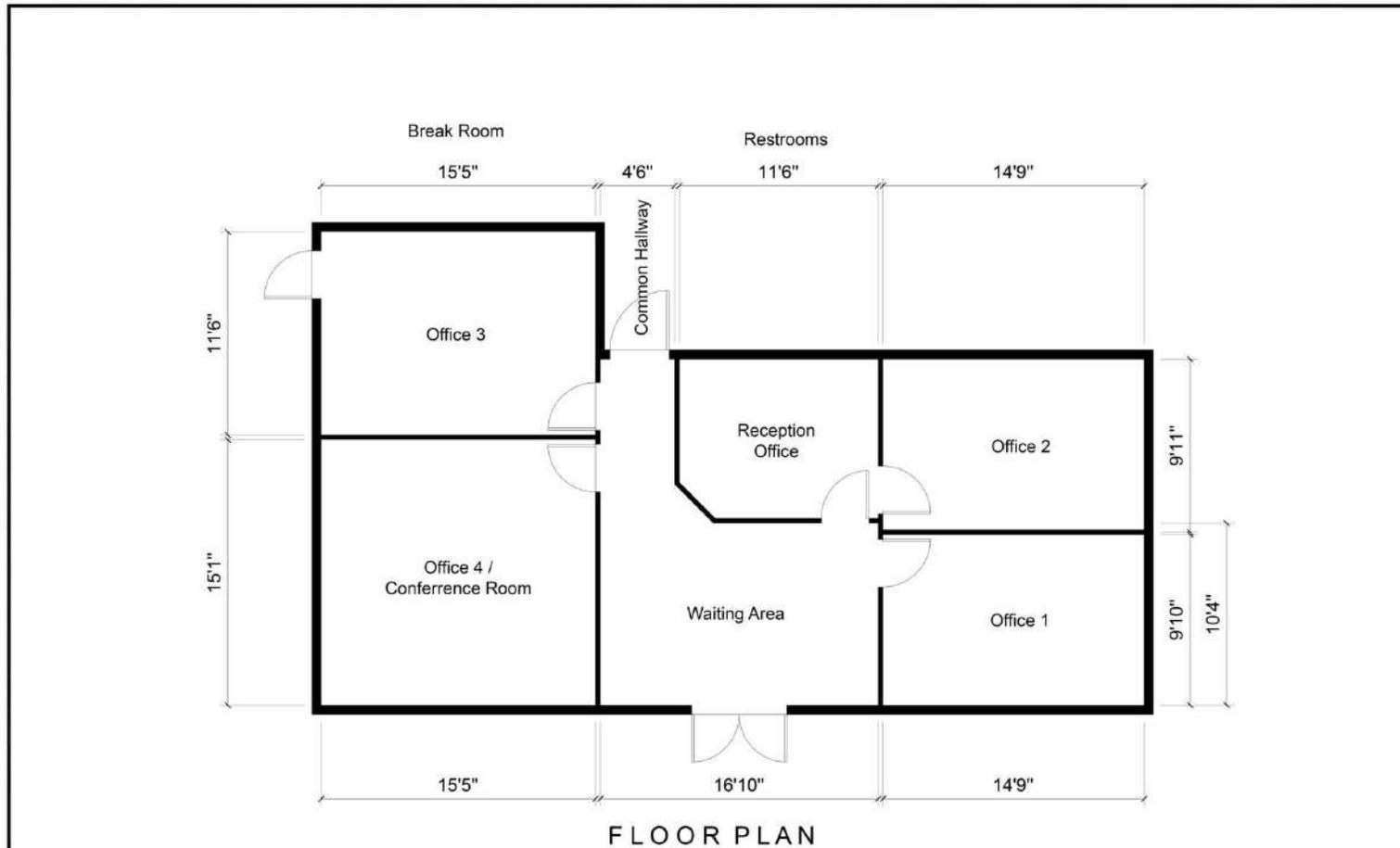
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SUITE 128 - FLOOR PLAN

169 HARTNELL AVE, REDDING, CA 96002



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.

169 Hartnell Ave, Suite 128

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OFFICE BUILDING FOR LEASE

SUITE 202 - PHOTO

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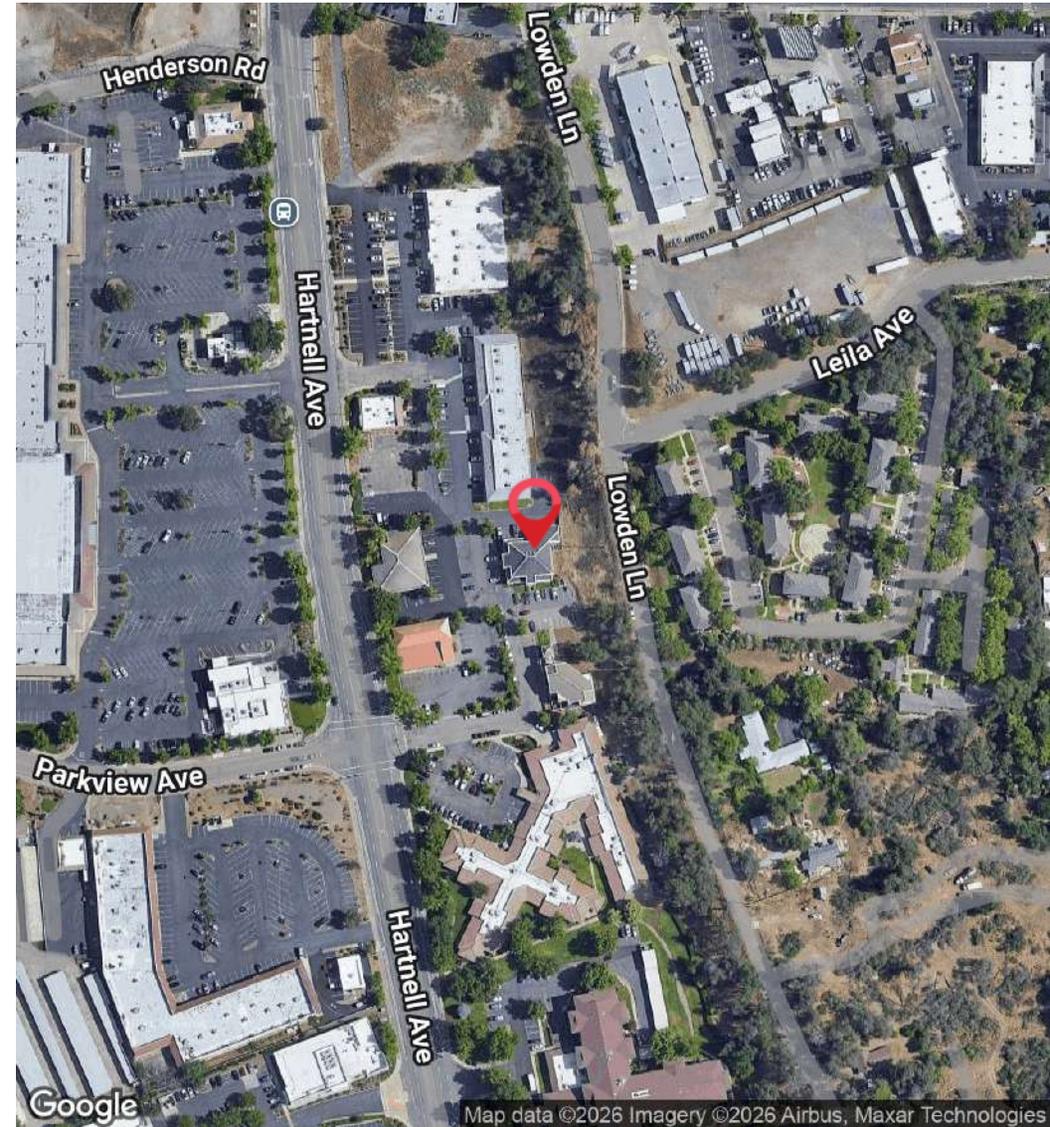
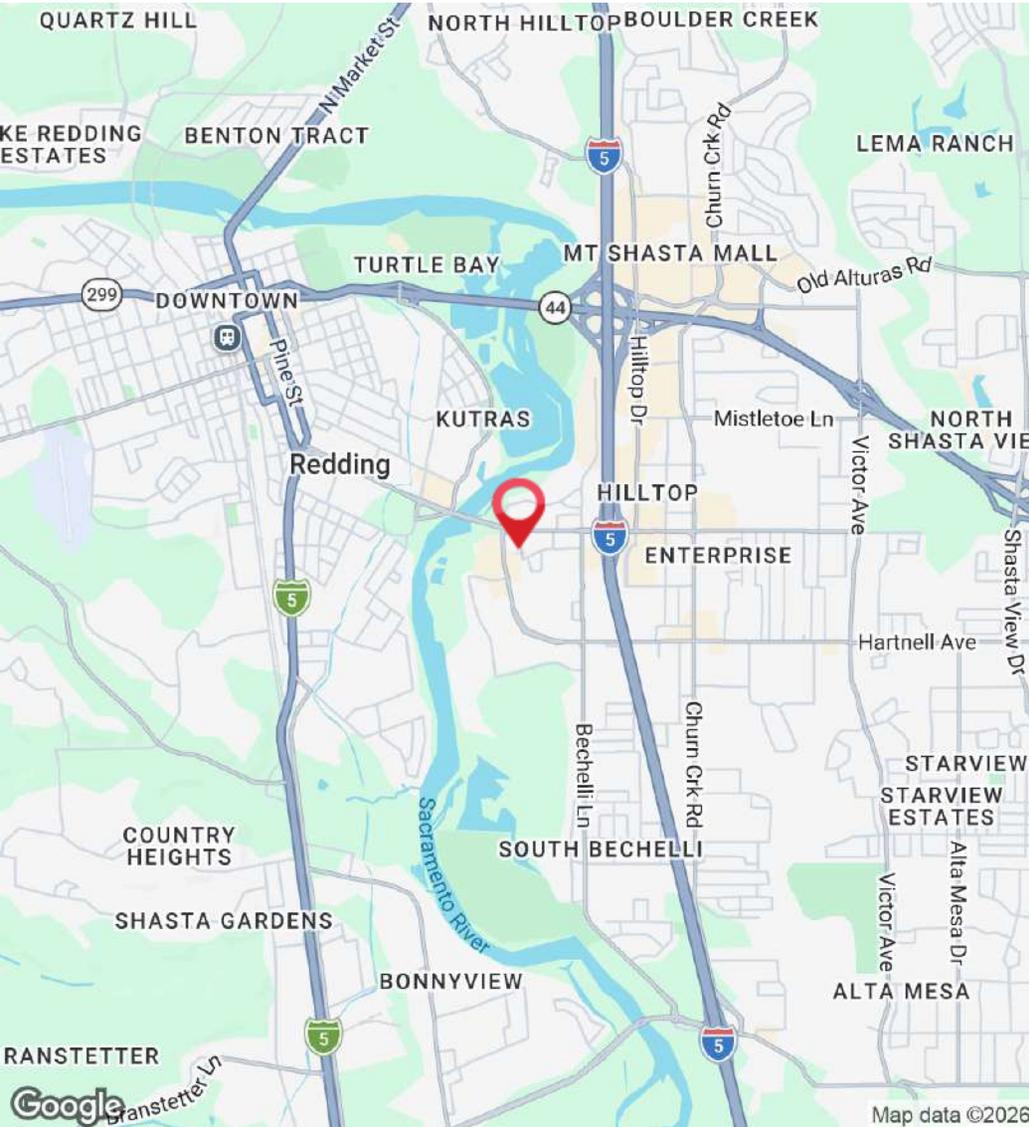
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LOCATION MAPS

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MEET THE BROKER

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Direct: **530.605.5169**

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PROFESSIONAL BACKGROUND

Jess Whitlow is a seasoned commercial real estate broker with more than 20 years of experience and a strong background in property management. Having worked in the Santa Barbara, Los Angeles, Phoenix, and Redding markets, she brings broad market insight and deep local expertise to Northern California, where she is consistently among the most active brokers in Shasta County.

Known for her professionalism, responsiveness, and ability to navigate complex transactions, Jess works closely with investors, businesses, and nonprofit organizations to deliver practical, creative solutions. She holds the prestigious Certified Commercial Investment Member (CCIM) designation and is an active member of the International Council of Shopping Centers (ICSC) and the Shasta Association of Realtors.

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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