



Office/Warehouse Space for Lease

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

For Further Information Please Contact:

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- 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

Russell G.
Smith
Inc.

452 W. Bedford Ave.

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

Lease Rate

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

Suite 106/107 - \$1.35/sf per month, NNN

Suite 110 - \$1.35/sf per month, NNN (includes approx. 1,600 feet of yard area)

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

Three percent (3%) annual escalations

Tenant is responsible for PG&E and Janitorial

Parking

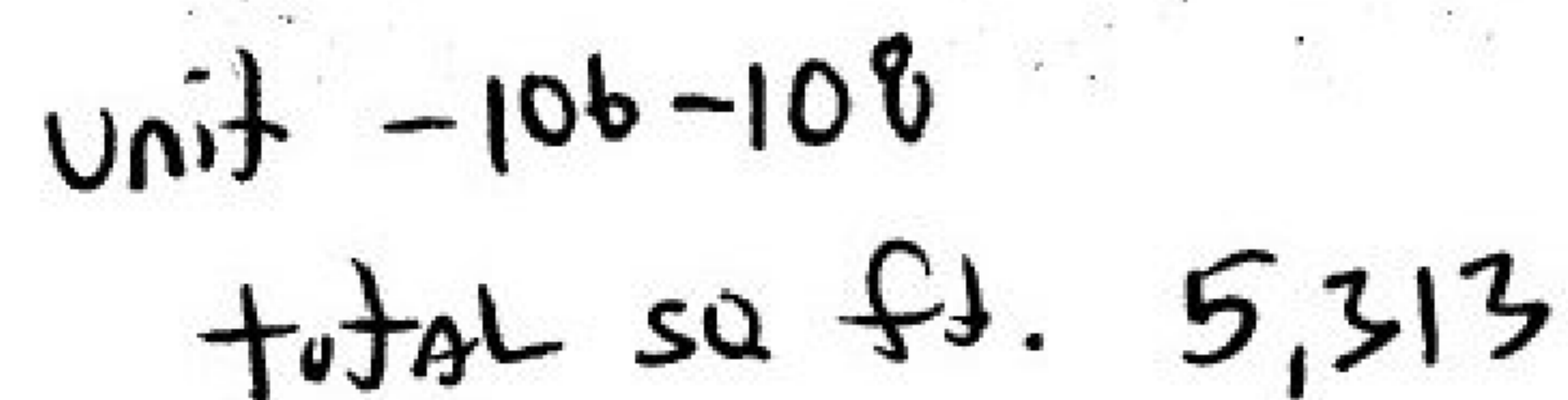
There is a gated parking area inside the project and also exterior and on-street parking along Bedford Ave.

Lease Area

452 W. Bedford Ave. is part of the Woodward Business Park, located in close proximity to the Palm Bluffs Corporate Center, Riverpark Shopping Center and Highway 41.

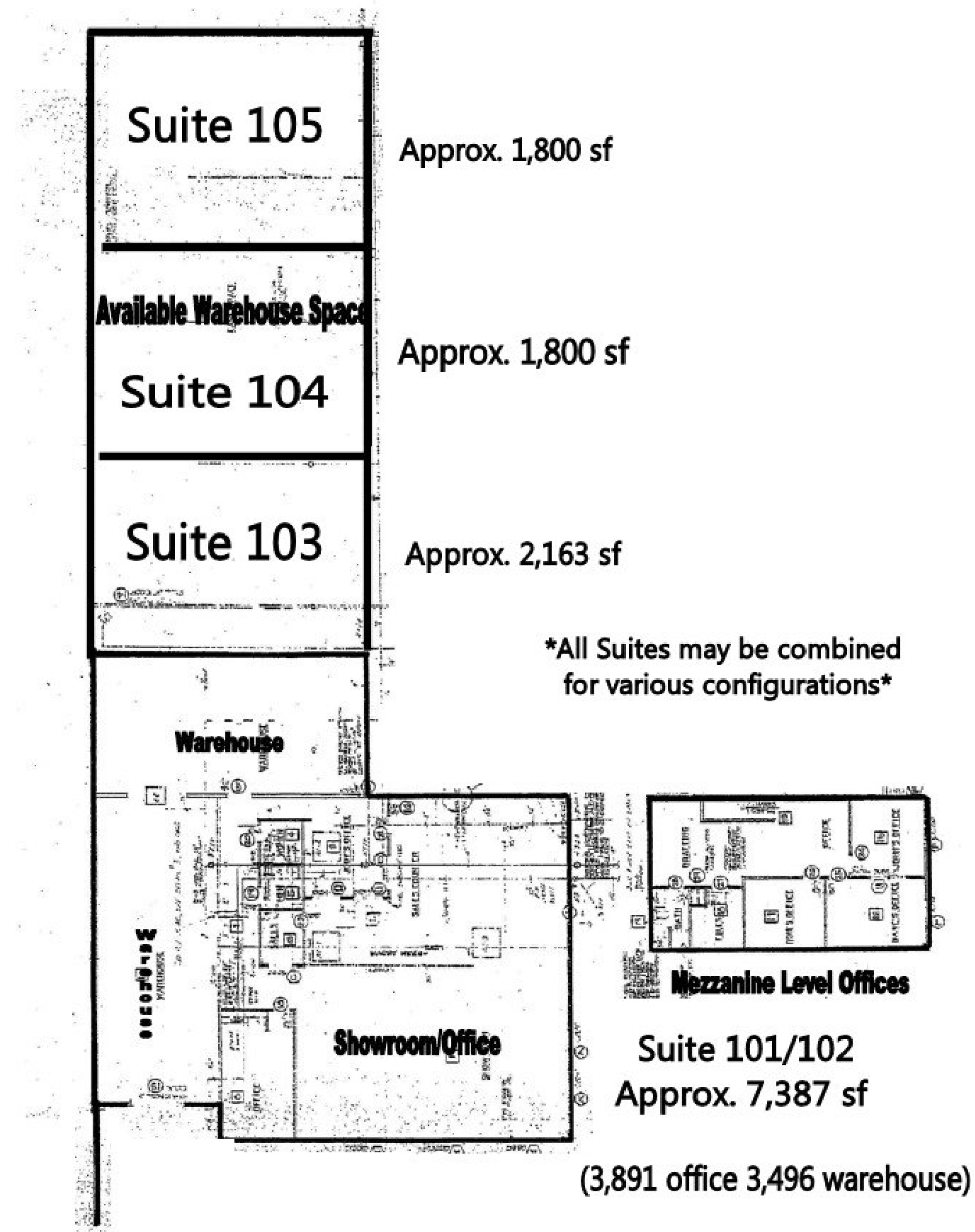
**** Multiple Suites can be combined to suit Tenant's needs.****

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

