

FOR LEASE

**PROFESSIONAL OFFICE
SPACE**

**±36,500 SF
(DIVISIBLE TO ±12,500 SF)**

2525 AIRPARK DRIVE
REDDING, CA



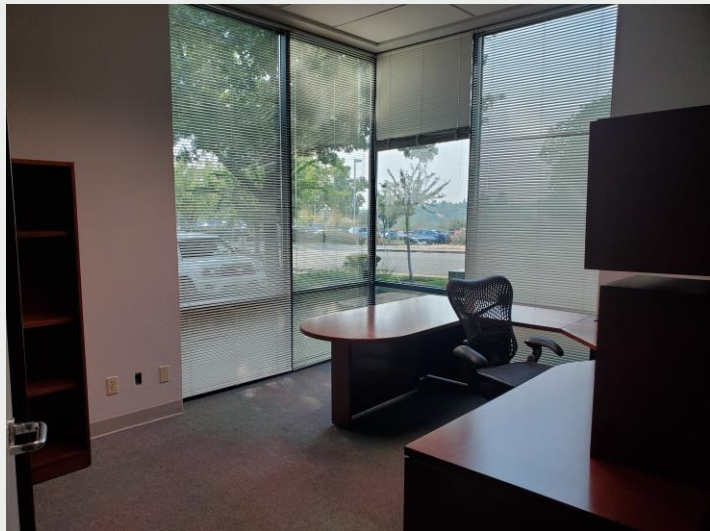
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BUILDING FEATURES

- Class A office space
- \$2.35/SF full-service gross
- Rent includes CAM, common area janitorial*, and all utilities
- ±36,500 SF (divisible to ±12,500 SF) professional office space
- Elevator-served
- 1st & 2nd floors available (with full men's and women's restrooms on each floor)
- Ample parking
- Possible building signage
- Expansive view in a greenbelt setting
- Lots of windows allow for exterior natural light throughout
- Additional TI's possible, subject to terms of the lease – to be negotiated
- CAT 5 high-speed data and phone lines throughout
- 10 ft. ceilings
- Fire sprinkler system on each floor
- **Call the Broker regarding details of the space delivery date**



1ST FLOOR PLAN

Space Features

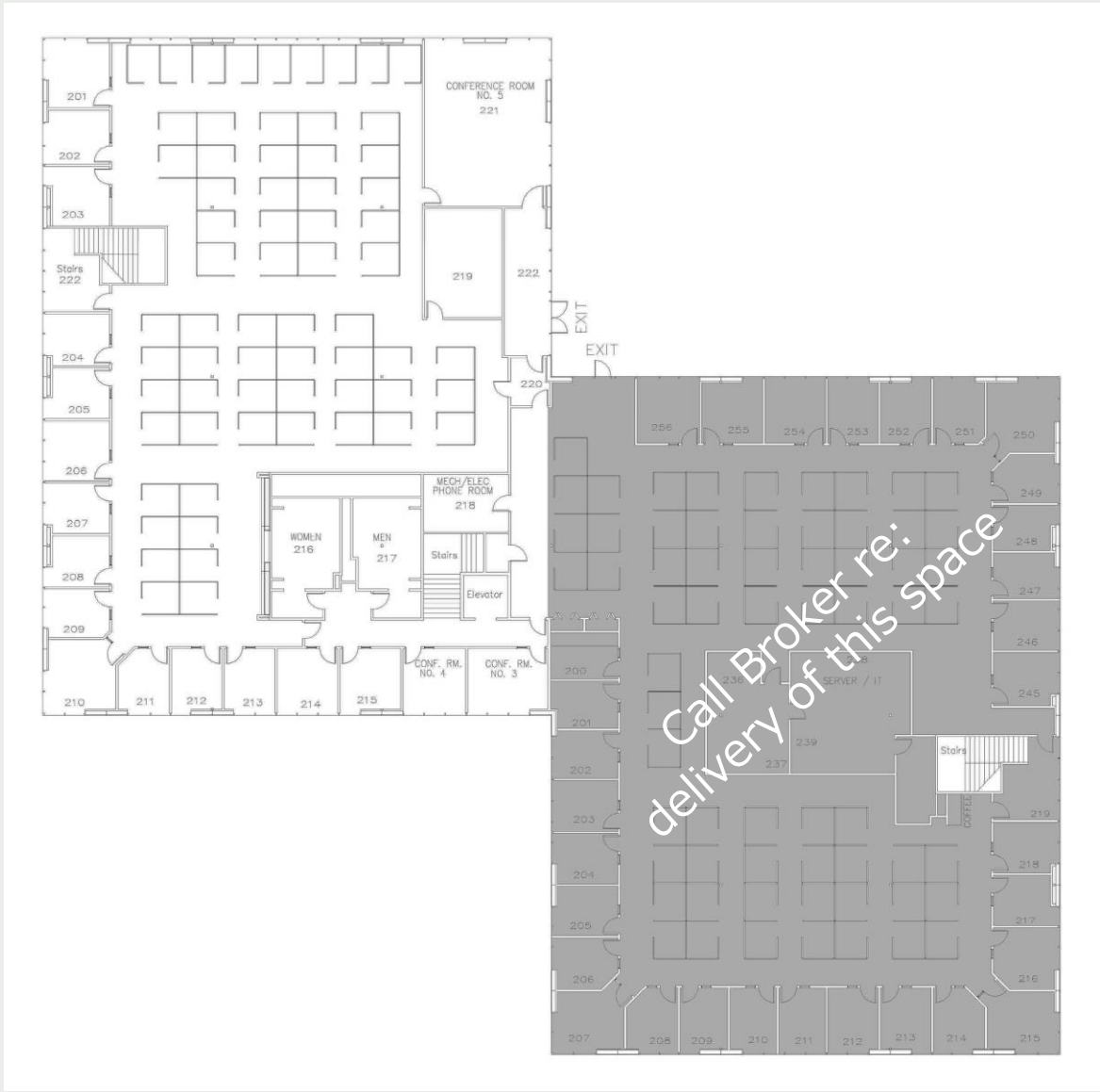
- ±25,150 SF (divisible)
- 30 private offices
- 98 portable workstations
- Training room
- 2 dedicated conference rooms. One with an accordion wall
- Large breakroom area
- Mail room with a loading platform and roll-up door
- Common restrooms
- Secured lobby and entrance
- Outdoor patio dining area



2nd FLOOR PLAN

Space Features

- ±11,363 SF
- 16 private offices with windows
- 66 portable workstations
- 2 dedicated conference rooms
- Elaborate coffee bar
- Outdoor common patio area
- Clean, fresh, common restrooms
- Lots of natural light throughout



Call Broker re:
delivery of this space

Corporate & Healthcare Neighbors Include:

- **Dignity Medical Center**
- **Benton Airpark (private airport)**
- **California Highway Patrol**
- **Redding Family Medical Group**
- **Redding Urologic Associates**
- **Redding Dermatology**
- **North State Orthopedics**
- **Quest Diagnostics**
- **Owen's Healthcare**
- **Escorial, Sequoia & Clairmont Medical Centers**



SITE AERIAL

