



**COMMERCIAL.**

*Office Space  
Available for Lease*

## *HIGHLIGHTS*

- *Asking Price: \$3,500*
- *SQFT: 3,000*
- *Acres: 0.5*
- *Building \$/per SQFT: \$1.30*
- *Additional CAM fees TBD*
- *Parcel #: 003-220-043-000*
- *Listing ID: SN24051082*
- *Zoning: C1*
- *Land Use: Office*
- *Utilities: City Services*



*1051 Mangrove Ave  
Chico CA 95926*

[www.selectcommercialgroup.com](http://www.selectcommercialgroup.com)



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The award-winning Select Group of Real Estate Companies include the prestigious brands of Century 21, Coldwell Banker, and the Select Commercial Group. Providing exceptional customer service at the local, regional, national, and international level, our experienced commercial real estate agents are here to discuss your real estate growth

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# 1051 Mangrove Ave



*Centrally located in the heart of Chico, this office space is perfect for your growing business. Whether you need multiple private offices (8) or that large open reception area; this space will meet all your needs. Also includes conference room, break room, private restrooms, bull pen/workstation area, and exclusive parking spaces in the front and rear. Additionally, each private office has their own window. Located near the corner of E 1st Ave and Mangrove with optimal signage this visibility is at a premium and you're sure to grab the traffic!*

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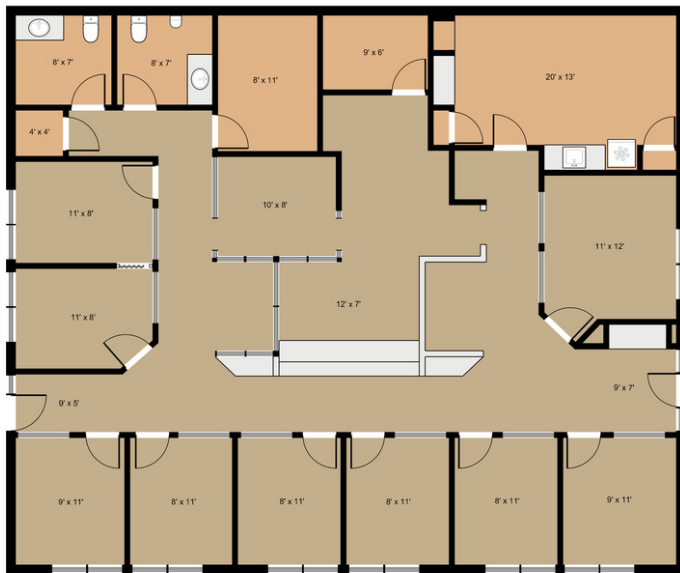
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## Floor Plan



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Photos



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# *Photos*



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*FOR MORE INFORMATION,  
CONTACT US:*



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