



**COX**  
Real Estate  
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INC

**PRIME OFFICE SPACE IN ONE OF REDDING'S ICONIC DOWNTOWN LANDMARKS**

**1321 BUTTE ST, SUITE 101, REDDING, CA 96001**

**Jess Whitlow, CCIM**

Broker Associate/Consultant

530.605.5169

[jess@coxrec.com](mailto:jess@coxrec.com)

[coxrec.com](http://coxrec.com)



# PROPERTY SUMMARY

1321 BUTTE ST, SUITE 101, REDDING, CA 96001



## PROPERTY DESCRIPTION

Position your business in one of Downtown Redding’s most celebrated and iconic buildings. This beautifully built-out office space, completed in 2017, offers a prime location at the bustling southwest corner of Butte Street and Pine Street. Be part of the vibrant downtown community, surrounded by thriving businesses, new developments, and a growing mix of retail and dining destinations.

Suite 101, currently occupied by College Options, offers a functional and modern office build-out ideal for a variety of professional uses. The space features a welcoming waiting room, a multi-staff reception area, 12 private offices, a large training or classroom, men’s and women’s multi-stall restrooms, a break room, a storage room, and an IT room. Located in the heart of Downtown Redding, this suite provides an exceptional opportunity to secure high-quality office space during the city’s downtown renaissance. College Options is seeking a subtenant to take over the remainder of their lease, which extends through July 31, 2027. Landlord willing to sign a longer term lease.

## PROPERTY HIGHLIGHTS

- High-Quality Office Build-Out: Modern layout, constructed in 2017.
- Iconic Downtown Landmark: One of the first major remodels in Downtown Redding over the past decade.
- Prime Location: Heart of Downtown Redding at the southwest corner of Butte Street and Pine Street.
- Adjacent to Future Development: Next to the new Redding Public Market, opening in 2025.
- Established Tenants: Redding Chamber of Commerce, Westside Tap & Cork, Sierra Pacific Windows.
- Nearby Businesses: Moseley Family Cellars, Apricot Lane, Shenanigans Baby Boutique, Art of Hunger Exhibit (100F Hall), Gather Downtown, Wells Fargo, From the Hearth, Taste and See Creamery, Cinders, and many more.
- Excellent Traffic Visibility: Prominent location with strong pedestrian and vehicle traffic.



## OFFERING SUMMARY

Lease Rate:	\$1.70 SF/month
Lease Type:	Modified Gross
Available SF:	4,410 SF
Master Lease Expiration:	July 31, 2027
Building Size:	25,308 SF
Zoning:	DCD-SP-BH - Downtown Core District - Specific Plan Overlay - Building Height Overlay
Traffic Counts:	9,900+ CPD

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# FLOOR PLAN

1321 BUTTE ST, SUITE 101, REDDING, CA 96001



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 SUITE FOR SUBLEASE

# INTERIOR PHOTOS

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# INTERIOR PHOTOS, CONT.

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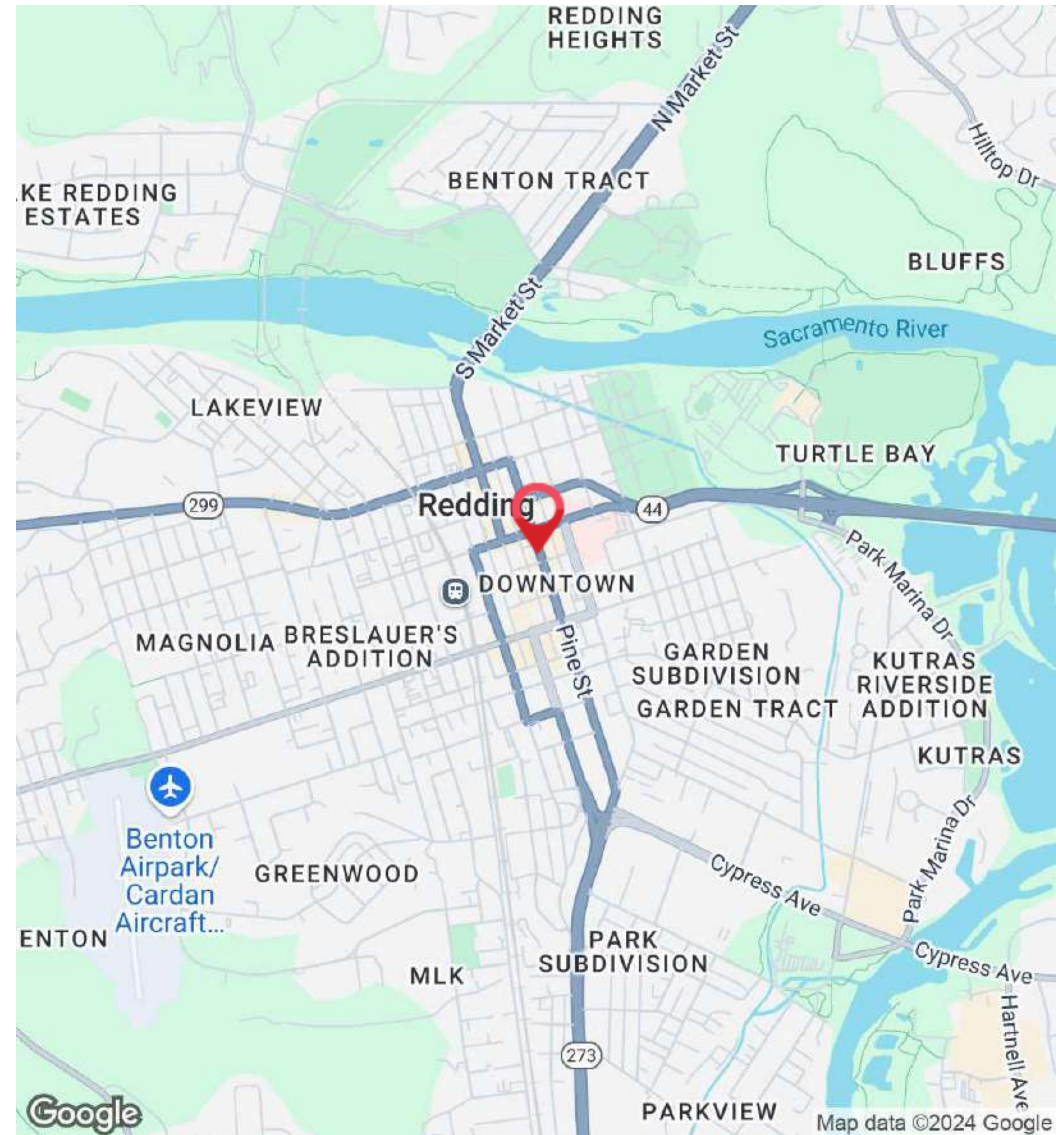
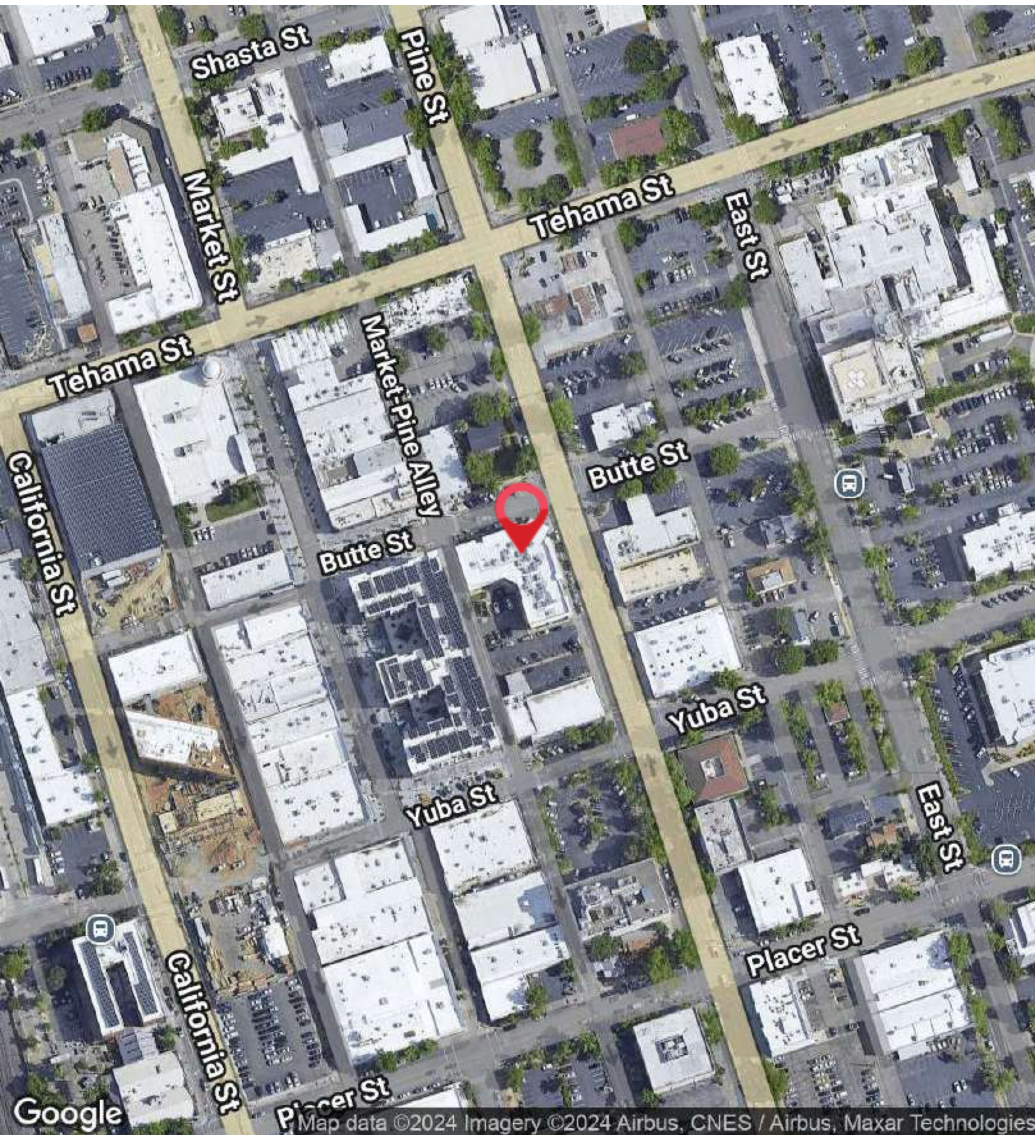
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# LOCATION MAPS

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# DEMOGRAPHICS MAP & REPORT

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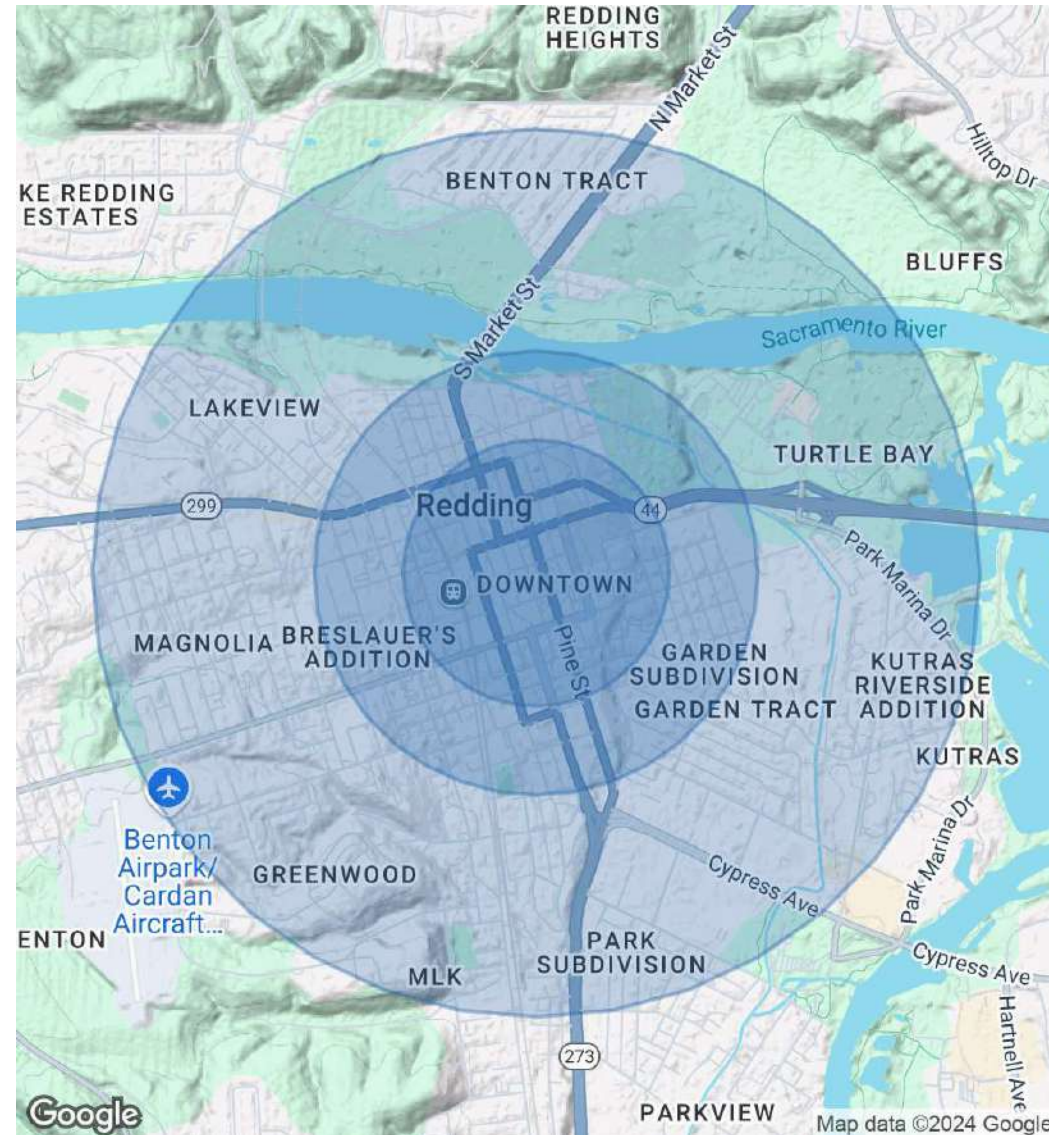
## POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	608	2,227	9,049
Average Age	44	43	42
Average Age (Male)	42	41	40
Average Age (Female)	47	45	43

## HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	262	967	4,152
# of Persons per HH	2.3	2.3	2.2
Average HH Income	\$48,818	\$55,897	\$67,794
Average House Value	\$462,346	\$441,980	\$456,885

Demographics data derived from AlphaMap



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# MEET THE BROKER

1321 BUTTE ST, SUITE 101, REDDING, CA 96001



## JESS WHITLOW, CCIM

Broker Associate/Consultant

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Cell: **530.605.5169**

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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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