



FOR LEASE

PLACER MEDICAL OFFICE SPACE

3305 PLACER STREET, REDDING, CA 96001

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PROPERTY SUMMARY

Available SF:	3,073 SF
Lease Rate:	\$1.70 SF/month (MG)
Lot Size:	0.42 Acres
Zoning:	NC - Neighborhood Commercial
Monthly Rent:	\$5,225/month (MG)
Year Built:	2006
Traffic Count:	12,000+ Cars/Day
Cross Streets:	Buenaventura Blvd

PROPERTY OVERVIEW

Highly visible medical office space for lease on busy Placer Street directly adjacent to Holiday shopping center at Placer Street and Buenaventura Blvd. This 3,073 square foot office includes 4 exam rooms, 1 large procedure room, 4 private offices (or additional exam rooms), large central nurses station, large reception with check-in and check-out and plenty of storage. The suite shares a common waiting room, common patient restrooms, common staff restrooms, common break room and common conference room with the neighboring tenant. Very functional and efficient floor plan with excellent quality improvements and high ceilings creating a professional and open feel. Shown by appointment only, contact the listing broker, please do not disturb the tenant.

PROPERTY HIGHLIGHTS

- High traffic location with 15,000+ cars per day
- Very functional floor plan with high quality interior and tall ceilings
- Plenty of parking surrounding the building
- Shared waiting area, break room, restrooms and conference room is very efficient

FOR MORE INFORMATION:

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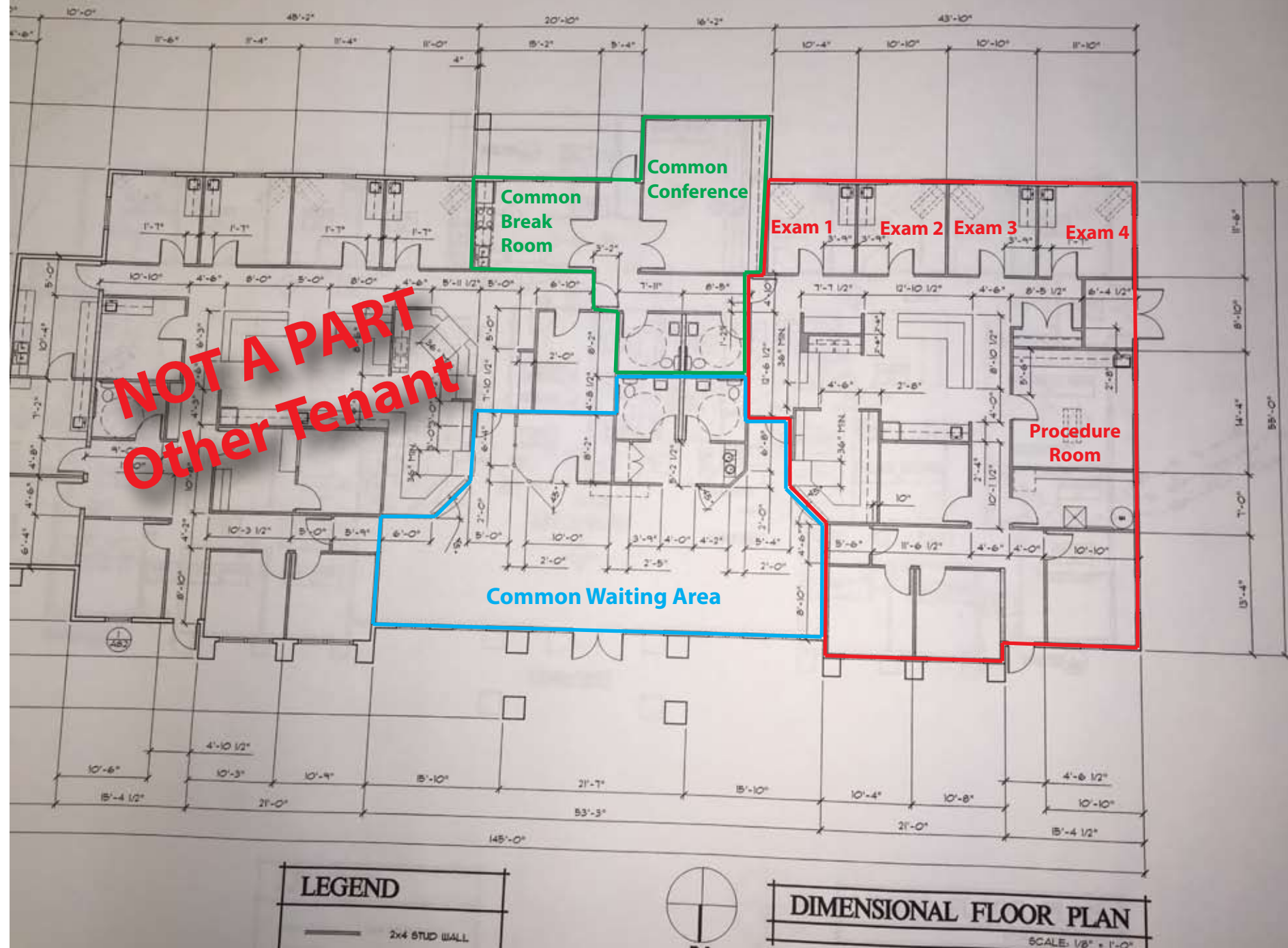


Elizabeth Stratta, M.D.
Renew Dermatology and Laser Center

SKIN SOLUTIONS STORE

RENEW

3305 Placer Street, Suite B Floor Plan









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LOCATION DESCRIPTION

Highly visible location on Placer Street immediately adjacent to the Holiday shopping center just east of Buena Ventura Blvd in Redding.

FOR MORE INFORMATION:

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