

LARKSPUR CENTER

2195 LARKSPUR LN, REDDING, CA 96002

Jess Whitlow, CCIM
Broker Associate/Consultant
530.605.5169
jess@coxrec.com
coxrec.com

PROPERTY SUMMARY

2195 LARKSPUR LN, REDDING, CA 96002



PROPERTY DESCRIPTION

Two story professional office building includes spaces for both office and educational use. Ideal for group meetings, training rooms, non-profit and collaborative work environments. Large windows around the perimeter of the building provide natural light and a view of surrounding mountains and mature landscaping.

PROPERTY HIGHLIGHTS

- Professional Building
- Elevator Access
- Large off street lot with plenty of parking
- Amazing Views
- Common Restrooms and Kitchen
- Landlord open to tenant improvements

OFFERING SUMMARY

Lease Rate:	Varies, see next page
Lease Type:	Gross, Modified Gross
Number of Units:	10
Available SF:	1,928 - 3,909 SF
Zoning:	RED G0 - General Office
Building Size:	29,632 SF

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OFFICE BUILDING FOR LEASE

AVAILABLE SPACES

2195 LARKSPUR LN, REDDING, CA 96002



LEASE INFORMATION

Lease Type:	Modified Gross; Gross	Lease Term:	Negotiable
Total Space:	1,928 - 3,909 SF	Lease Rate:	\$575/month - \$1.55/SF/month

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 214	1,980 SF	Modified Gross	\$1,350 per month	Large open suite available for lease now perfect for your business or team. LVP flooring, large windows for natural light. Elevator access. Shared Breakroom and Restrooms.
Suite 216	1,928 SF	Modified Gross	\$1,300 per month	Large open suite with LVP flooring and large windows for natural light. Perfect for a growing team, large meeting space or ...? Elevator access. Shared Breakroom and Restrooms.
Suites 214 & 216 Combined	3,909 SF	Modified Gross	\$2,650 per month	Combination of adjacent Suites 214 and 216. Comprised of large open room with LVP flooring, large windows for natural light. Use one side for collaborative work space and the other for a large training room or build out offices in one side!

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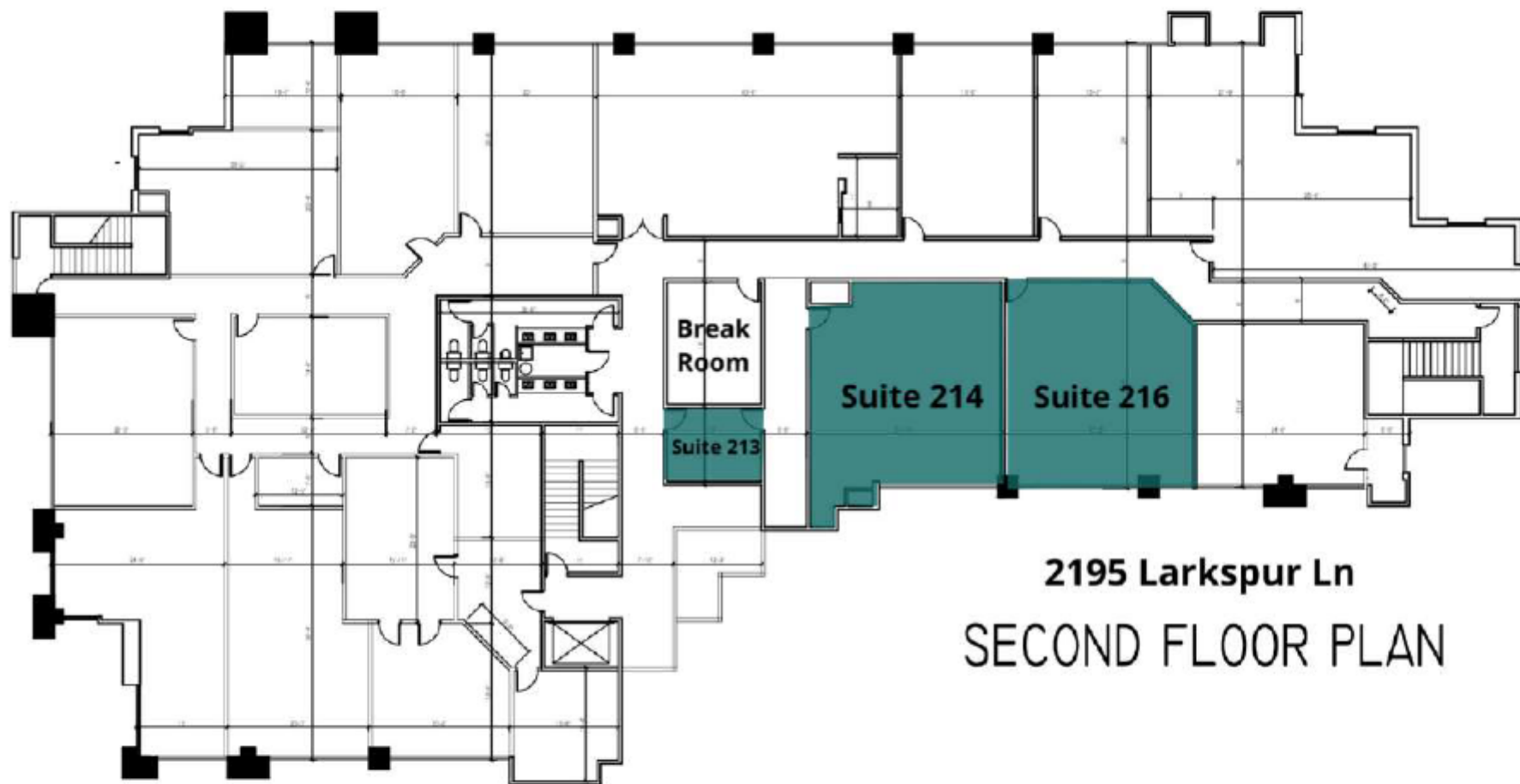
OFFICE BUILDING FOR LEASE

2ND FLOOR PLAN

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VACANT



2195 Larkspur Ln
SECOND FLOOR PLAN

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OFFICE BUILDING FOR LEASE

SUITE 216

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OFFICE BUILDING FOR LEASE

SUITE 214

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DEMOGRAPHICS MAP & REPORT

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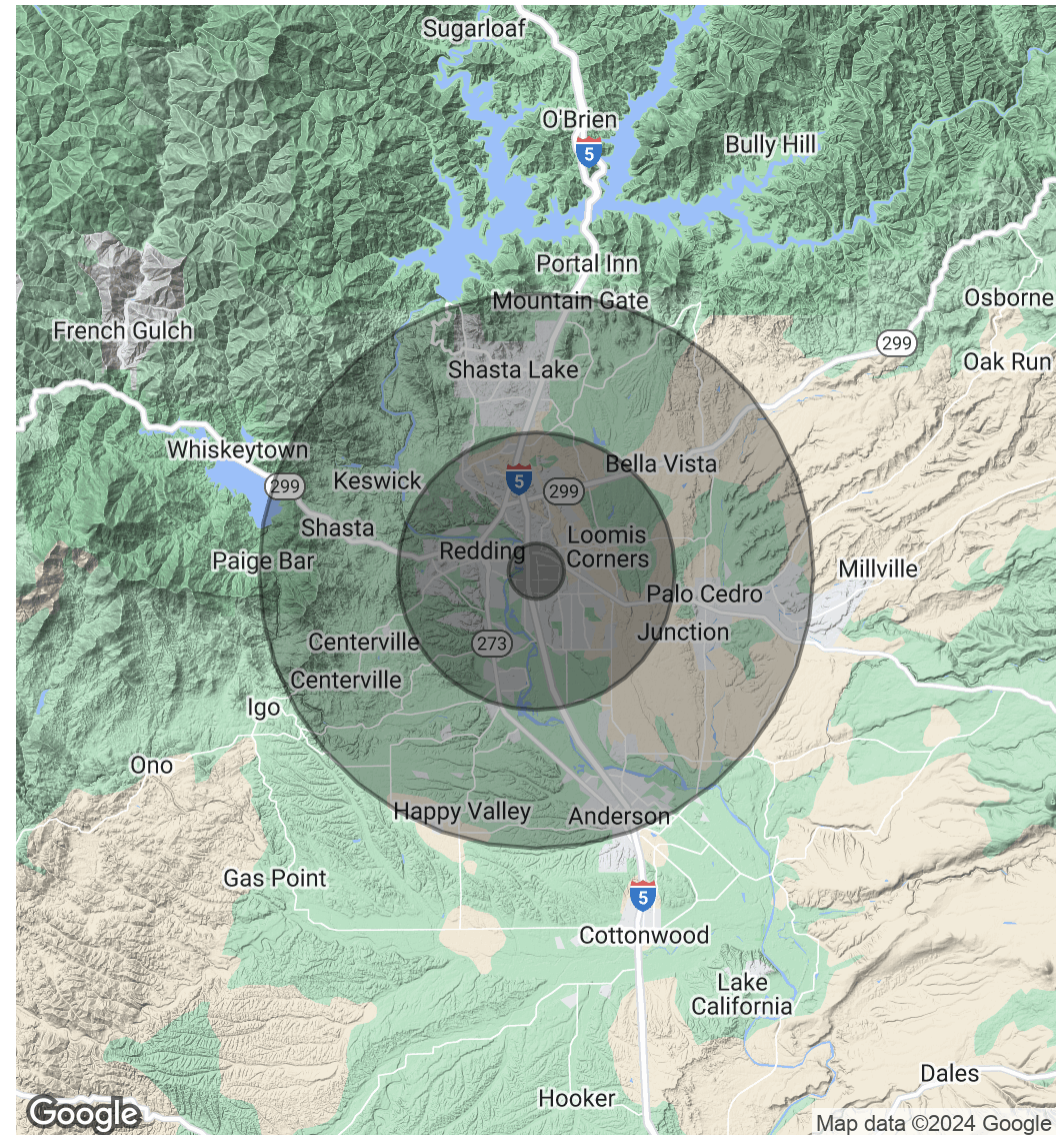
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	8,347	94,101	141,227
Average Age	34.3	40.1	41.0
Average Age (Male)	33.7	38.7	39.2
Average Age (Female)	37.0	41.2	42.3

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	3,414	40,003	59,552
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$60,274	\$70,864	\$71,312
Average House Value	\$188,045	\$275,143	\$270,289

2020 American Community Survey (ACS)



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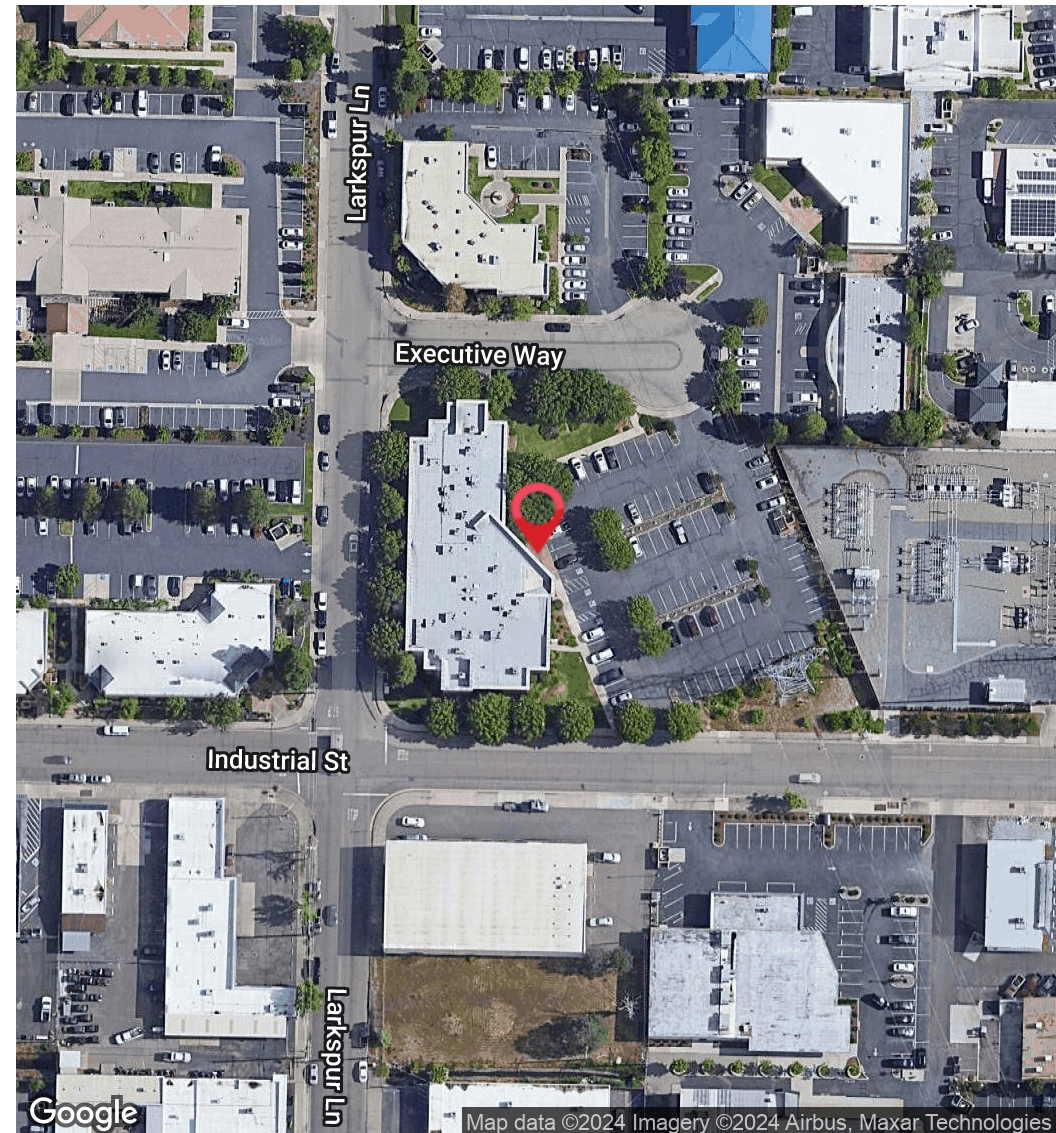
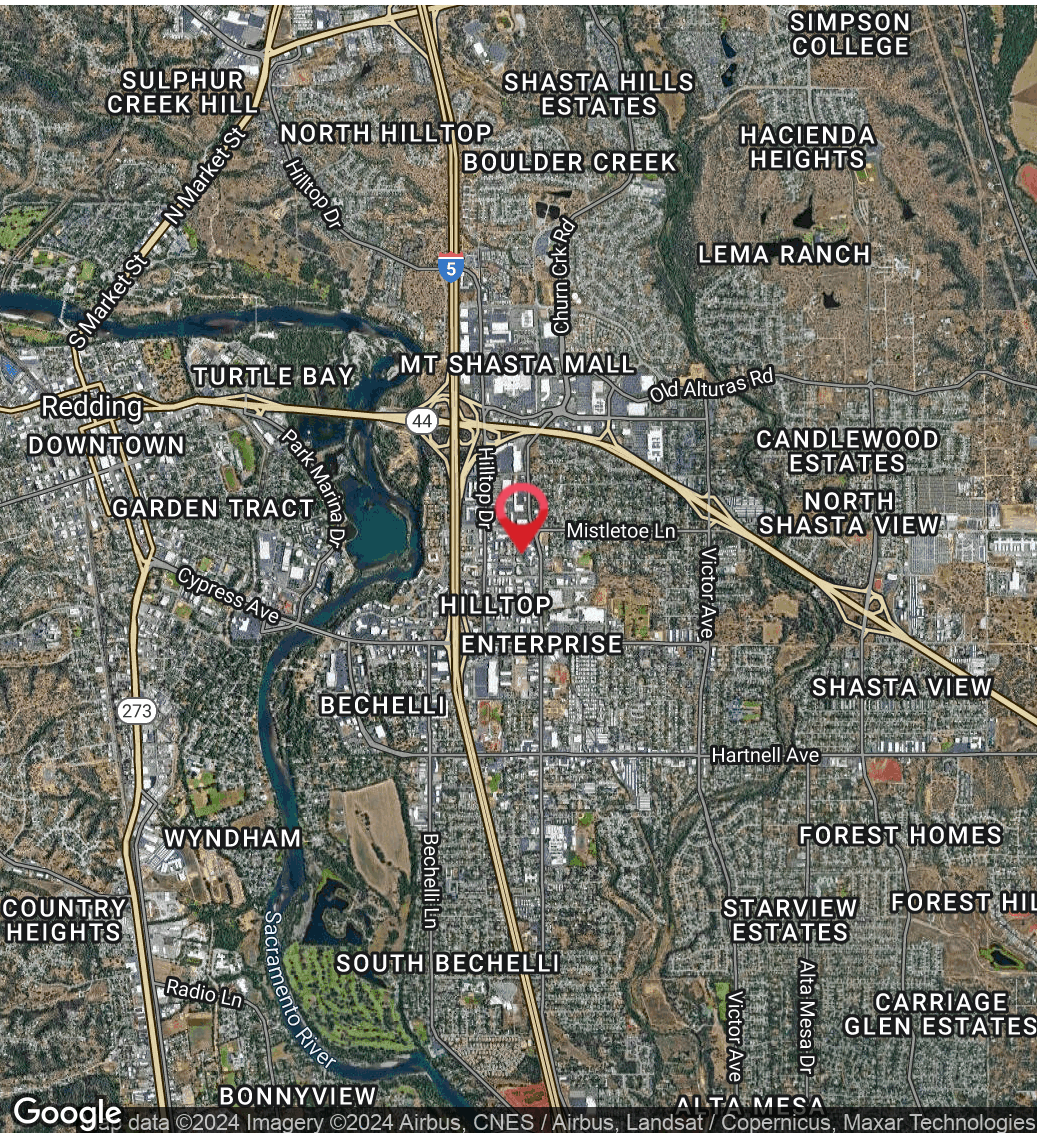
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LOCATION MAP

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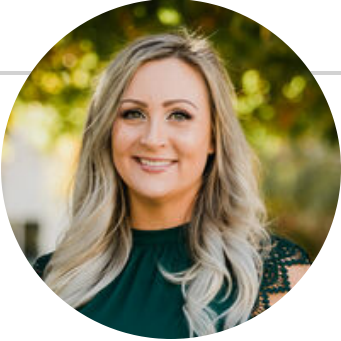
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MEET THE BROKER

2195 LARKSPUR LN, REDDING, CA 96002



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Direct: **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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