



1ST FLOOR OFFICE OR AESTHETIC SPACE IN WEST REDDING

1320 COURT ST, REDDING, CA 96001

Jess Whitlow, CCIM
Broker Associate/Consultant
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PROPERTY SUMMARY

1320 COURT ST, REDDING, CA 96001



PROPERTY DESCRIPTION

Discover your ideal business location in the heart of Downtown Redding! This versatile office or aesthetic space offers a welcoming waiting room, reception area, three private rooms (two with plumbing), ample storage, and a private restroom. With a landlord willing to customize, envision your perfect workspace with options for two offices, a conference room, and capped plumbing for a break room, or indulge your aesthetic business with two plumbed treatment rooms and a spacious unplumbed treatment room. Currently undergoing renovations, including the installation of LVP faux wood flooring and fresh paint, this space will be available for lease by mid-May or June 1st, 2024, ensuring a seamless transition for your business. Don't miss out on this opportunity to elevate your professional presence in Downtown Redding!

All common utilities included in the list price. Only interior suite electrical (excludes HVAC) billed to tenant directly by Redding Electric Utility.

PROPERTY HIGHLIGHTS

- Convenient west Redding location
- All common utilities included in the pricing
- Separate electric meter for interior lighting/electrical (excludes HVAC)
- Perfect for your small business

OFFERING SUMMARY

Lease Rate:	\$995.00 per month
Lease Type:	Modified Gross
Available SF:	663
Zoning:	RED G0 - General Office

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OFFICE BUILDING FOR LEASE

INTERIOR PHOTOS

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EXTERIOR PHOTOS

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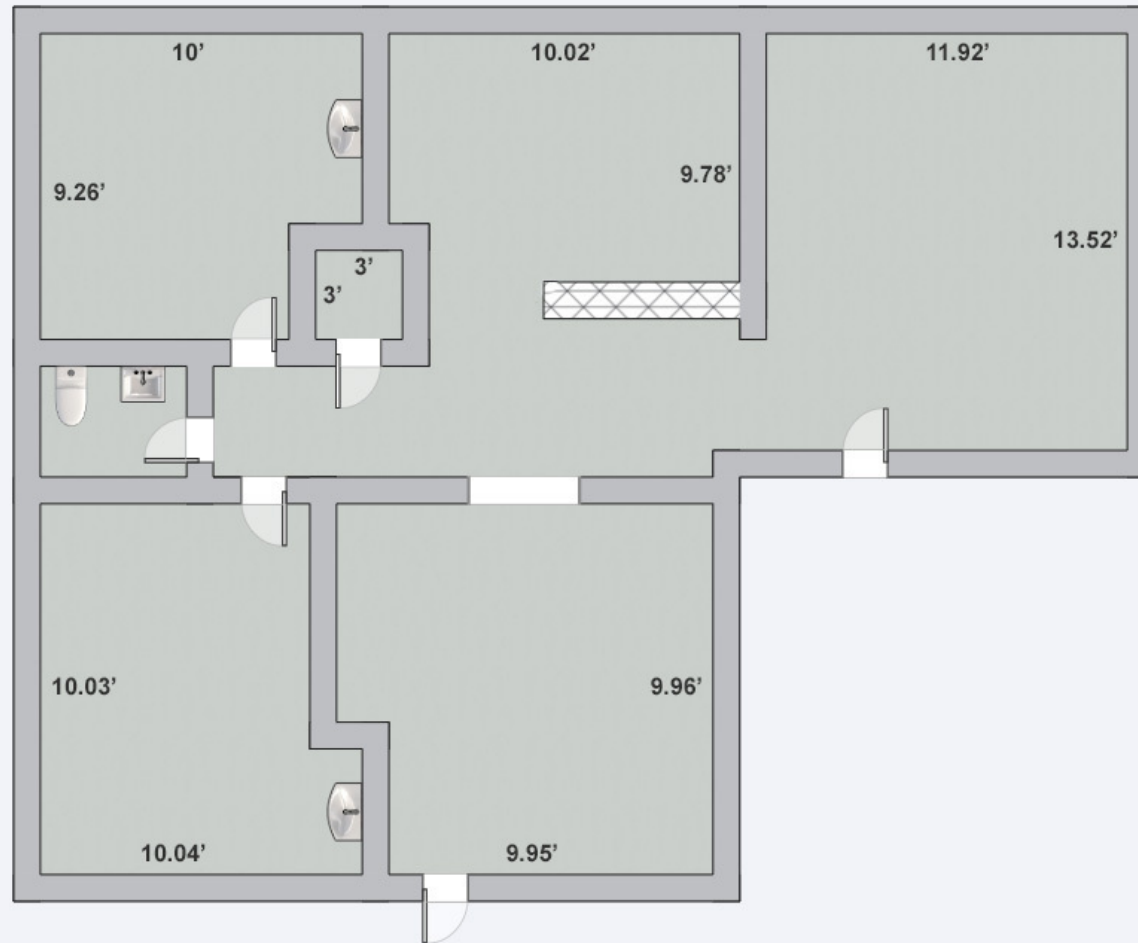
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OFFICE BUILDING FOR LEASE

FLOOR PLAN

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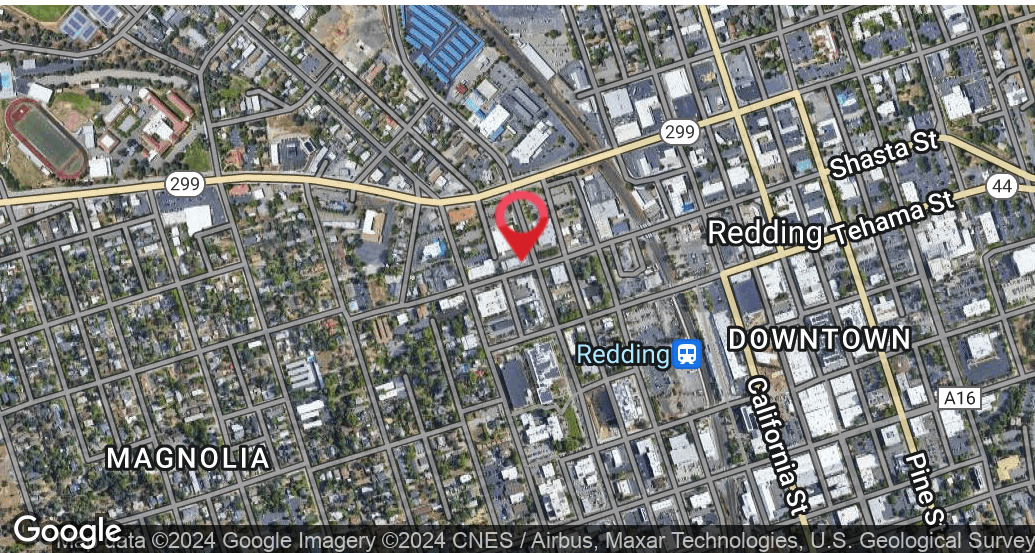
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OFFICE BUILDING FOR LEASE

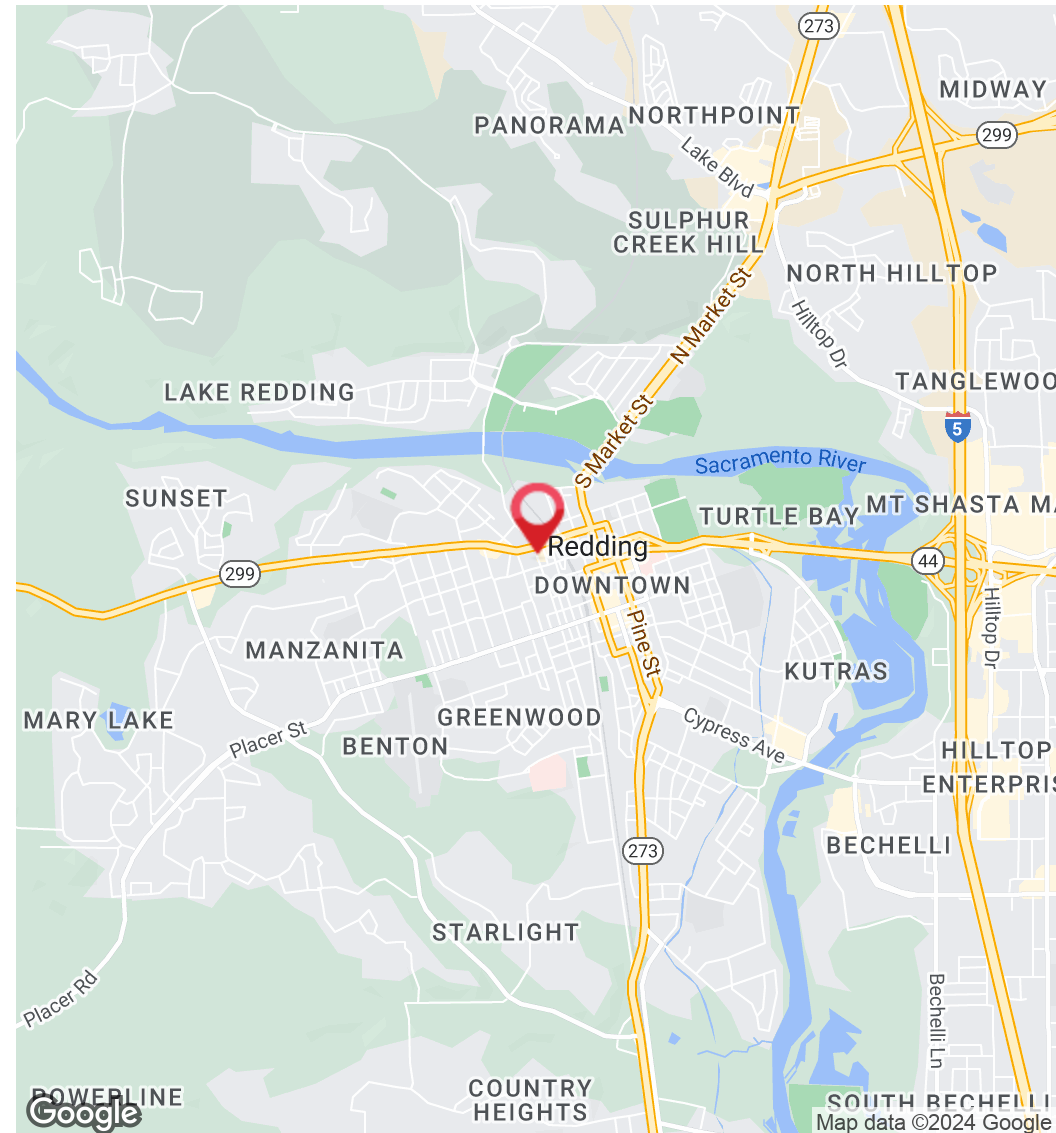
LOCATION OVERVIEW

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LOCATION OVERVIEW

Great location in downtown Redding, CA with easy access from Eureka Way/HWY 299, I-5 and Hwy 44. Located on the Shasta St and Court St intersection with traffic counts of 13,000 +/- CPD. Across the street from the new Shasta County Courthouse.



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MEET THE BROKER

1320 COURT ST, REDDING, CA 96001



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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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