



HIGH VISIBILITY OFFICE SPACE AVAILABLE IN PARK PLAZA OFFICE PARK

2881 CHURN CREEK RD, REDDING, CA 96002

Jess Whitlow, CCIM
Broker Associate/Consultant
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PROPERTY SUMMARY

2881 CHURN CREEK RD, REDDING, CA 96002



PROPERTY DESCRIPTION

Introducing Suite A at 2881 Churn Creek Rd, nestled in the coveted Park Plaza Office Park. This 2,170 SF gem boasts a thoughtfully designed layout featuring a private office, conference room adorned with a whiteboard wall finish, restrooms, ample storage, and a spacious open work area. Enjoy great visibility on Churn Creek Rd, a bustling thoroughfare with high traffic counts of 23,000+ CPD, while benefiting from easy access to I-5, Cypress Ave, and Hartnell Ave. Elevate your business presence in this prime location, where convenience meets functionality.

Please do not disturb tenant, call for an appointment to show.

PROPERTY HIGHLIGHTS

- Centrally located with quick access to I-5
- High visibility on Churn Creek Rd.
- Tenant improvements negotiable - let us know what you need

OFFERING SUMMARY

Lease Rate:	\$1.25 SF/month
Lease Type:	Modified Gross
Available SF:	2,170 SF
Building Size:	7,192 SF
Zoning:	GC - General Commercial

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CalDRE #01941996

OFFICE BUILDING FOR LEASE

ADDITIONAL PHOTOS

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INTERIOR PHOTOS

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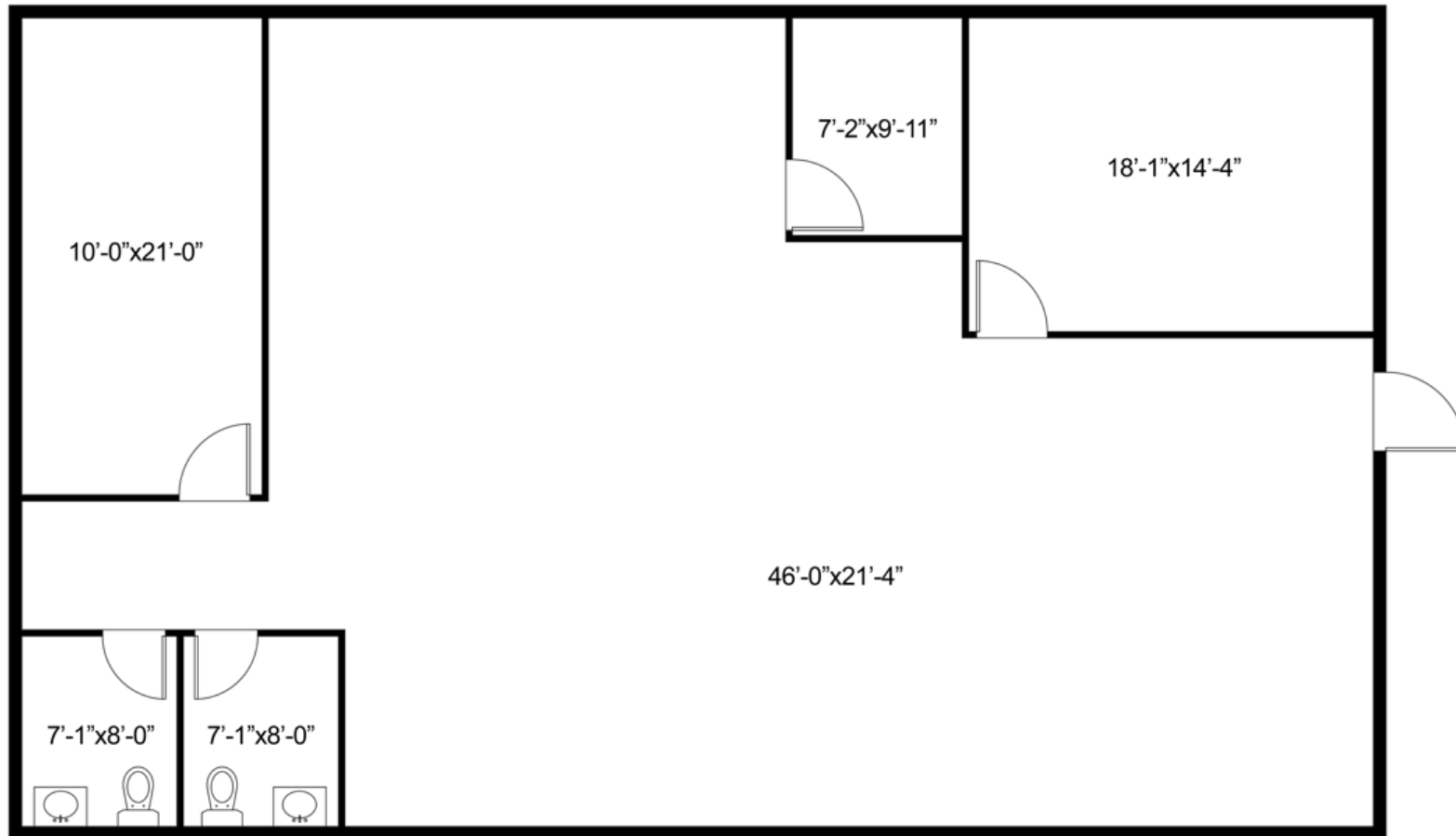
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FLOOR PLAN

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FLOOR PLAN

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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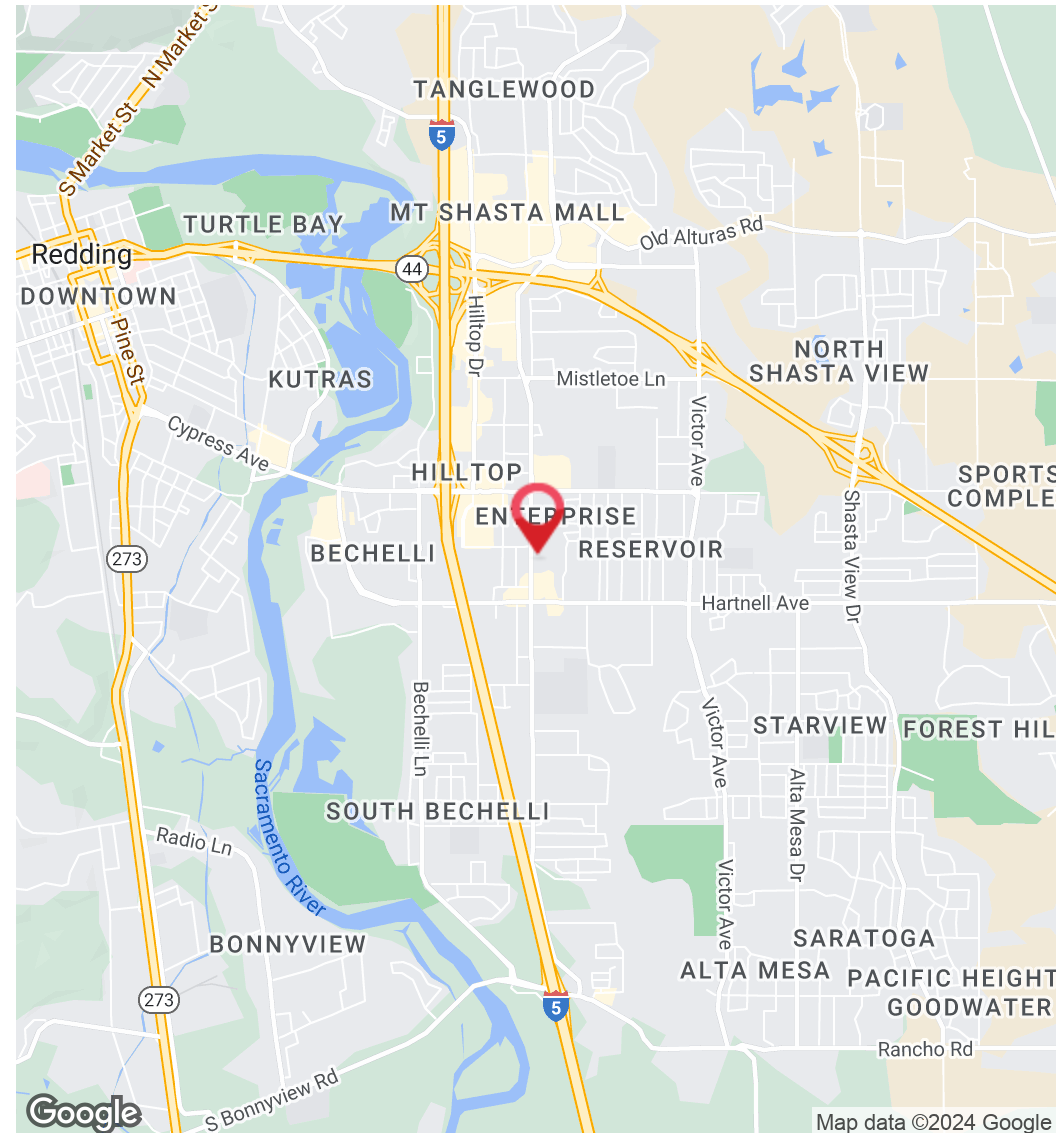
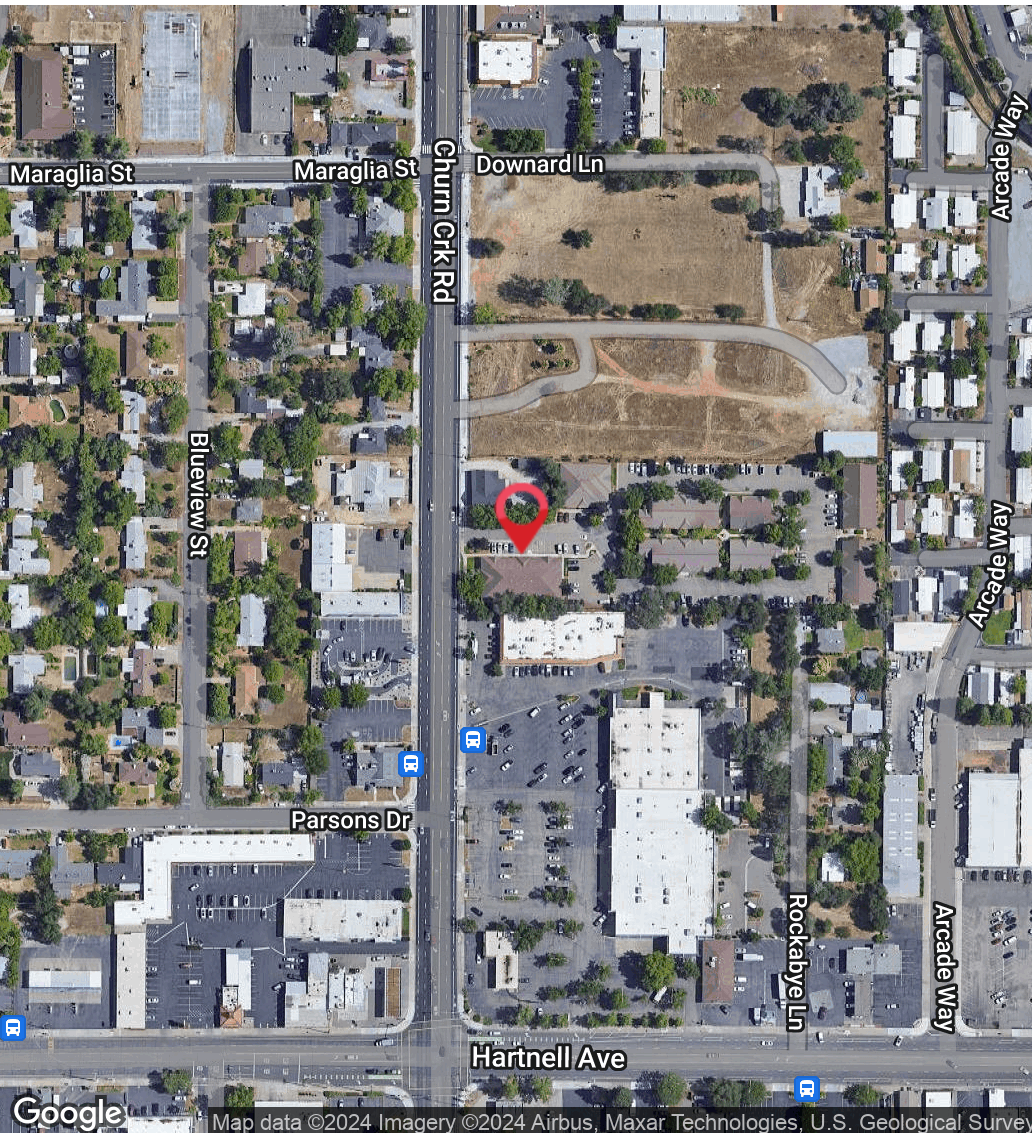
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LOCATION MAP

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MEET THE BROKER

2881 CHURN CREEK RD, REDDING, CA 96002



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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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