



FOR LEASE

REDDING'S PREMIER OFFICE SPACE

250 HEMSTED, REDDING, CA 96002

CHRIS HAEDRICH

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PROPERTY SUMMARY

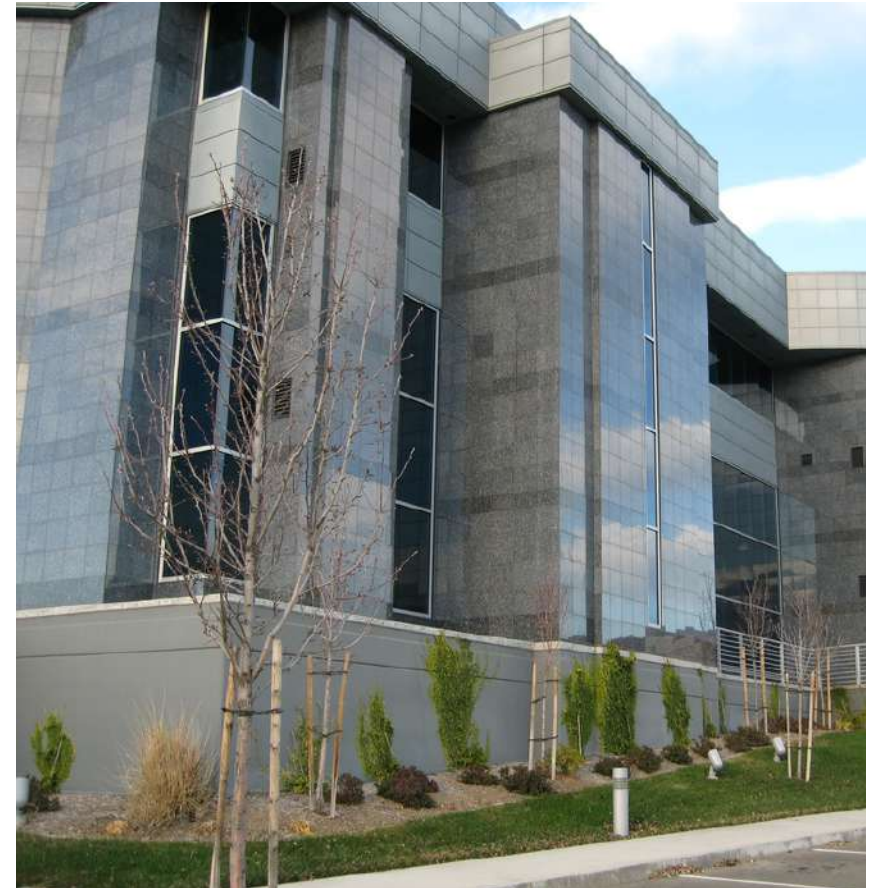
Available SF:	5,800 - 9,200 SF
Lease Rate:	\$1.70 SF/month
Lease Type:	Modified Gross
Current Lease Expiration:	May 31st, 2021
Building Size:	27,000 SF
Building Class:	A
Zoning:	GO - General Office

PROPERTY OVERVIEW

Located in one of the highest quality buildings in Redding, suite 300 at 250 Hemsted Drive is available for lease; consisting of approximately 5,800 square feet of 1st class professional office space on the 3rd floor with beautiful sweeping views of the City of Redding, Sacramento River and Mt. Shasta. Excellent parking with underground secured parking spaces available for each suite. Centrally located in the middle of the city with close proximity to I-5 making it easily accessible to all sides of town. Well designed functional floor plan ready for occupancy today. This is currently offered as a sub-sublease, with the potential of leasing directly from the tenant/landlord.

PROPERTY HIGHLIGHTS

- One of Redding's Highest Quality Properties
- 3rd floor suite provides panoramic views of the city, Sacramento Rive and Mt.
- Central location easily accessible to all of Redding and I-5
- Well designed floor plan with 1st class finishes



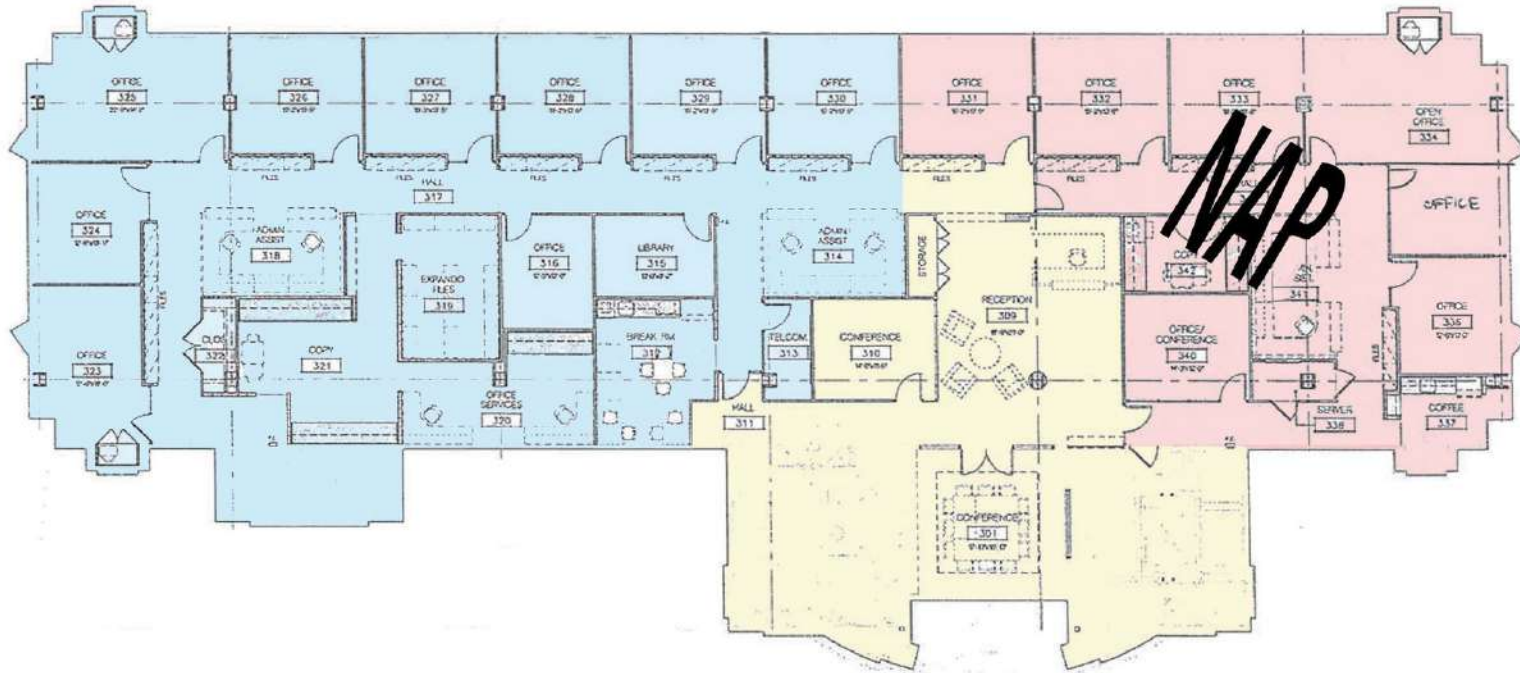
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- COMMON AREA
- NOT A PART
- AVAILABLE SPACE

THIRD FLOOR T.I. PLAN
SCALE: NONE
250 HEMSTED DRIVE
REDDING, CA
NORTH

(NOT TO SCALE)

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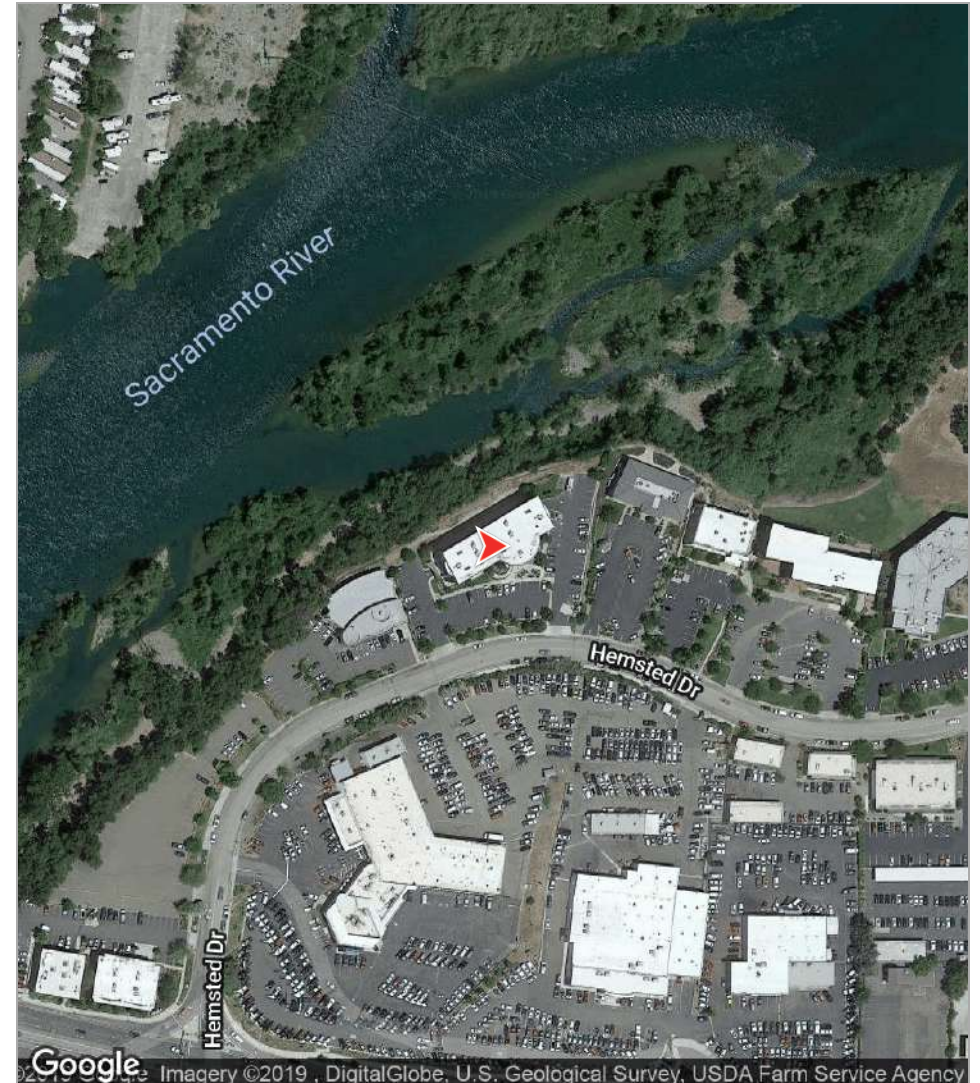
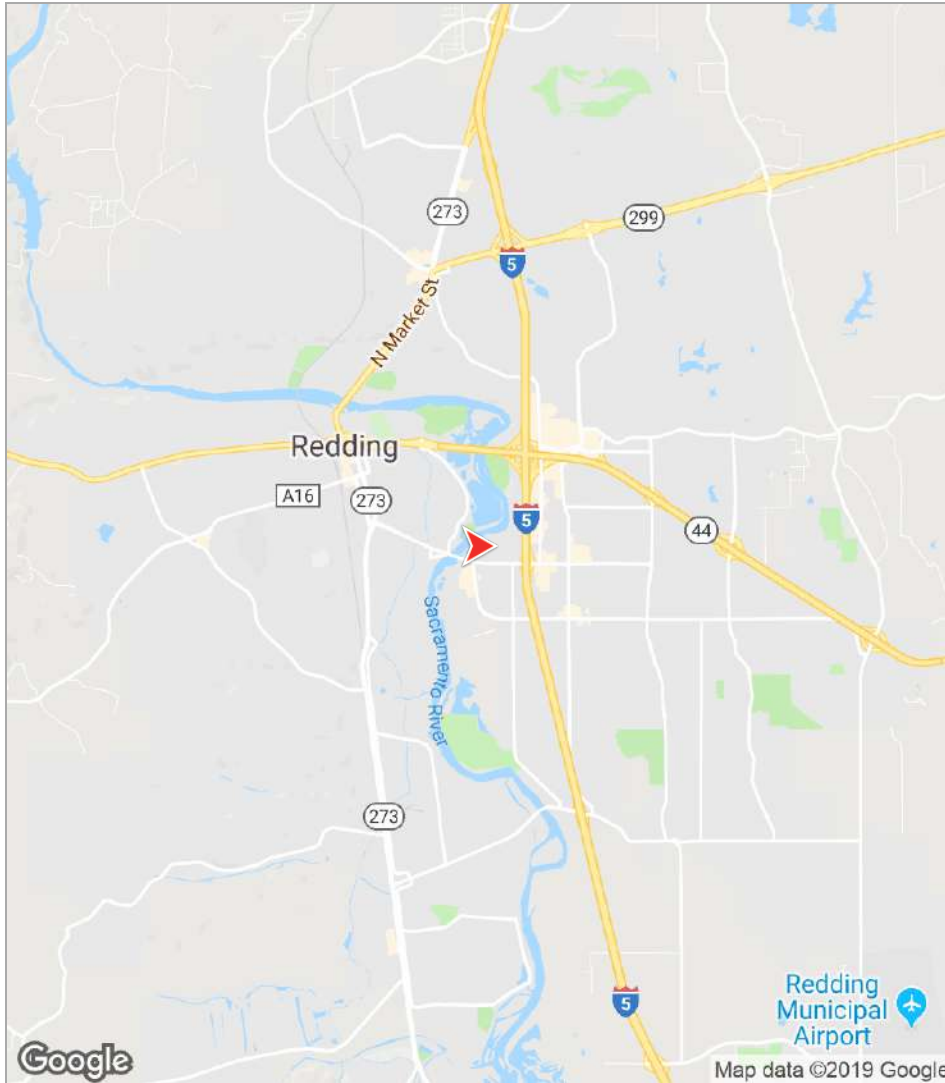
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Location & Demographics

Redding, CA

As the largest California city north of Sacramento, Redding is nestled in the scenic heart of Northern California, amid rich culture and heritage, boundless recreation, and magnificent landscapes.

Redding is 545 miles north of Los Angeles; 162 miles north of Sacramento; 433 miles south of Portland, Oregon; and 592 miles south of Seattle, Washington. In addition, it is uniquely positioned as the midway point of the I-5 Corridor. As the retail hub for Shasta, Tehama, Trinity, and Siskiyou counties, Redding is the predominant central location for Northern California commerce. Shasta County alone has a population of approximately 140,000 people.

	Population 	Avg. Income 	Households 
One Mile	8,594	\$41,393	3,984
Three Miles	52,993	\$56,140	22,491
Five Miles	93,115	\$60,440	37,257





Acquisitions Leasing Consulting Property Management

Haedrich & Co., Inc. is a full-service commercial real estate firm established in 1985. As our primary mission, the firm seeks to professionally serve its clients in making well-educated decisions concerning the use, management and operation, acquisition or disposition of commercial real estate. Members of our team are affiliated with The Appraisal Institute, International Council of Shopping Centers (ICSC), and Certified Commercial Investment Member (CCIM).

"We build our success on yours..."