



Office/Warehouse Space for Lease

452 W. Bedford Ave. Upgrades underway - Two Suites Remaining!

For Further Information Please Contact:

Justin Tancredi
CA DRE #01372876

(559) 449-2424

- Prime Office/Warehouse leasing opportunity near Palm Ave.
- Turn-key Tenant Improvements available
- Excellent location near Highway 41, Riverpark and Palm Bluffs
- Competitive lease rate - \$1.25 - \$1.45/sf NNN
- Flexible lease terms - Motivated owners

Russell G.
Smith
Inc.

452 W. Bedford Ave.

Available suites:

Suite 101/102: Approximately 7,387 sq. ft. Office/Warehouse space

Comprised of approx. 3,891 sq. ft. Office, Showroom and Mezzanine area and approx. 3,496 sq. ft. of Warehouse area

Suite 108: Approx. 1,853 sf Office/Warehouse space

Lease Rates

Suite 101/102 - \$1.45/sf per month, NNN

Suite 108 - \$1.25/sf per month NNN

Three percent (3%) annual escalations

Tenant is responsible for PG&E and Janitorial

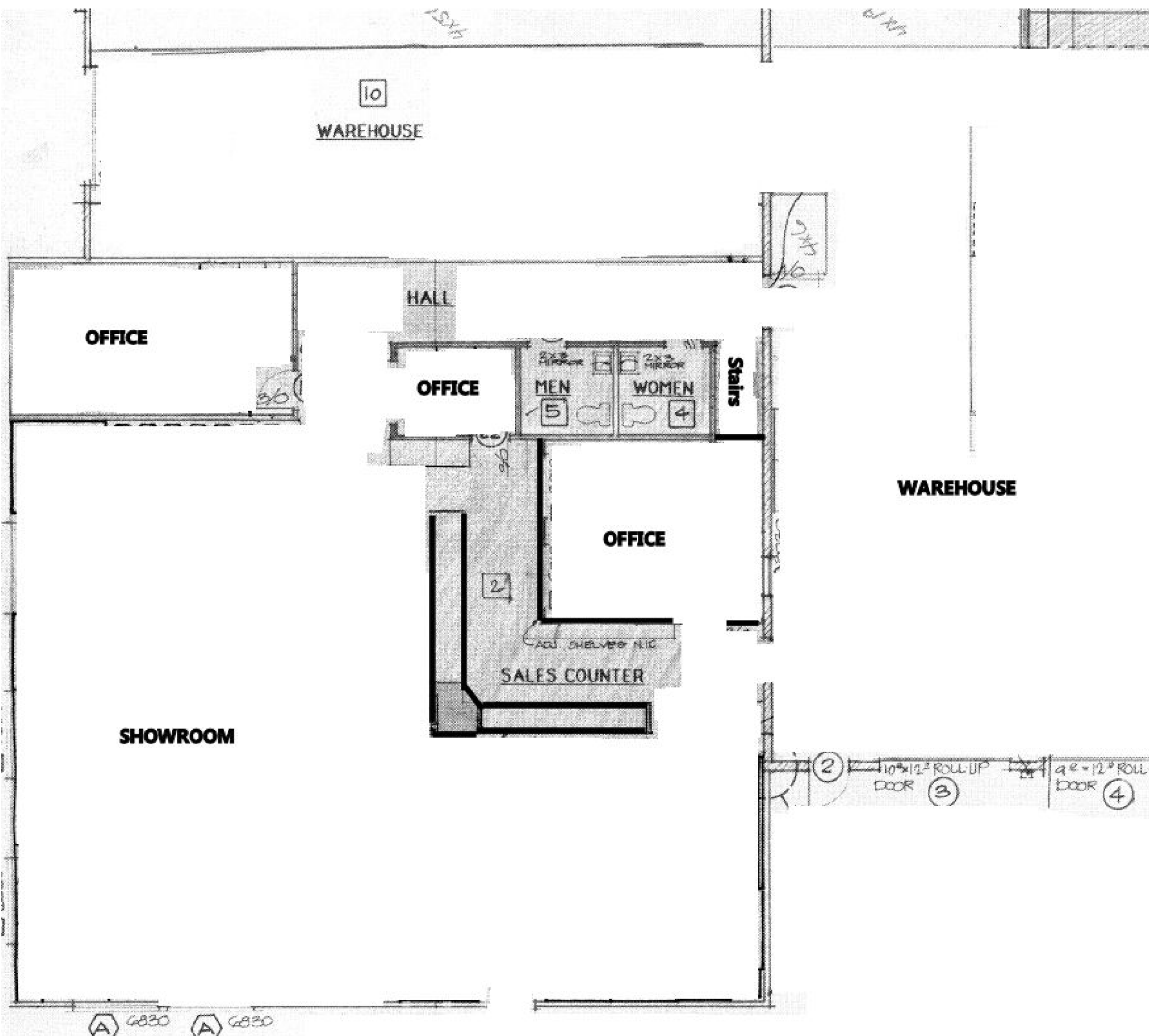
Parking

There is a gated parking area inside the project and also exterior and on-street parking along Bedford Ave.

Location

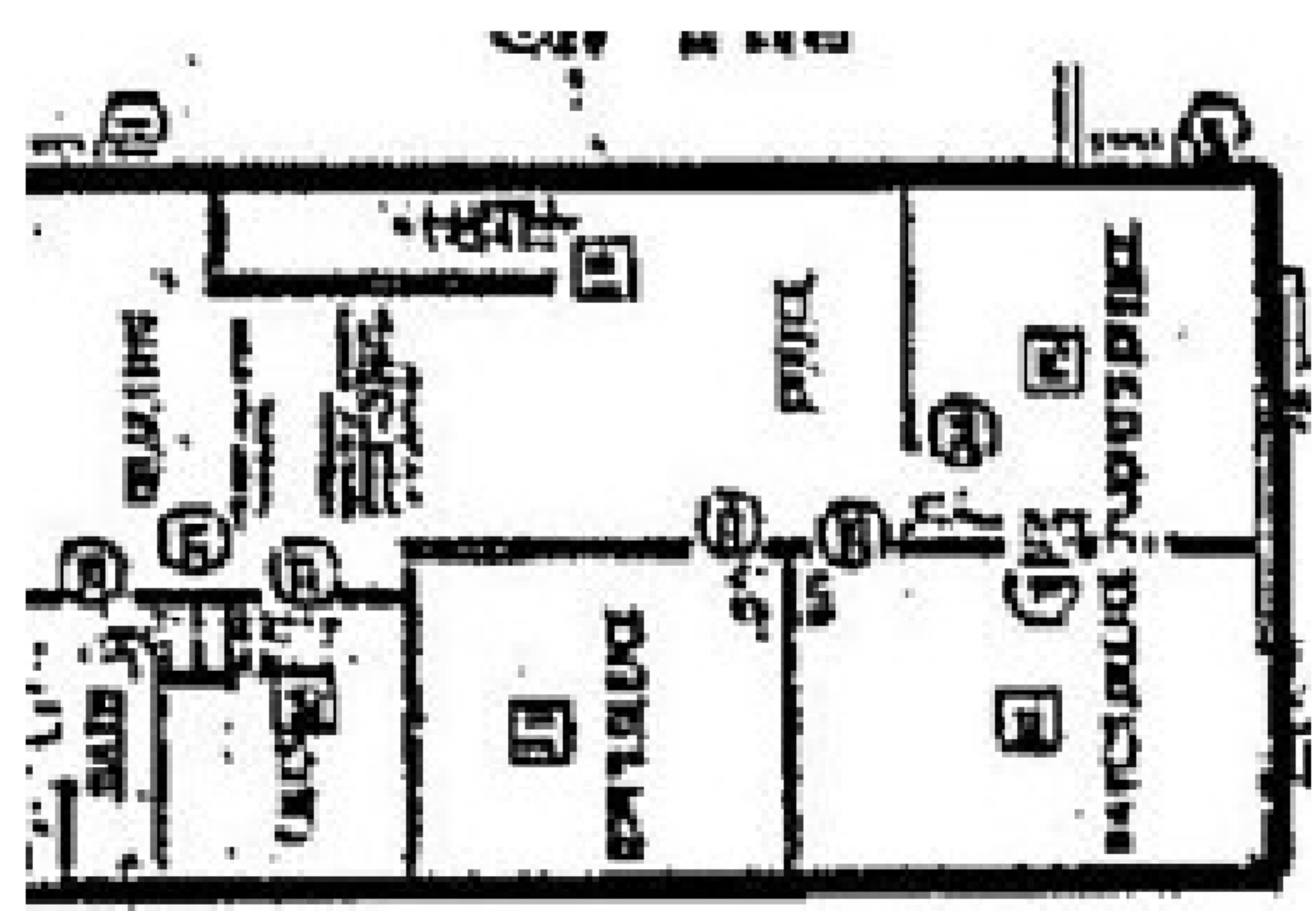
452 W. Bedford Ave. is part of the Woodward Business Park, located in close proximity to the Palm Bluffs Corporate Center, Riverpark Shopping Center and Highway 41.

452 W. Bedford - Approx. Floor Plan Suite 101/102 - 7,387 sq. ft.



FLOOR PLAN
SCALE: 1/8" = 1'-0"

1ST FLOOR (approximate)

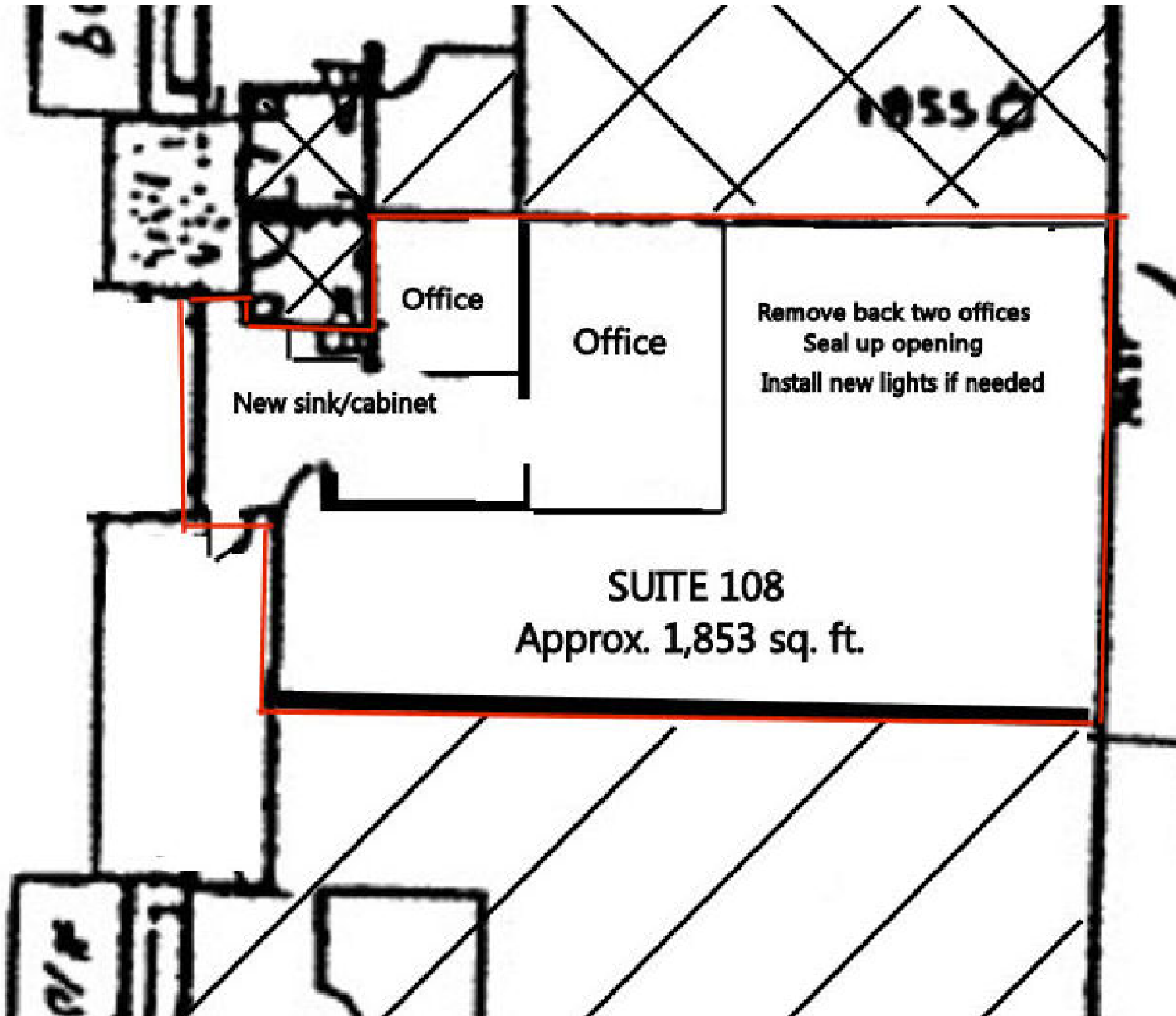


Mezzanine Level Offices

2ND FLOOR (approximate)

452 W. Bedford - Approx. Floor Plan

Suite 108 - 1,853 sq. ft.



Multiple Configurations Available
Landlord will provide reasonable Tenant Improvements to suit the needs of any User.

452 W. Bedford Aerial View

