

# Office Space Available For Lease

2812 Hegan Lane Unit B  
Chico, CA, 95928.

- Equipped with high-speed internet and wired for numerous computer stations
- Access to major transportation routes
- Ample Parking

**KIMBERLY SHAFFER**

Realtor | DRE # 01415693

(530) 680-7685

kimsellschico@gmail.com



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# Executive Summary

2812 Hegan Lane Unit B | Chico, CA. 95928

## Property Profile

- Lease Price: \$8,000
- CAM Fees: \$
- Building \$/SQFT: \$0.94
- SQFT: 8,517
- SQFT Lot: 415,562
- Acres: 9.540
- Year Built: 1961
- Property Sub-Type: Office
- Zoning: Light Manufacturing
- County: Butte
- Parcel #: 039060150000
- Listing ID: SN25101401

## Description

This 8,517 sq. ft. office space offers a highly functional layout ideal for a variety of business operations, including call centers, tech firms, or light industrial offices. The building features private entrances, a large bullpen area, several small offices, a dedicated server room, multiple break rooms, and restrooms. The space includes 95 workstations, each equipped with power and wired for high-speed internet, making it truly plug-and-play. Recently remodeled and freshly painted by the previous tenant, the interior is modern, clean, and move-in ready. Ample on-site parking provides convenience for staff and visitors. Zoned for manufacturing and warehouse use, this versatile property supports a range of commercial activities and is available for immediate lease.

## Permitted Uses

- Offices, Industrial
- Research and Development (R&D)
- Telecommunications facilities
- Business support services
- Handicraft industries, Small scale manufacturing
- Printing, and publishing
- Indoor amusement and entertainment
- Electrical and electronic equipment, instruments
- Schools - Specialized education and training
- Clothing Products

## Zoning: Light Manufacturing

The ML zoning district is applied to areas appropriate for light assembly and manufacturing, wholesaling, warehousing and distribution, agricultural and industrial processing within structures, and support commercial services.



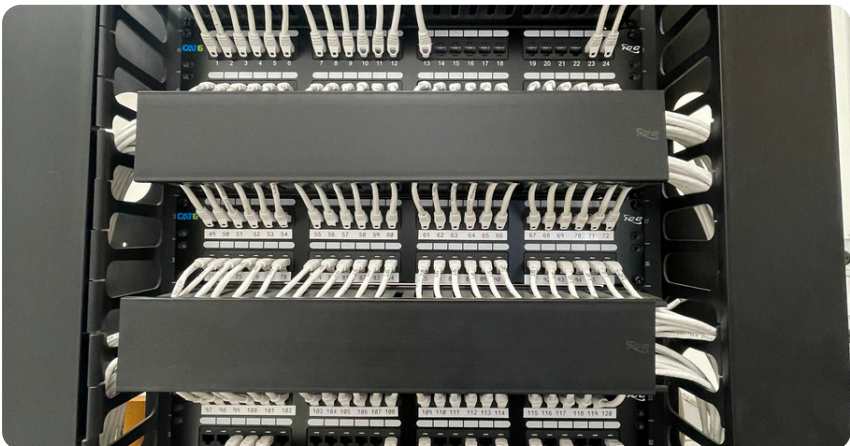
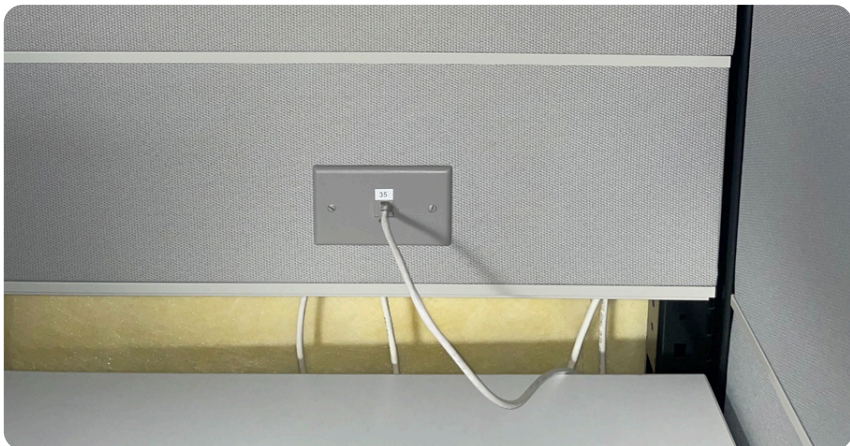
# For Lease | Office

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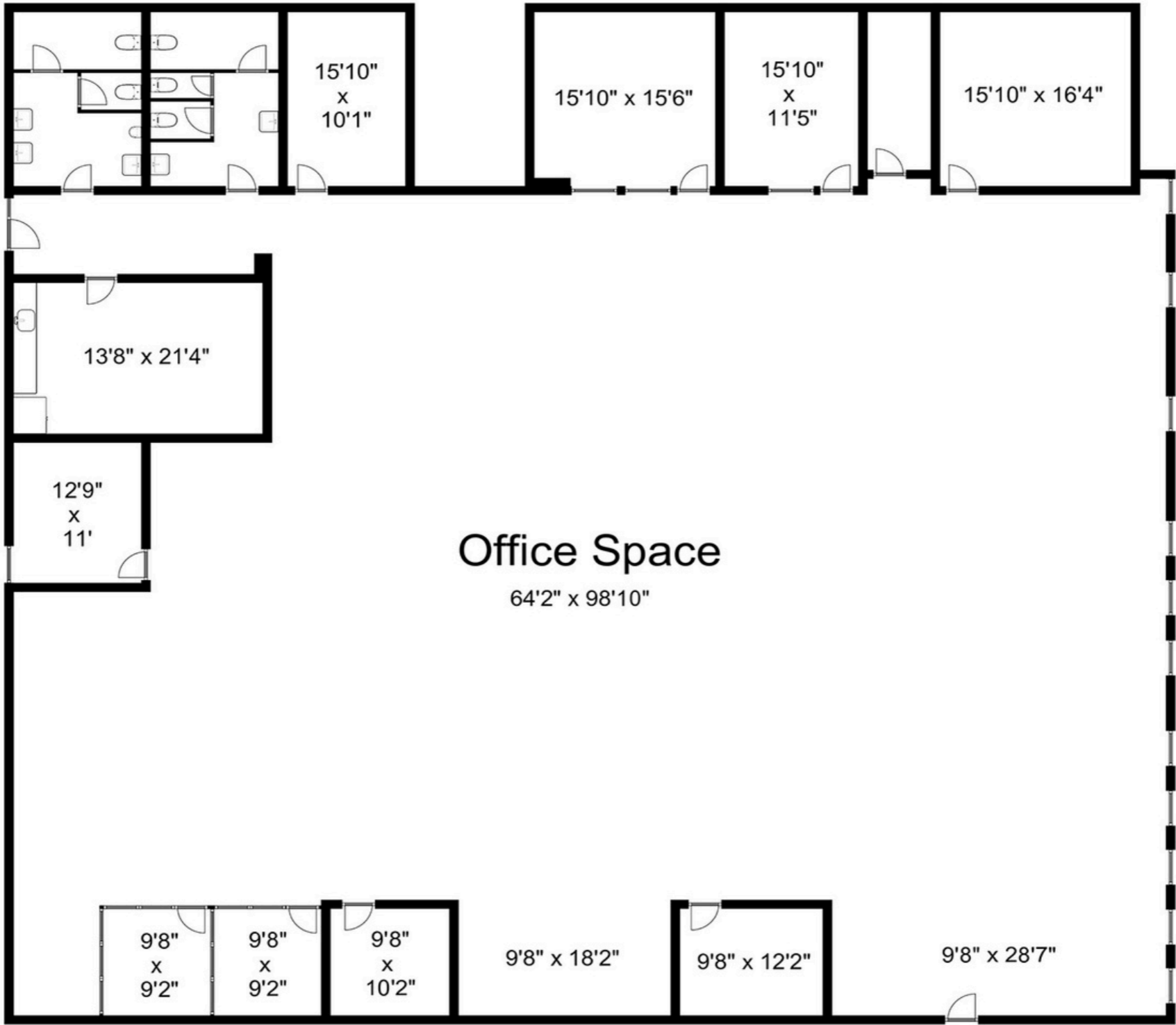


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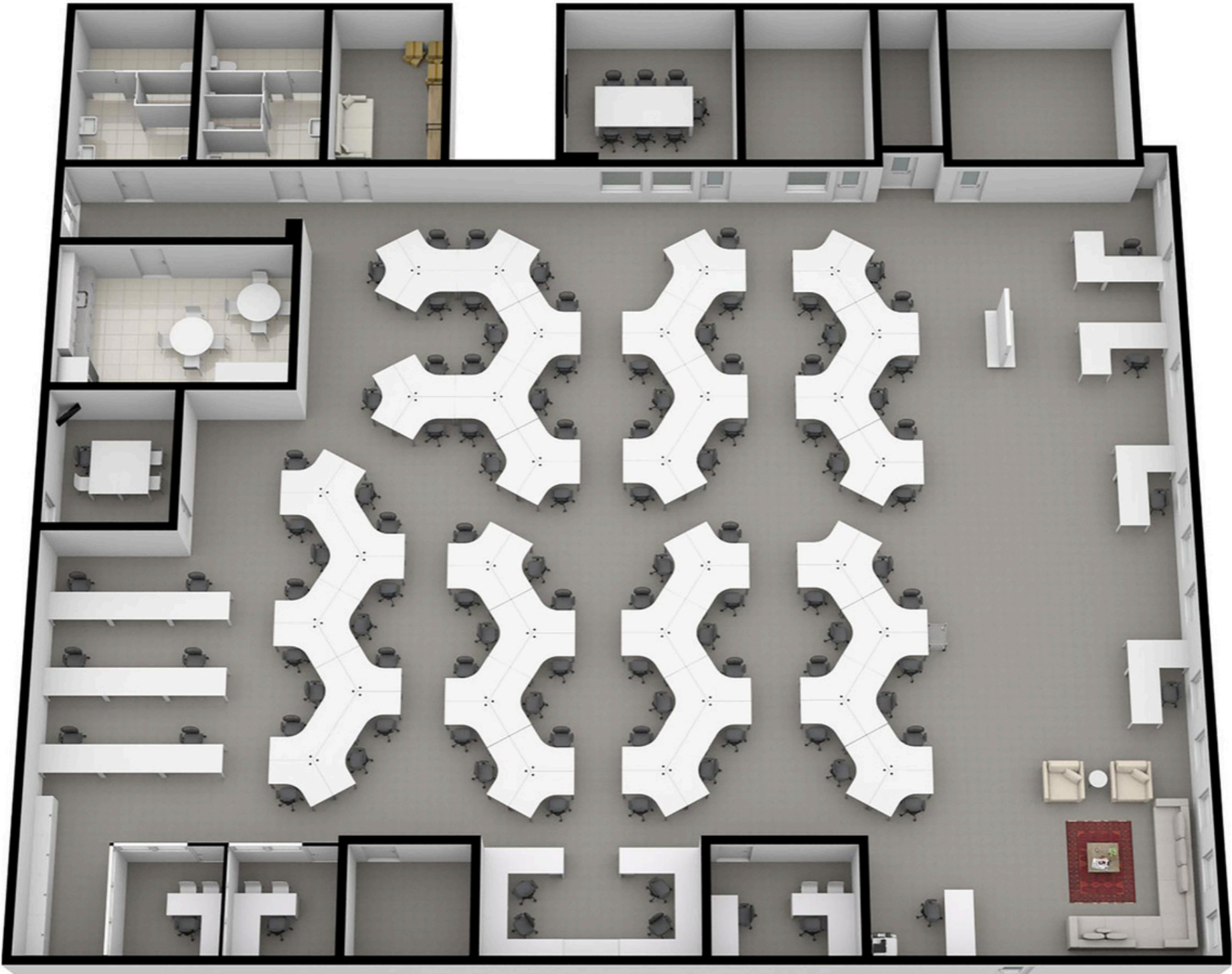
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# 2D Floorplan

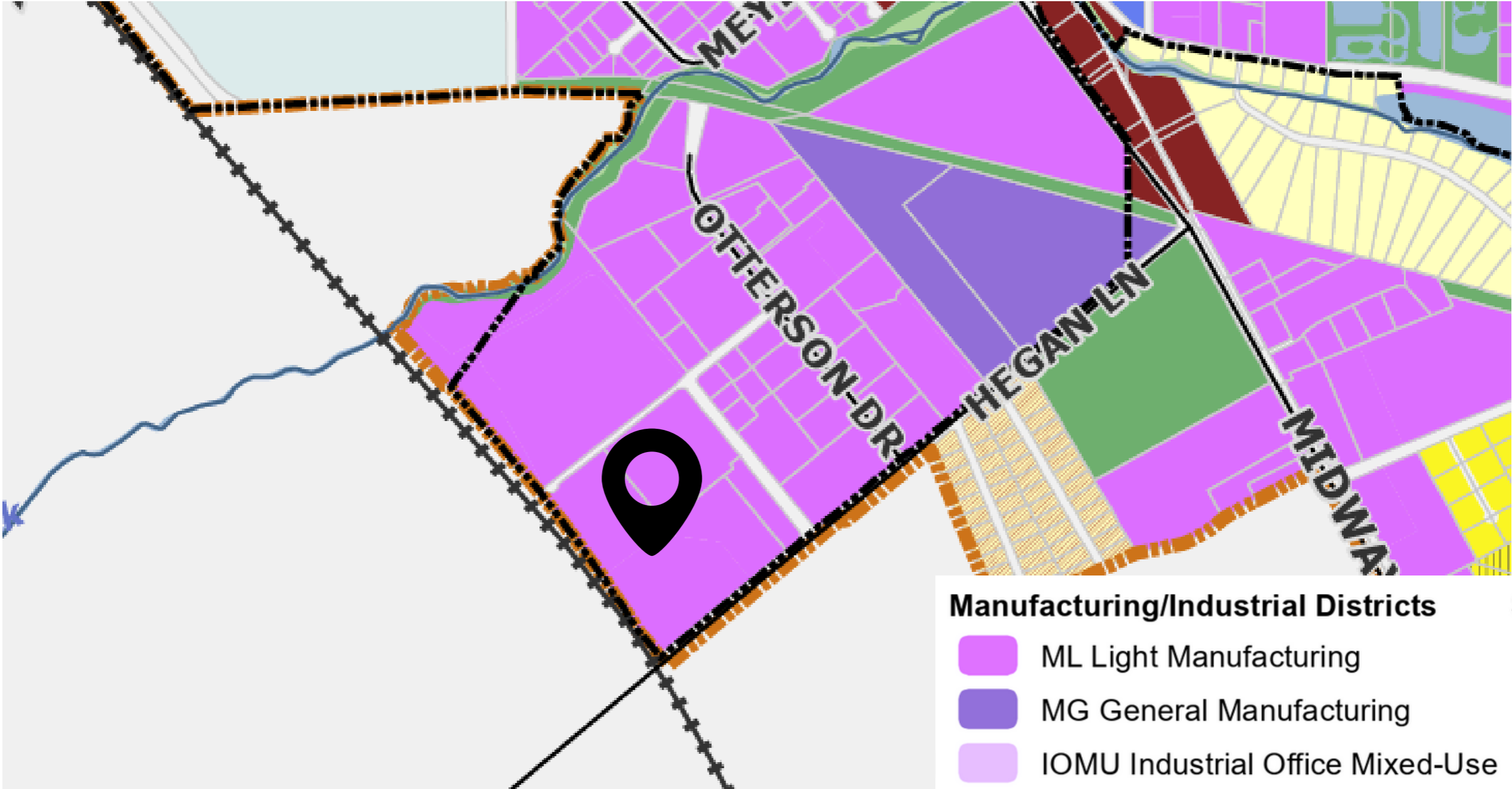


# 3D Floorplan



# For Lease | Office

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# Diligence Tools

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The Most Recognized and Respected Brand In Real Estate

## Digital Marketing

- Professional Drone and Photography services
- Custom Property Websites
- Development of Offering Memorandums, flyers, custom marketing, etc.
- Matterport Tours
- Social Media advertising
- Syndicated listing through partners

## Websites

- c21commercial.com
- c21global.com
- Map view / aerial view
- Filtered Results
- EnviroStor

## Physical Presence

- Local advertising and signs
- National network events
- Targeted mailing lists
- Outreach to Investors, Brokers and potential tenants