



Office/Warehouse Space for Lease

452 W. Bedford Ave.

Last Suite Remaining! - Approx. 1,853 sq. ft.

For Further Information Please Contact:

Justin Tancredi

(559) 449-2424

CA DRE #01372876

- Prime Office/Warehouse location near Palm Ave.
- Recently remodeled suite - Move-in condition
- Excellent location near Highway 41, Riverpark and Palm Bluffs
- Competitive lease rate - Flexible lease terms

Russell G.
Smith
Inc.

452 W. Bedford Ave.

Available suites:

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

Lease Rates

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.

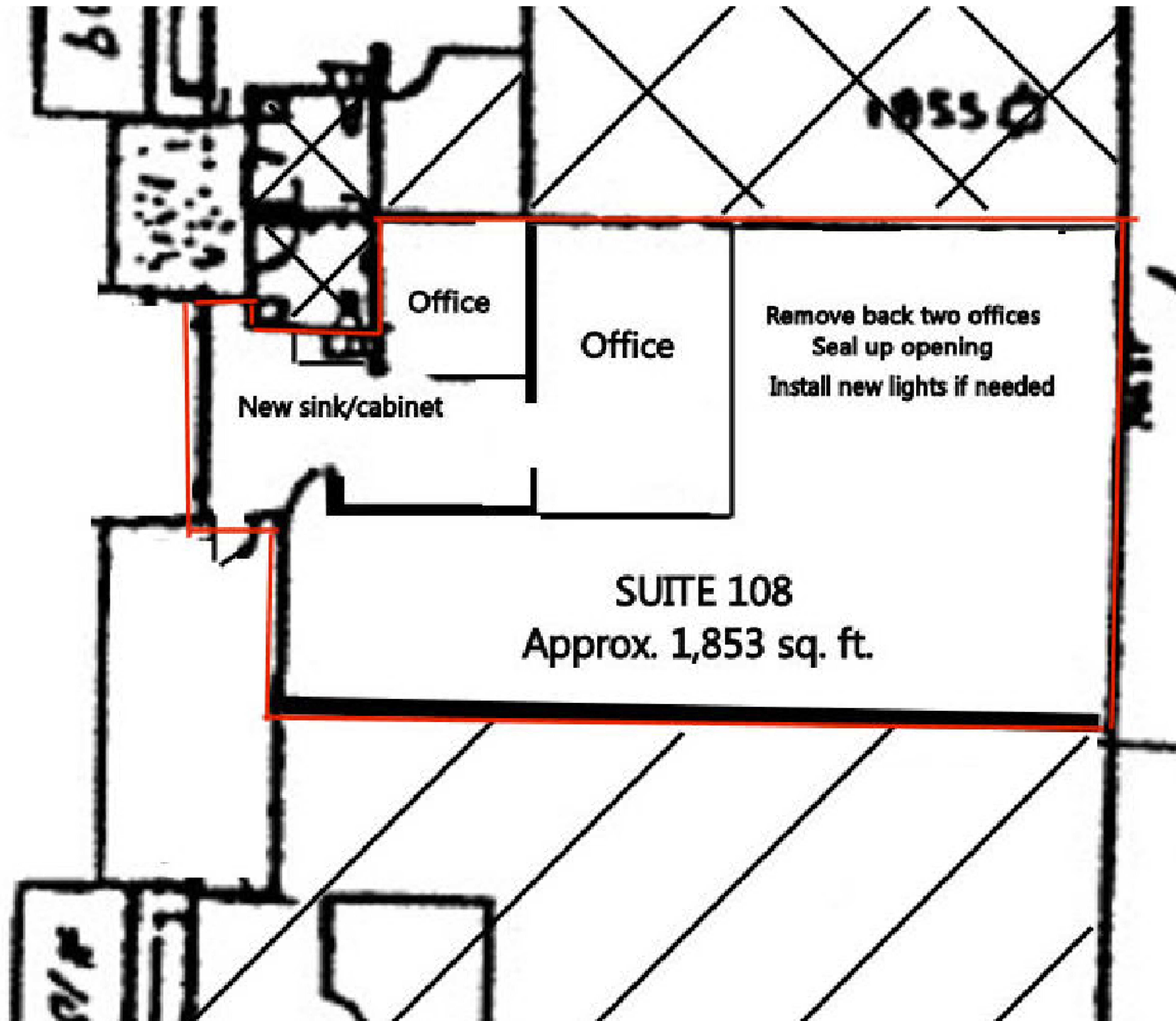
Location

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 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

