



FOR SALE OR LEASE

OFFICE BUILDING

2455 Beacon Street, Chico CA
1,724 SQFT



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CENTURY 21 Select
Real Estate



Modern Office Space

2455 Beacon Street, Chico CA



Energy Efficient Design

Designed with thoughtful, efficient building features.

Exceptionally Maintained

Clean, professional exterior and surrounding landscape.

Contemporary Architecture

Modern lines, warm exterior detail and strong curb appeal.

Drought Tolerant Landscaping

Low-maintenance planting compliments the setting.

A polished professional office opportunity in the heart of Meriam Park.

Positioned within a connected mixed-use community with nearby dining, wellness, residential neighborhoods and future growth.



Featured Elements

2455 Beacon Street, Chico CA

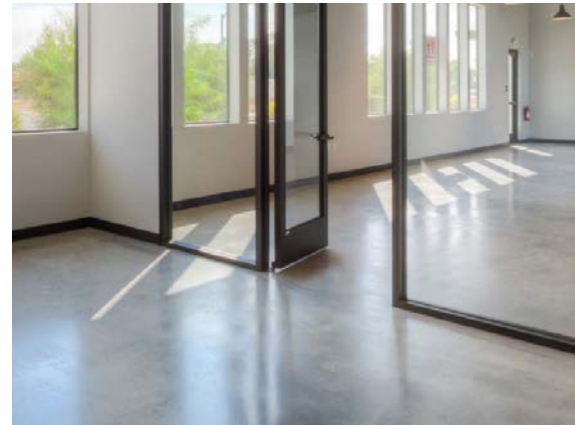


LED LIGHTING

OPEN OFFICE

NATURAL CONCRETE FLOORS

HIGH CEILINGS



MERIAM PARK | TANK DISTRICT

A place to live, work, play, and grow.

Featured Elements

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EXPOSED SPIRAL DUCTING

OPEN TRUSS CEILING



EXPANSIVE WINDOWS

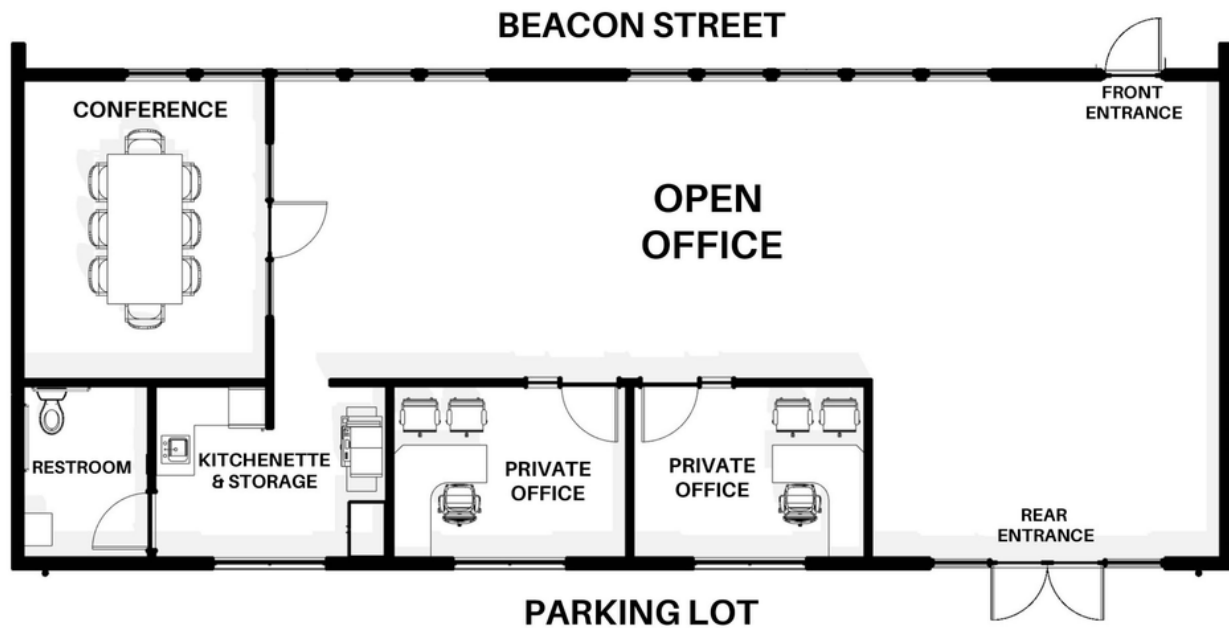
MOVE-IN READY



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Efficient Office Layout



FEATURED ELEMENTS

- Two Individual Offices
- Kitchenette & Storage
- Conference Room
- Open Floorplan



Easy Access. Shared Convenience



6

PARKING SPACES

2 ACRES

SHARED PARKING LOT

METAL

DURABLE STANDING
SEAM METAL ROOF

STUCCO

LOW MAINTENANCE
STUCCO BUILDING



Tank District Amenities

Current lifestyle, nearby services and future growth in one connected community.



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Chico Area Demographics

Income and population context for the surrounding Meriam Park market.



2020 CENSUS

110,882

City of Chico Population

204,291 Metro Area

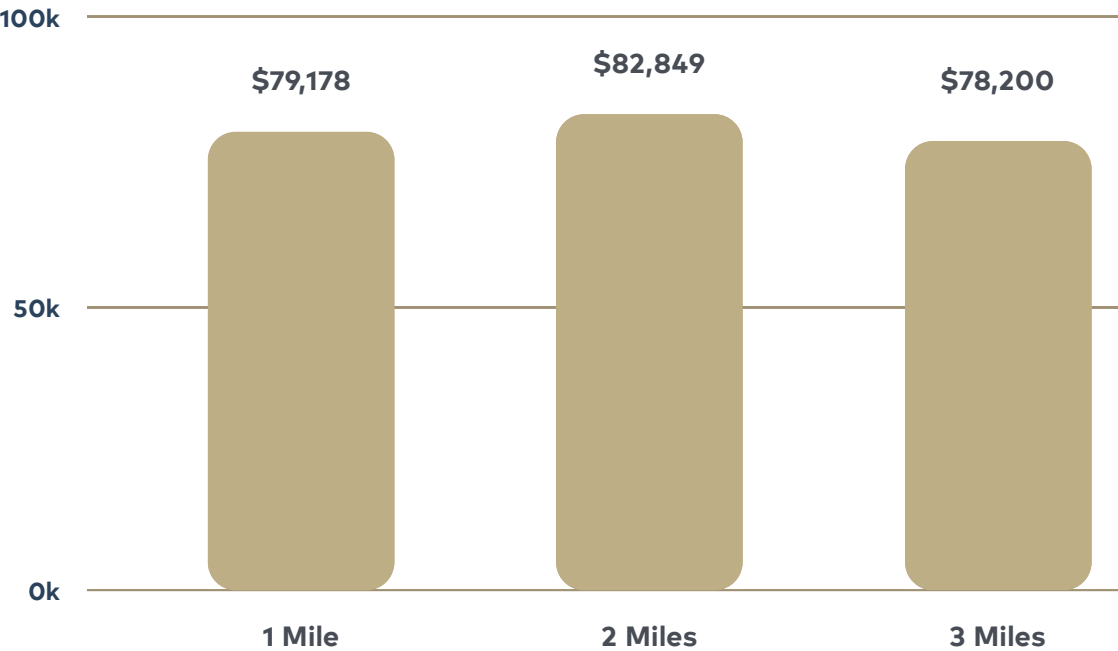
2020 AVERAGE INCOME

City of Chico \$73,195
Metro Area \$76,054

AVERAGE INCOME
NEAR MERIAM PARK

1 Mile Radius \$79,178
2 Mile Radius \$82,849
3 Mile Radius \$78,200

Average Income Near Meriam Park



Meriam Park Surrounding Area

Additional Housing | Infrastructure Improvements | Professional Businesses | Restaurant & Retail



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