

Shasta Executive Plaza

1900 Churn Creek Rd.
Redding, CA 96002

JESS WHITLOW, CCIM

Broker/CEO

530.605.5169

Jess@WhitlowCRE.com

CalDRE #01941996



WHITLOW
COMMERCIAL REAL ESTATE INC.



Property Summary



PROPERTY DESCRIPTION

Rare opportunity to join Redding's premier professional office building in Central Redding - Shasta Executive Plaza. This 3 story office building is located in the most central location in Redding, CA offering quick and easy drive times for visitors and staff both in Redding and traveling from outside of the area.

Shasta Executive Plaza provides elevated service to its professional office tenants through onsite management, EV charging stations, security patrol and guard, electronic access systems, executive fitness center, exceptionally maintained common areas and a coffee kiosk in the lobby.

OFFERING SUMMARY

Lease Rate:	\$2.10 - 2.50 SF/month (MG)
Available SF:	400 - 14,496 SF
Lot Size:	2.84 Acres
Building Size:	61,055 SF
Zoning:	GC-VR-BH General Commercial, Visitor Retail, Building Height Restriction
Parcel Number:	107-320-011

JESS WHITLOW, CCIM

Broker/CEO | 01941996

530.605.5169

Jess@WhitlowCRE.com

Whitlow Commercial Real Estate Inc.

2155 Larkspur Ln. Suite C

Redding, CA 96002

www.whitlowcre.com

Highlights



POPULATION

Redding, CA	93,502
Shasta County	182,155
2 Hour Drive Radius From Redding, CA	270,000+
Traffic Count (Churn Creek & Mistletoe):	23,056 AADT

PROPERTY HIGHLIGHTS

- Shasta Executive Plaza
- 155 Parking Spaces Onsite and Access to 80 Additional Spaces
- 10 EV Charging Stations
- Large Lobby with Coffee Kiosk
- Common restrooms on each floor
- Executive Health Center with full gym, showers and sauna
- Onsite management team
- Security Patrol
- Central Redding Location – Corner of Churn Creek Rd and Mistletoe Ln
- Less than five minutes from I-5 and Hwy 44 on and off ramps
- Close proximity to high quality hotel accommodations for travel
- Only 12 minutes from Redding Municipal Airport
- Accommodating to DGS and GSA Leasing Form G approved
- Well landscaped with exterior bench seating for outdoor breaks
- Large windows to perimeter offices – natural light and serene views
- Redding is Shasta County Regional Center drawing from 2 hours in all directions

JESS WHITLOW, CCIM

Broker/CEO | 01941996
530.605.5169
Jess@WhitlowCRE.com

Whitlow Commercial Real Estate Inc.

2155 Larkspur Ln. Suite C
Redding, CA 96002
www.whitlowcre.com

Lease Spaces

LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	400 – 14,496 SF	Lease Rate:	\$2.10 – \$2.50 SF/month

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 110	4,640 SF	Modified Gross	\$2.25 SF/month	Ground-floor space in a high-quality and centrally located professional building in Redding, CA. Efficient floor plan includes a waiting and reception area, conference room, break room, 23 private offices, storage, and IT.
Suite 117	725 SF	Modified Gross	\$2.45 SF/month	First floor office space includes a reception area and 3 private offices.
Suite 119	1,077 SF	Modified Gross	\$2.35 SF/month	Ground-floor space in a high-quality and centrally located professional building in Redding, CA. This suite offers a waiting reception area and 5 private offices. Option for direct access from the exterior of the building or entry through the common lobby.
Suite 121	400 SF	Modified Gross	\$2.50 SF/month	Ground floor meeting space or open work space.
Suite 300	4,955 SF	Modified Gross	\$2.20 SF/month	Third-Floor space in a high-quality and centrally located professional building in Redding, CA. The Floor plan includes 10 private offices, open workspaces, and a large conference room.
Suite 303	5,790 SF	Modified Gross	\$2.20 SF/month	Third-Floor space in a high-quality and centrally located professional building in Redding, CA. The floor plan includes 23 private offices, 2 conference rooms, a large training room with occupancy up to 97 people, a production room area, and storage.
Suite 310	3,751 SF	Modified Gross	\$2.20 SF/month	Third-Floor space in a high-quality and centrally located professional building in Redding, CA. The floor plan includes 25 private offices, 2 meeting rooms, a break room, and a production room.
Suite 110 and 119	5,717 SF	Modified Gross	\$2.14 SF/month	Ground-floor space in this high-quality and centrally located professional building in Redding, CA. Efficient floor plan includes a waiting and reception area, conference room, break room, 28 private offices, storage, and IT.
Suite 110, 117, 119, and 121	6,842 SF	Modified Gross	\$2.26 SF/month	Combined suite contains reception and waiting area, 30 private offices, conference room, training room, open work space and storage.
Suite 117 and 121	1,124 SF	Modified Gross	\$2.47 SF/month	Reception/waiting area, 3 private offices, storage and conference room.

JESS WHITLOW, CCIM

Broker/CEO | 01941996
 530.605.5169
 Jess@WhitlowCRE.com

Whitlow Commercial Real Estate Inc.

2155 Larkspur Ln. Suite C
 Redding, CA 96002
 www.whitlowcre.com

Lease Spaces

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 117, 119 and 121	2,202 SF	Modified Gross	\$2.41 SF/month	Reception and waiting area, 7 private offices, large conference room, open work space and storage
Suite 300 and 303	10,745 SF	Modified Gross	\$2.15 SF/month	Third-Floor space in a high-quality and centrally located professional building in Redding, CA. The floor plan includes 33 private offices, 3 conference rooms, a large training room with occupancy up to 97 people, a production room area, open workspace, and storage.
Suite 300 and 310	8,706 SF	Modified Gross	\$2.15 SF/month	Third-Floor space in a high-quality and centrally located professional building in Redding, CA. The floor plan includes 35 private offices, 3 conference rooms, a production room, a break room, and open workspaces.
Suite 300, 310 and 303	14,496 SF	Modified Gross	\$2.10 SF/month	Encompassing most of the third floor of this high-quality and centrally located professional building in Redding, CA, this space includes 58 private offices, 5 conference rooms, a large training room that seats up to 97 people, a production room, a break room, and an open workspace.

JESS WHITLOW, CCIM

Broker/CEO | 01941996

530.605.5169

Jess@WhitlowCRE.com

Whitlow Commercial Real Estate Inc.

2155 Larkspur Ln. Suite C

Redding, CA 96002

www.whitlowcre.com

Available Spaces - Floor Plan



LEGEND

Suite 110

Suite 117

Suite 119

Suite 121

FIRST FLOOR PLAN

SCALE 1/8" = 1'-0"



JESS WHITLOW, CCIM

Broker/CEO | 01941996

530.605.5169

Jess@WhitlowCRE.com

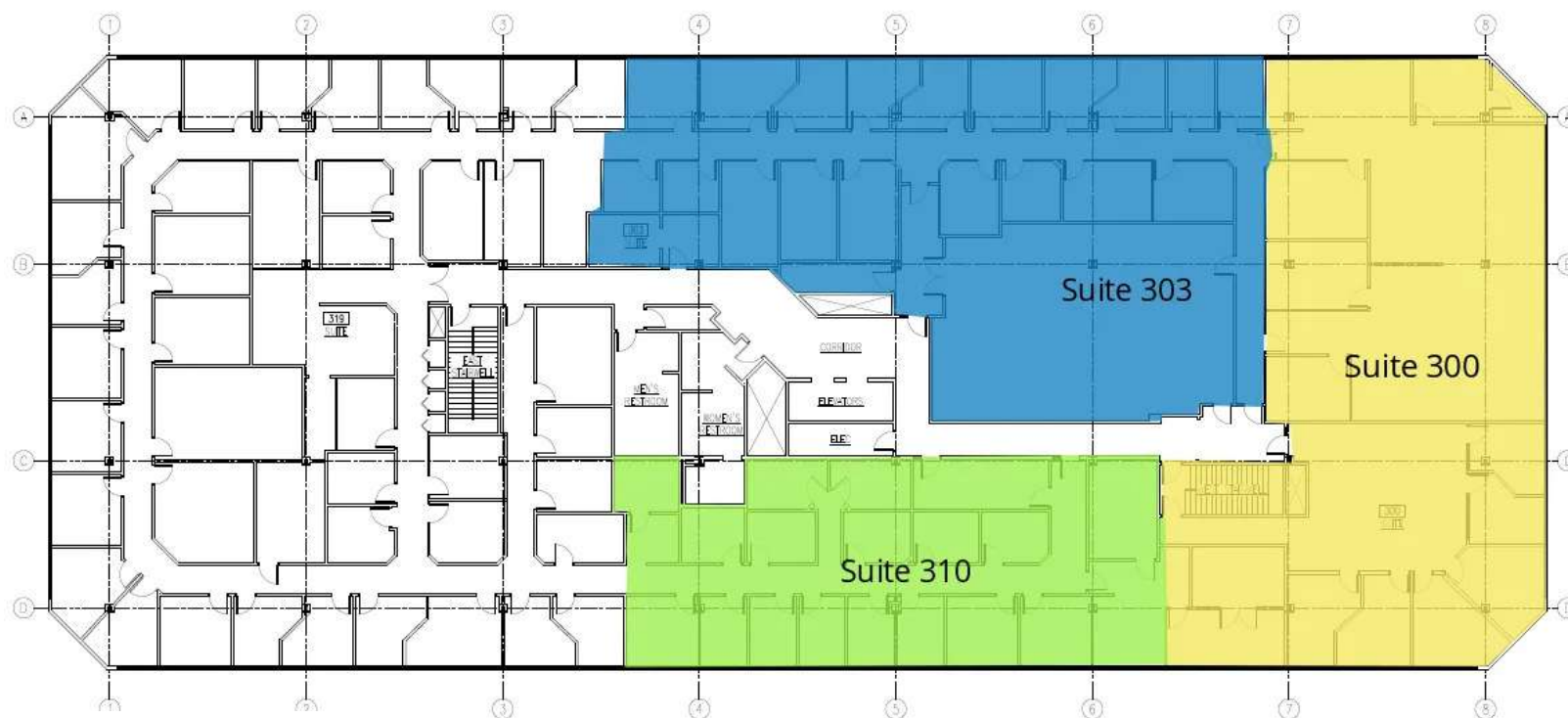
Whitlow Commercial Real Estate Inc.

2155 Larkspur Ln. Suite C

Redding, CA 96002

www.whitlowcre.com

Available Spaces – Floor Plan



LEGEND

Suite 300

Suite 303

Suite 310

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

JESS WHITLOW, CCIM

Broker/CEO | 01941996

530.605.5169

Jess@WhitlowCRE.com

Whitlow Commercial Real Estate Inc.

2155 Larkspur Ln. Suite C

Redding, CA 96002

www.whitlowcre.com

Exterior Building and Signage



JESS WHITLOW, CCIM

Broker/CEO | 01941996

530.605.5169

Jess@WhitlowCRE.com

Whitlow Commercial Real Estate Inc.

2155 Larkspur Ln. Suite C

Redding, CA 96002

www.whitlowcre.com

Lobby and hallways



JESS WHITLOW, CCIM

Broker/CEO | 01941996

530.605.5169

Jess@WhitlowCRE.com

Whitlow Commercial Real Estate Inc.

2155 Larkspur Ln. Suite C

Redding, CA 96002

www.whitlowcre.com

Executive Fitness Center



Nearby Businesses



JESS WHITLOW, CCIM

Broker/CEO | 01941996

530.605.5169

Jess@WhitlowCRE.com

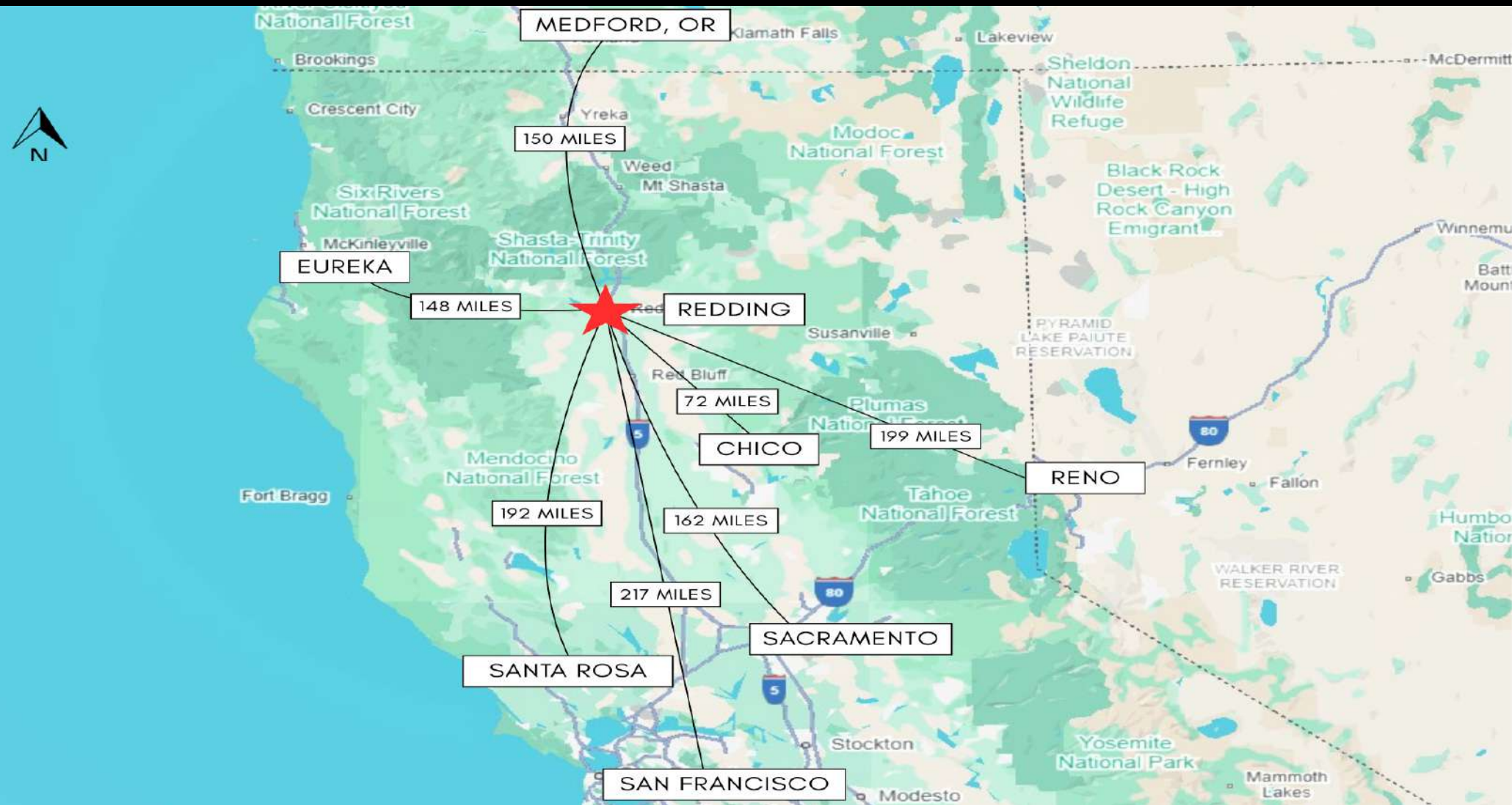
Whitlow Commercial Real Estate Inc.

2155 Larkspur Ln. Suite C

Redding, CA 96002

www.whitlowcre.com

Redding, CA – Northern California



JESS WHITLOW, CCIM

Broker/CEO | 01941996

530.605.5169

Jess@WhitlowCRE.com

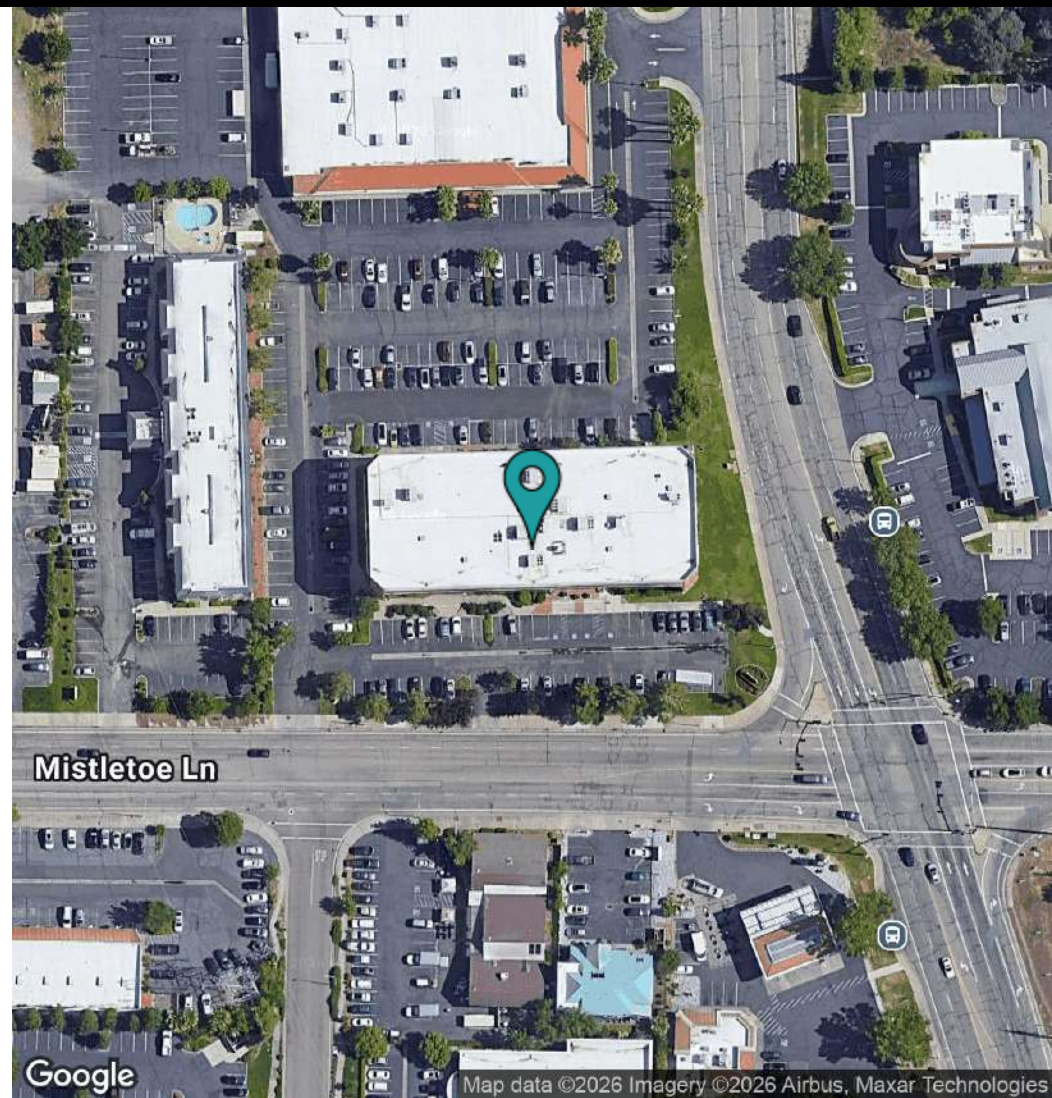
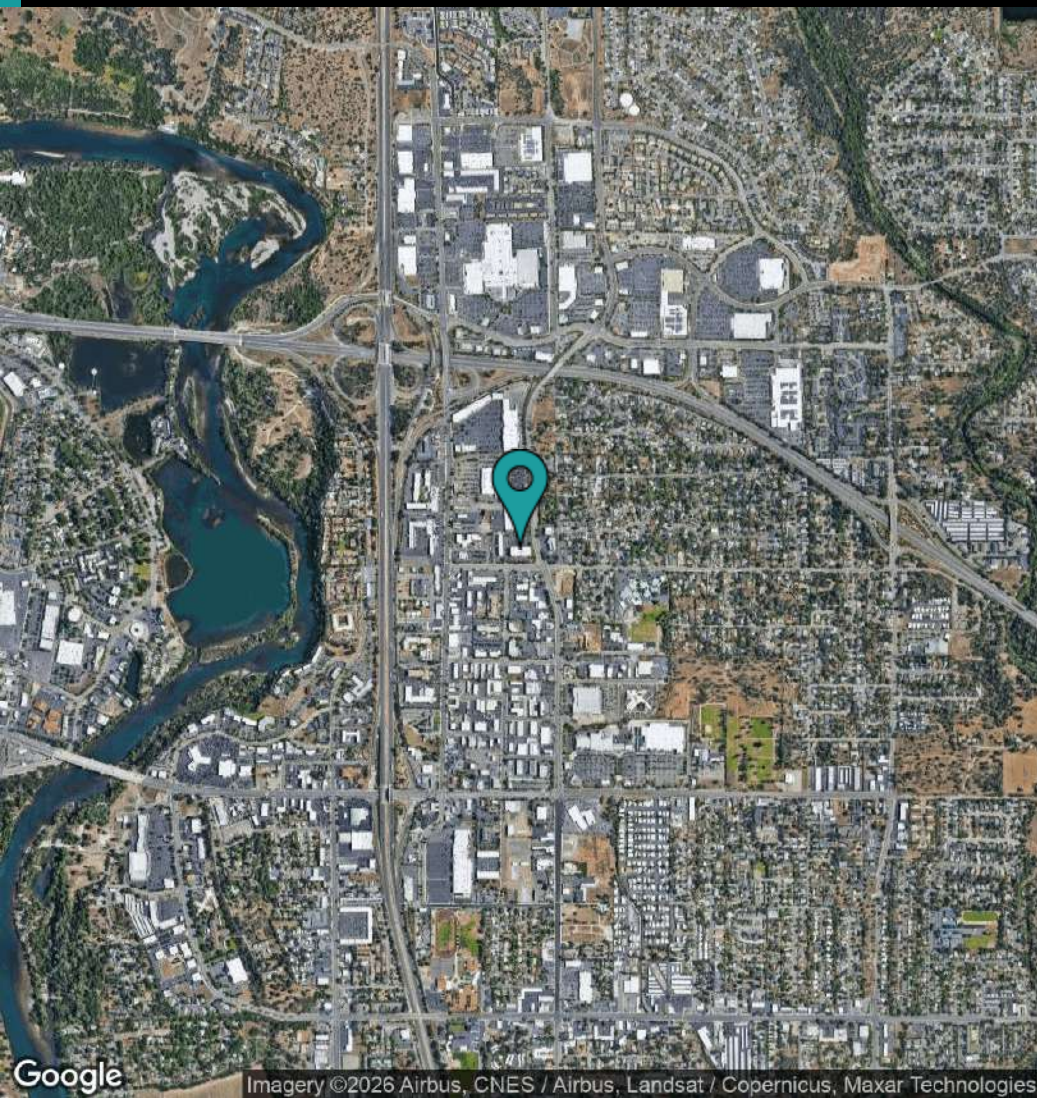
Whitlow Commercial Real Estate Inc.

2155 Larkspur Ln. Suite C

Redding, CA 96002

www.whitlowcre.com

Location Map



JESS WHITLOW, CCIM

Broker/CEO | 01941996

530.605.5169

Jess@WhitlowCRE.com

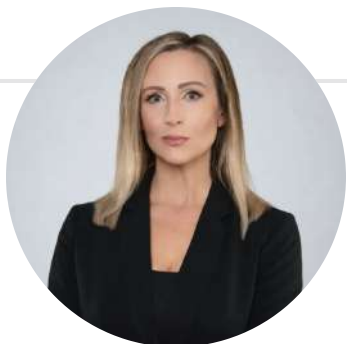
Whitlow Commercial Real Estate Inc.

2155 Larkspur Ln. Suite C

Redding, CA 96002

www.whitlowcre.com

Meet the Broker



JESS WHITLOW, CCIM

Broker/CEO

Jess@WhitlowCRE.com

Direct: **530.605.5169**

CalDRE #01941996

PROFESSIONAL BACKGROUND

Jess Whitlow is a seasoned commercial real estate broker with over 20 years of industry experience and a strong background in property management. Since beginning her career in Santa Barbara, she has worked across the Los Angeles, Phoenix, and Redding markets, bringing both broad market perspective and deep local expertise to every transaction.

Raised in Redding California, Jess possesses an in-depth understanding of the Northern California regional market and is consistently recognized as one of the most active commercial real estate brokers in the Shasta County Region. Her clients value her professionalism, responsiveness, and unwavering commitment to exceptional service, as well as her ability to navigate complex transactions with clarity and precision.

Jess is passionate about commercial real estate for its collaborative nature and the opportunity it provides to work closely with investors, local businesses, and nonprofit organizations. She is known for helping clients identify creative, practical solutions to overcome challenges specific to tertiary markets and achieve their real estate and investment goals.

Jess is a Certified Commercial Investment Member (CCIM), and a member of the International Council of Shopping Centers (ICSC) and a member of the local Shasta Association of Realtors (SAOR) , Jess leverages a strong professional network to deliver effective solutions for her clients.

Whitlow Commercial Real Estate Inc.

2155 Larkspur Ln. Suite C,
Redding, CA 96002
530.319.2776

JESS WHITLOW, CCIM

Broker/CEO | 01941996

530.605.5169

Jess@WhitlowCRE.com

Whitlow Commercial Real Estate Inc.

2155 Larkspur Ln. Suite C

Redding, CA 96002

www.whitlowcre.com