

OFFICE BUILDING FOR LEASE

22 Williamsburg Ln.
Chico, CA

PRESENTED BY



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PROPERTY OVERVIEW

22 Williamsburg Lane, Chico, CA

Lease Rate: \$3,360/Month (Modified Gross Lease)

Tenant pays electricity, gas, telephone, internet, and HVAC maintenance.



- Approximately 2,800 SF two-story professional office
- Located in Stonebridge Professional Village
- Move-in ready with new luxury vinyl plank (LVP) flooring throughout
- Versatile floor plan ideal for professional office or medical users
- Flexible floor plan with potential for multiple private offices and shared common areas
- Ample on-site parking

Main Level

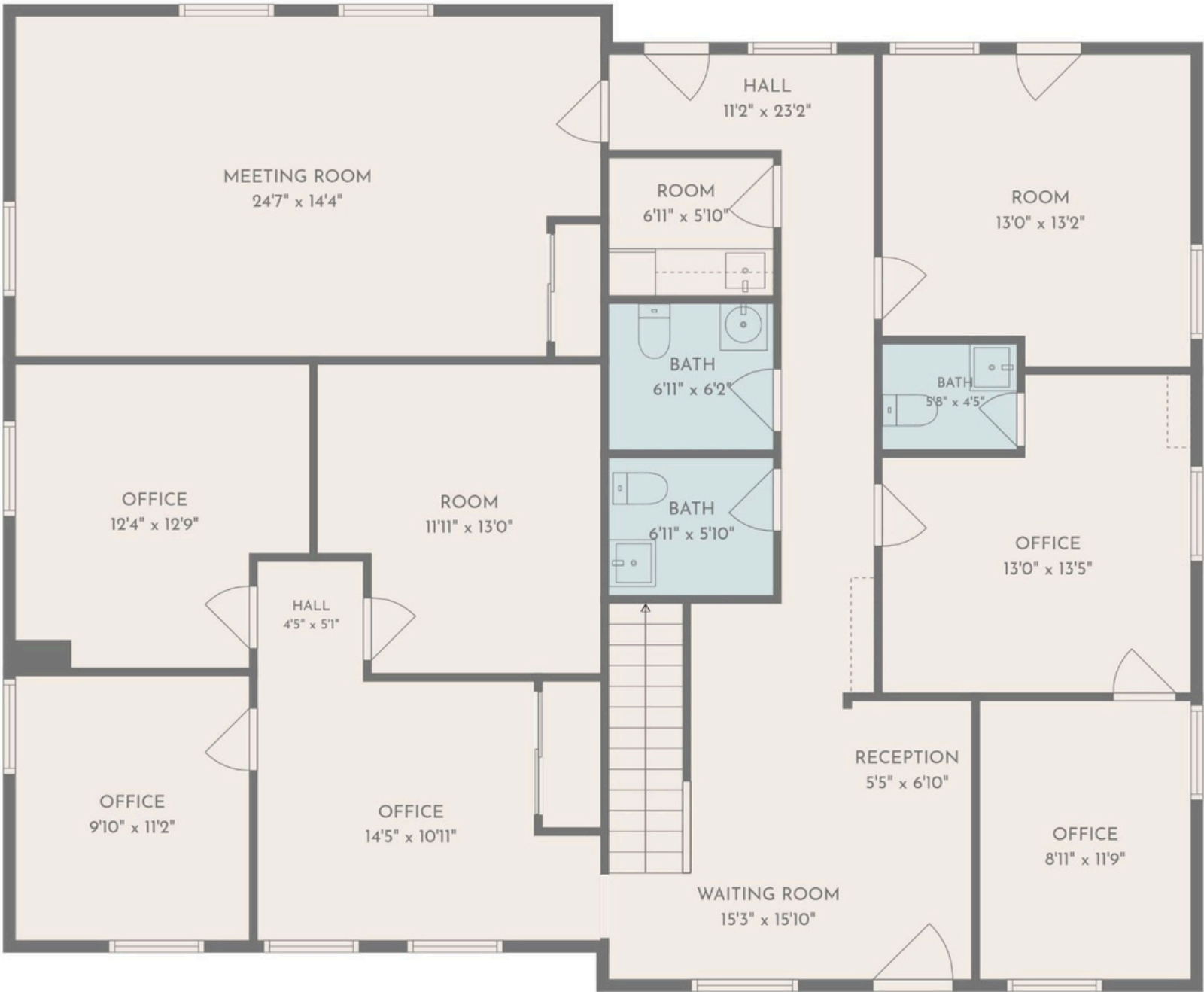
22 Williamsburg Lane, Chico, CA

- 6 Private Offices
- Large Conference/Meeting Area
- Reception Area
- Waiting Room
- Kitchenette
- Flex Room (file or break room, or additional office)
- 3 restrooms



FLOOR PLAN (Main Level)

22 Williamsburg Lane, Chico, CA



22 Williamsburg Ln | 1st Floor Approximately 2,050sf

2nd Level

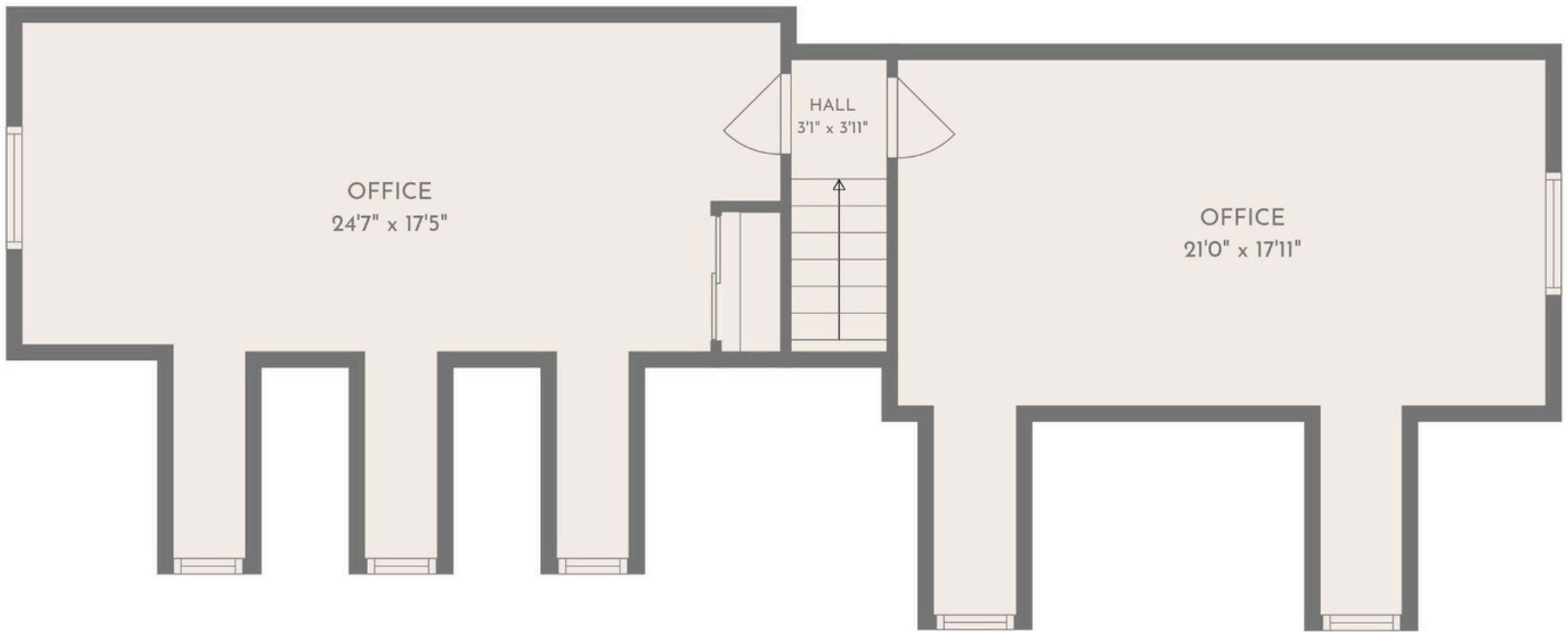
22 Williamsburg Lane, Chico, CA

- 2 oversized private offices
- Central hallway
- Ideal for executive offices, team workspace, or additional conference space



FLOOR PLANS (2nd Level)

22 Williamsburg Lane, Chico, CA



22 Williamsburg Ln |2nd Floor, Approximately 750sf

22 Williamsburg Lane, Chico, CA

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- This is a detailed Google Map of Chico, California. The map shows a dense grid of streets, including major thoroughfares like Highway 99 (Shasta Ave) and Highway 32 (Broadway). Key landmarks and locations are labeled, such as Chico Creek Coffee, DoubleTree by Hilton Chico, Enloe Health Medical Center, Platinum Partners Real Estate Team, Gateway Science Museum, Bidwell Mansion State Historic Park, California State University, Chico, and Bidwell Park. The map also shows several parks and schools, including Neal Dow Elementary School and Bidwell Park One-Mile. The map is oriented with North at the top, and the city center is located in the lower right quadrant.

DEMOGRAPHIC

22 Williamsburg Lane, Chico, CA

- **City of Chico Population:** 110,882
- **Metro Area Population:** 204,291
- **Average Income:** City of Chico: \$73,195 / Metro Area: \$76,054
- **Median Commute Time:** 17.8 minutes
- **Retail Sales:** \$2.65 billion annually (2022)
- **Population Growth Rate:** Chico continues to see steady population growth, increasing from approximately 86,000 residents in 2010 to more than 110,000 today - an increase of nearly 22% over the past 15 years.





CONTACT ME

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