

The Bradco Companies Offers Exceptional Office Space in Apple Valley

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The Bradco Companies has recently been selected to market upscale office space that's consisting of 894± square feet to 2,029± of combined square feet in a single-story building, located at 19153 Town Center Drive and developed by Mr. Gino Bastiani, AIA, LEED AP, Architect for Frick, Frick & Jettè Architects.

The original site, which consisted of one acre accommodated a single-story building of 15,000± square feet, with a 1,500± square-foot concealed patio with fountain.

The entire property was constructed in 2008 and is not only modern but a very energy-efficient building with updated fixtures.

"When we developed the building, we believed that we would need the entire amount," commented Mr. Bastiani, "but with the downturn in the economy, we've been very selective about the other spaces that we've leased out, which include Mr. and Mrs. Jonathan Weldy of Meridian Land Development, and some additional administrative offices for other users."

"The rent is the most competitive for any type of office space within the Apple Valley area and Jess Ranch region," explained Joseph W. Brady, CCIM, SIOR and president of The Bradco Companies and who is the exclusive listing agent.

This property is the most competitively priced office space in or near Jess Ranch and the property is in walking distance to Jess Ranch Marketplace, which consists of a Super Target, Big 5 Sporting Goods, Famous Footwear, Kirkland's, Red Robin, 24 Hour Fitness, Bank Of America, Jack In The Box, Rite Aid Pharmacy, Verizon Wireless, Western Dental, Apple Valley Skin And Body, 99¢ Only, Burlington Coat Factory, Cinemark, Bed Bath & Beyond, Best Buy, Winco, Petsmart to name a few.

Currently available are two units from (unit 103) 1,135± square feet and (unit 104) 894± square feet or a total to combine of 2,029± square feet.

For additional information please contact The Bradco Companies at 760-951-5111 or visit their website at www.thebradcocompanies.com .

About The Bradco Companies: Joseph W. Brady, Inc dba The Bradco Companies is the longest serving commercial, industrial and land brokerage firm serving the High Desert region. Incorporated in December of 1989, the firm has completed over 1,500 transactions and sales of nearly \$400,000,000. Joseph W. Brady, CCIM, SIOR and President has been the No. 1 ranked Commercial industrial Broker in 2005 and 2011 according to statistics released by the Victor Valley Association of Realtors Multiple Listing Services. The company recently negotiated a 505,192± square foot lease, the largest commercial lease ever recorded by the commercial brokerage industry in the High Desert region. The companies three Principals Joseph W. Brady President, Nick DiCosola Senior Vice President/Principal and Ronald J. Barbieri Ph.D, CPA

Senior Vice President/Principal have over 100 years of collective commercial real estate experience and over 50 years of local knowledge. The company also publishes the Bradco High Desert Report, the only quarterly economic overview of the High Desert region that can be obtained for free at www.thebradcocompanies.com/register .

About TCN Worldwide: TCN Worldwide, a consortium of independent commercial real estate firms, provides complete integrated real estate solutions locally and internationally. With approximately \$21.6 billion in annual transactions and over 80 million square feet of space under management, the organization ranks as one of the largest service providers in the industry. An extensive range of real estate services coupled with a personal commitment to exceed client expectations is what allows TCN Worldwide to be a leader within the commercial real estate industry. Formed in 1989, TCN Worldwide is comprised of over 800 commercial real estate professionals serving more than 200 primary and secondary markets worldwide. www.tcnworldwide.com

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JOSEPH W. BRADY