



# Office Space Available FOR SALE OR LEASE

Westside Business Park • Bakersfield, CA



## AVAILABLE INCENTIVES

- 4% Buyer or Tenant Representative Brokerage Fee Available
- \$15.00 Per SF credit to be provided to buyer to allocate towards interior improvements

## Offering

- Condominium suites of 1,744 to 5,737 SF
- Up to 12,000 SF Available
- Available for sale or lease
- Sale Pricing from \$195 to \$210 per SF for shell condition unit
- Lease Pricing from \$1.55 to \$1.75 per SF NNN with tenant improvement allowance

## Property Highlights

- New office development in Northwest Bakersfield
- Phase I includes three buildings - leasing and selling now!!
- Located two miles north of the Westside Parkway, which provides convenient access to central and east Bakersfield
- Join a growing Northwest Bakersfield submarket which includes 700,000 square feet of office users

## Condominium Delivery

- Buildings 1 and 2 in Phase I can be split in half or leased/sold to one occupant
- Building 3 units can include a roll-up door in the rear to accommodate storage space
- Building 3 units can have storefront windows to replace the roll-up doors in the rear
- Units are delivered in a shell condition with buyer responsible for interior improvements

## Development Team

- Designed by Paul Dhanens Architect, Inc
- Construction by Wallace & Smith General Contractor

**Matthew E. Starr, SIOR, CCIM** • Principal • 661 616 3570 • matthew@asuassociates.com • CA RE #01367855

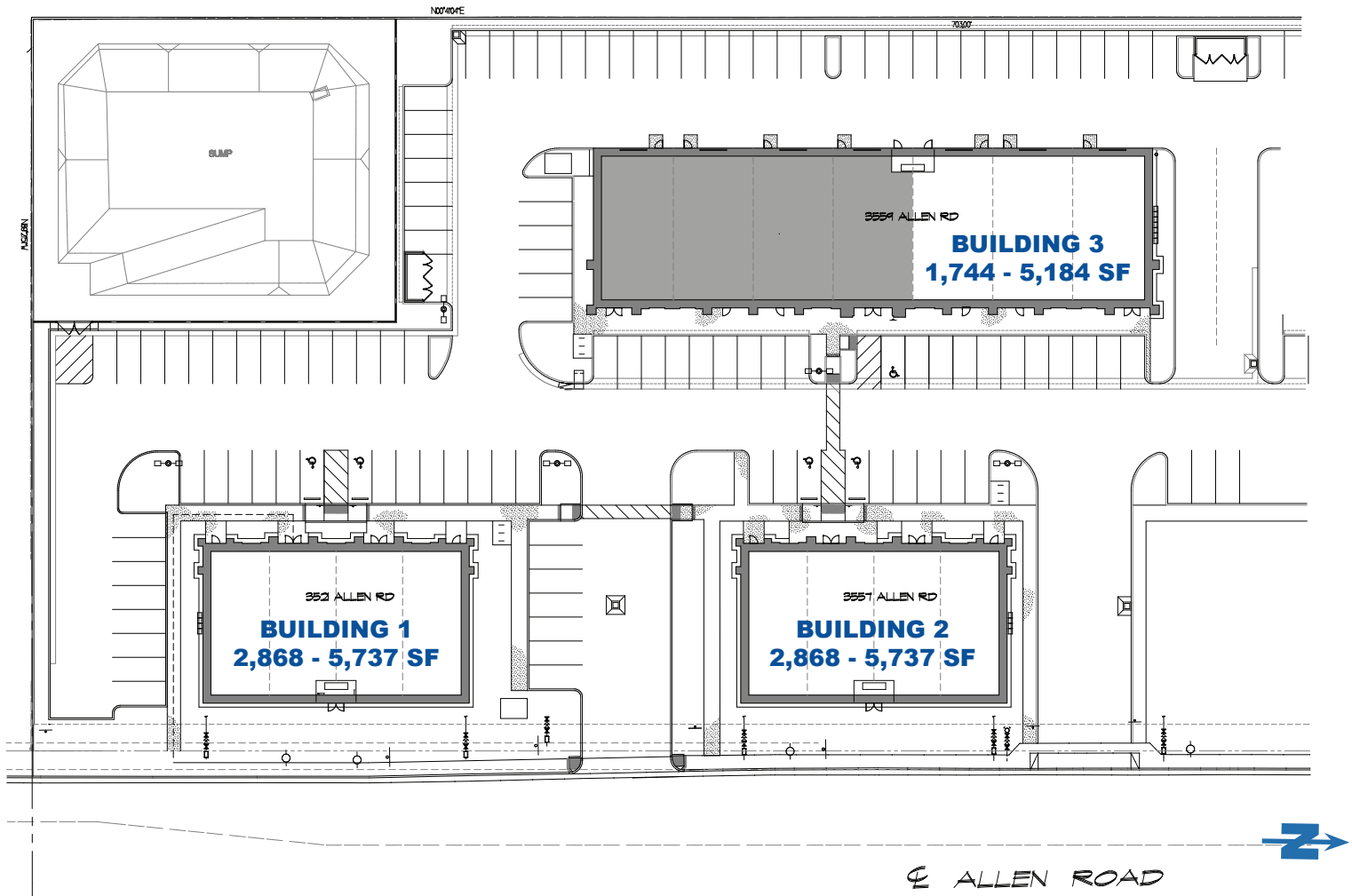
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## Phase 1 Site Plan



■ Plans deemed to be accurate, but not guaranteed. Plans not to scale.

### For Sale

- Building 1 - From 2,868 to 5,737 SF (condo units or entire building) - \$210 per SF
- Building 2 - From 2,868 to 5,737 SF (condo units or entire building) - \$210 per SF
- Building 3 - From 1,744 to 5,184 SF (condo units or entire building) - \$195 per SF
- Units will be sold in a shell condition or can be delivered fully improved. Pricing reflects sale of shell condition units

### For Lease

- Building 1 - From 2,868 to 5,737 SF - \$1.75 per SF NNN
- Building 2 - From 2,868 to 5,737 SF - \$1.75 per SF NNN
- Building 3 - From 1,744 to 5,184 SF - \$1.55 per SF NNN
- Tenant Improvement Allowance is available for qualified credit and minimum lease terms

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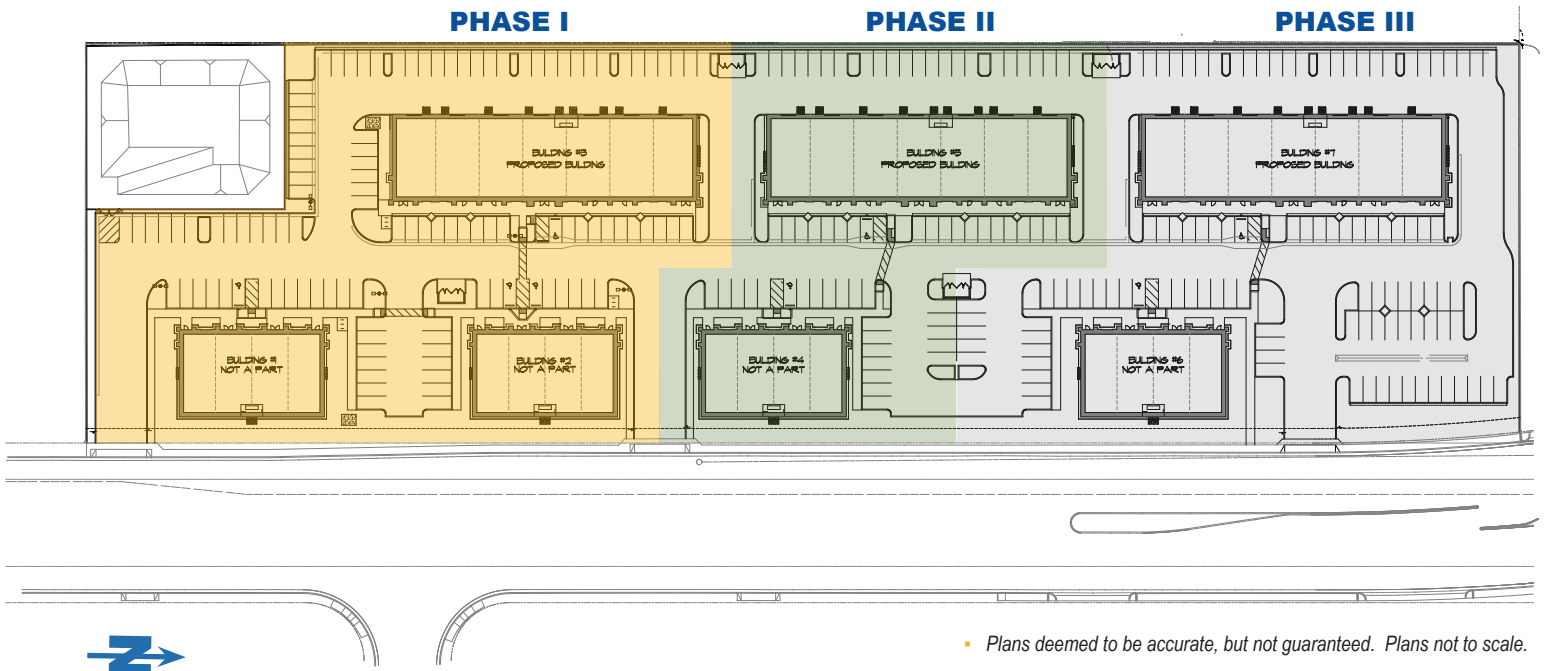




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## Site Plan



### Phase II

- Now pre-leasing or selling
- From 5,700 to 12,000 SF

### Phase III

- From 5,700 to 12,000 SF
- Contact Listing Agent for more information



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## Aerial Map



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