



Office Building Available **FOR LEASE**

4000 Rio Del Norte Street ■ Bakersfield, CA



Property Details

- Fully improved office building
- North Bakersfield location
- Substantial parking which includes a secured, fenced parking area
- Inexpensive office rents and flexible term available

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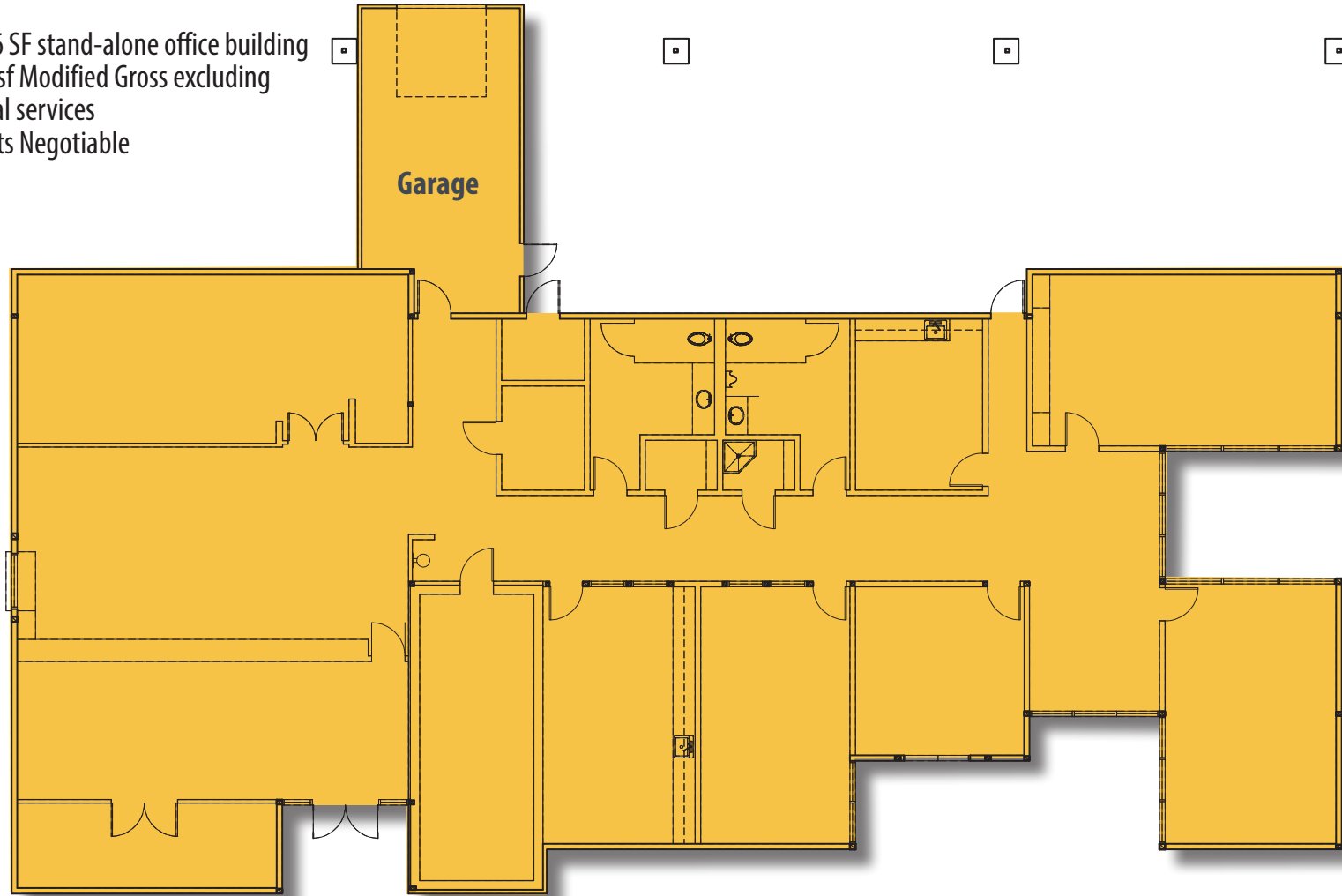
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Floor Plan

Offering

- Approximately 5,536 SF stand-alone office building
- Rental Rate: \$1.00 psf Modified Gross excluding utilities and janitorial services
- Tenant Improvements Negotiable



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

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Area Retail & Employers Aerial



Area Retail & Employers

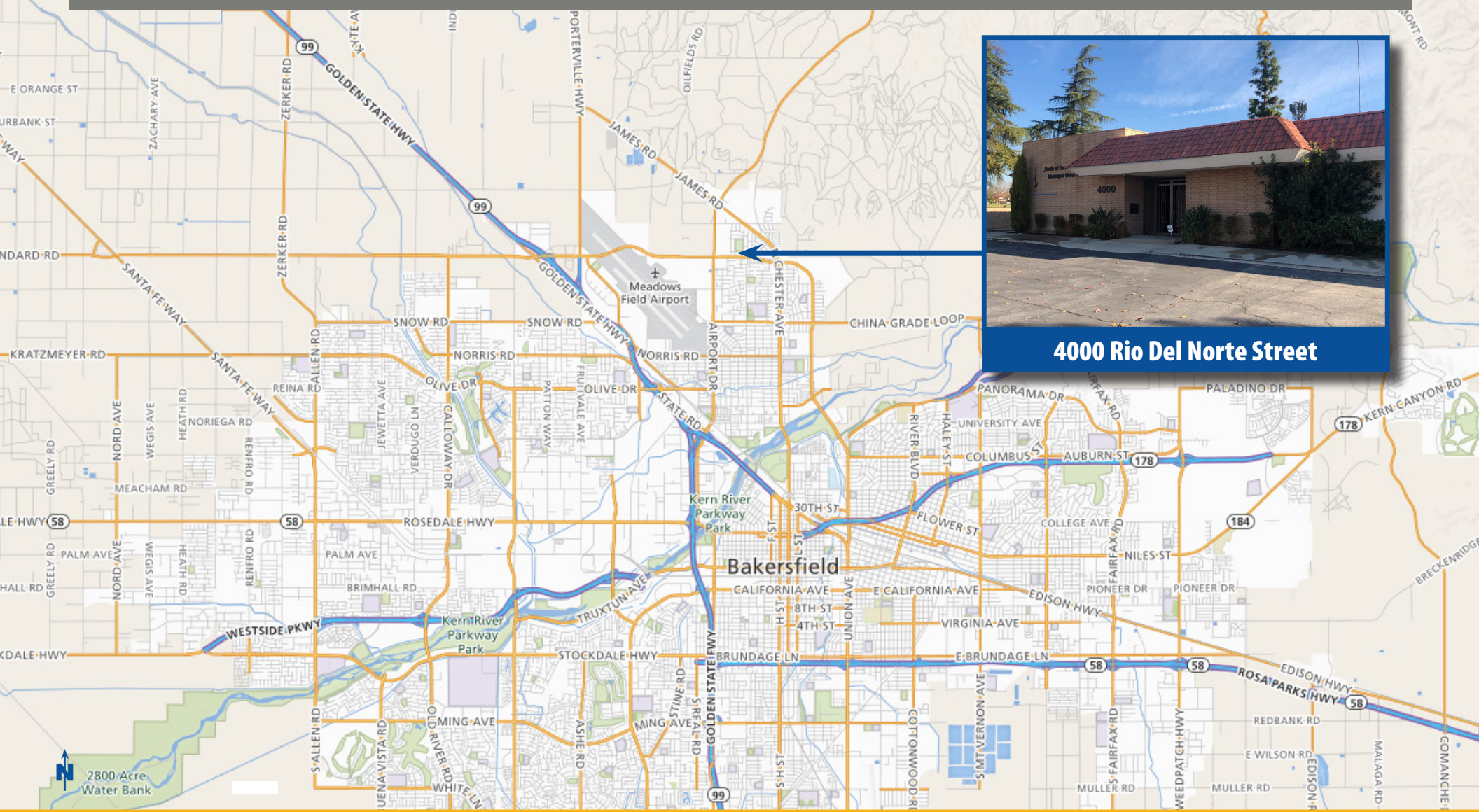
- 1 Halliburton
- 2 Camping World
- 3 MD Vacuum Service
- 4 CarQuest
- 5 Bureau of Land Management
- 6 Holiday Inn
- 7 Case Tractor Company
- 8 Burger King
- 9 Harley Davidson
- 10 Panda Express
- 11 McDonalds
- 12 Farm Credit West
- 13 Kern Schools Federal Credit Union
- 14 Del Taco
- 15 Starbucks
- 16 Dennys
- 17 Texaco
- 18 Jack in the Box
- 19 AM/PM
- 20 Chevron
- 21 La Quinta
- 22 Hampton Inn
- 23 Fairfield Marriott
- 24 Toyota of North Bakersfield
- 25 Bakersfield Californian
- 26 US Postal Annex
- 27 Safelite Autoglass
- 28 Schlumberger
- 29 Sherwin Williams Paints
- 30 Quinn Tractor
- 31 Dole
- 32 California Aeronautics University
- 33 Amazon
- 34 Ken Small Industries
- 35 North High School

Business Summary	2 Mile	3 Mile	5 Mile
Total Businesses	684	1,214	5,096
Total Employees	10,707	16,705	68,028

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Location Map



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