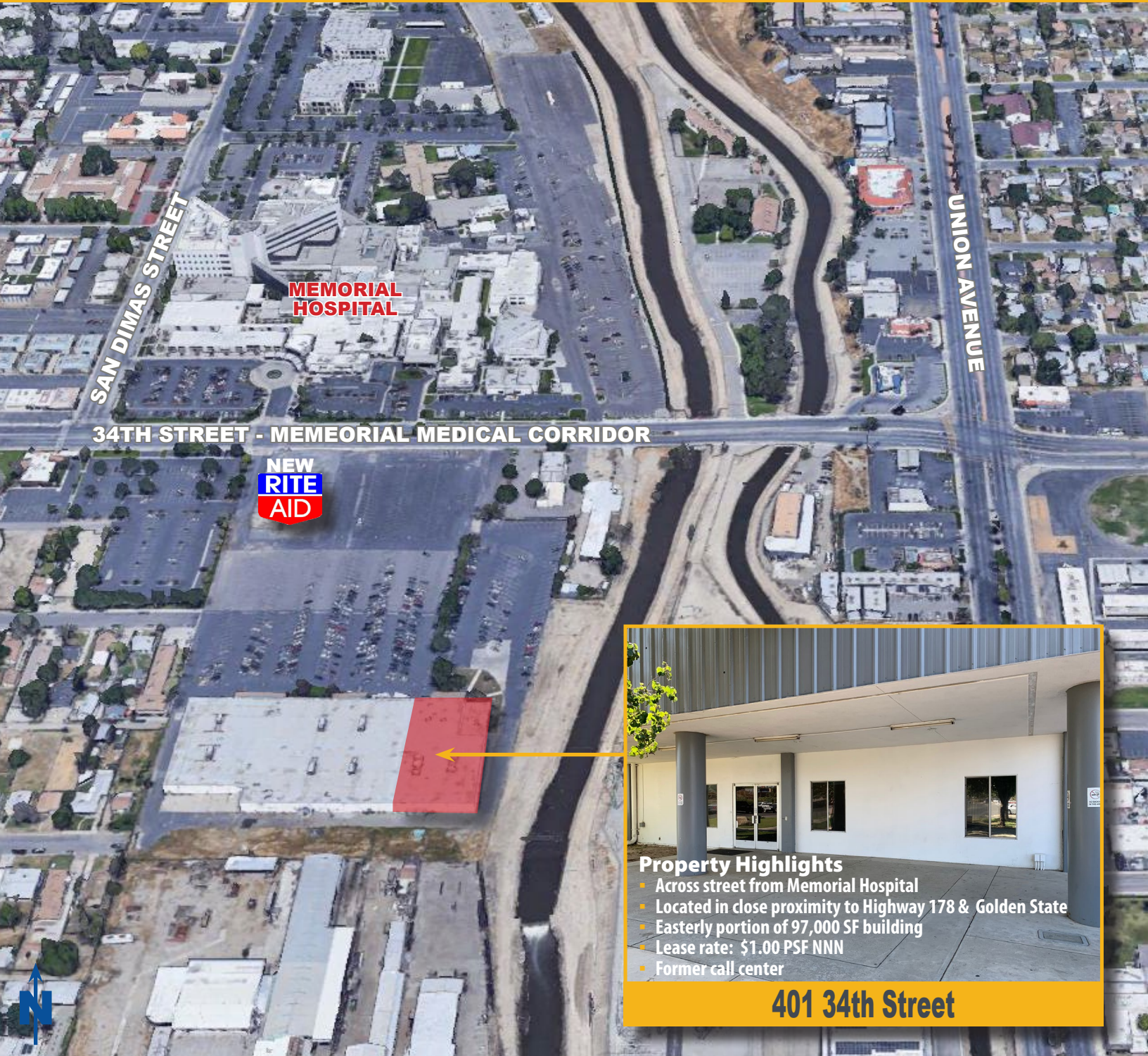




27,000 SF Office Space Available FOR LEASE

401 34th Street • Bakersfield, CA



Property Highlights

- Across street from Memorial Hospital
- Located in close proximity to Highway 178 & Golden State
- Easterly portion of 97,000 SF building
- Lease rate: \$1.00 PSF NNN
- Former call center

401 34th Street

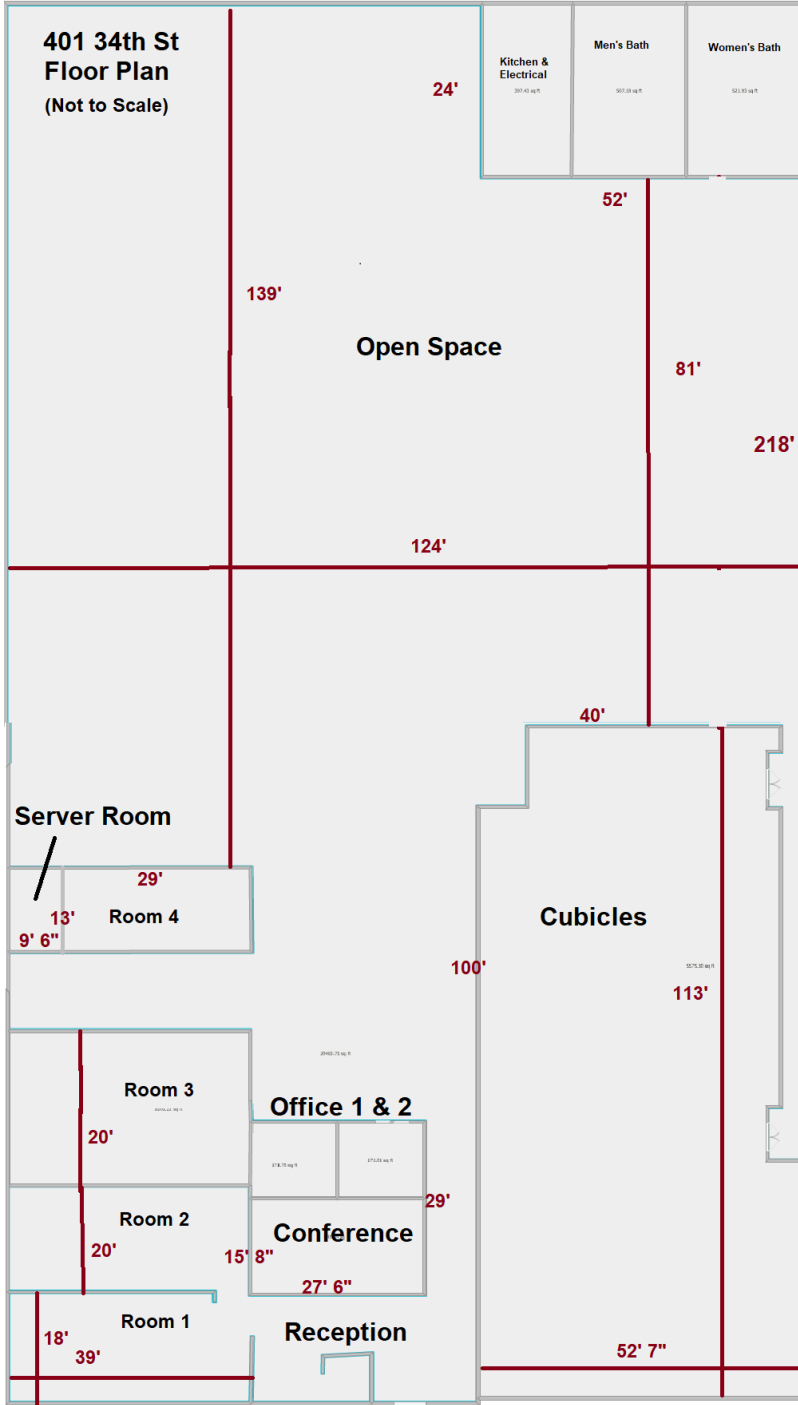
Mark J. Smith, SIOR • Principal • 661 616 3561 • marks@asuassociates.com • CA RE #00632003
Matthew E. Starr, SIOR, CCIM • Principal • 661 616 3570 • matthew@asuassociates.com • CA RE #01367855
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The information contained herein may have been obtained from sources other than ASU Commercial. We have not verified such information and make no guarantees, warranties or representations about such information. It is your responsibility to independently confirm its accuracy and completeness prior to purchasing/leasing the property.

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Floor Plan



*Plans deemed to be accurate, but not guaranteed. Plan not to scale.



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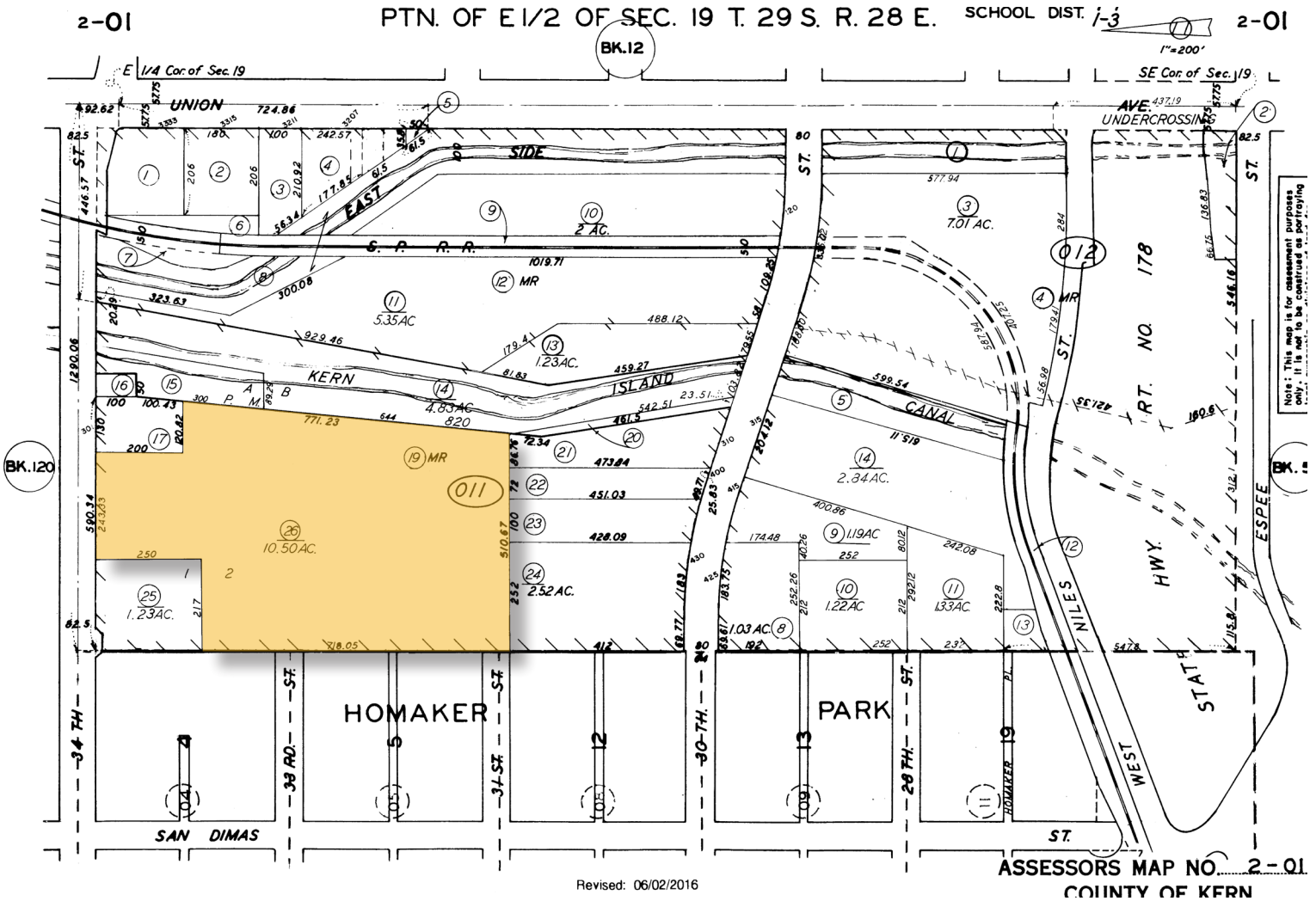
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Assessor's Parcel Map: Portion of 002-011-26



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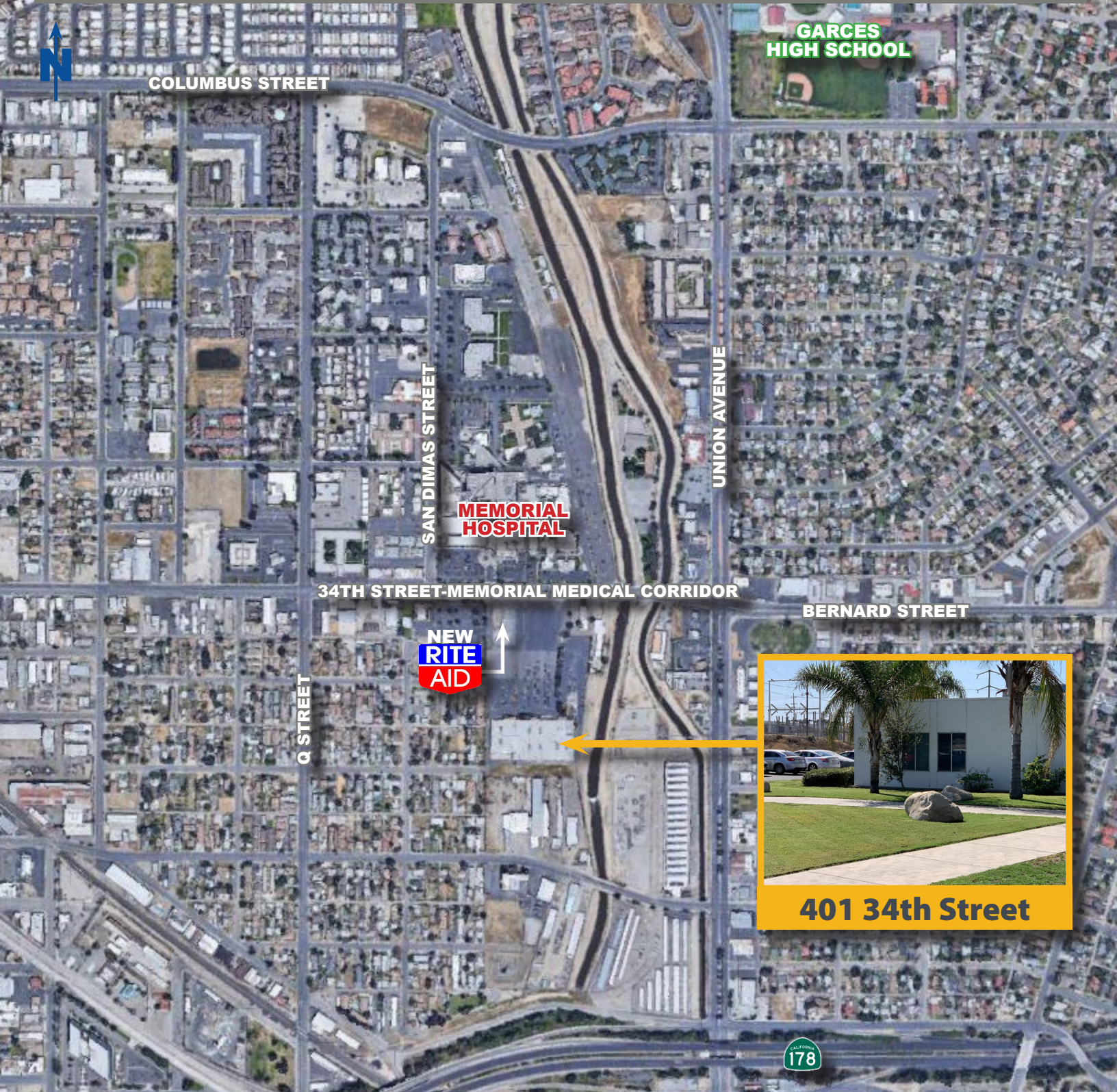
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Aerial Photo



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