

# OFFICE BUILDING AVAILABLE

## 4200 TRUXTUN AVENUE

### Bakersfield, CA



#### PROPERTY HIGHLIGHTS

- Three-story, Class A, multi-tenant office building located at NWC of Truxtun Avenue & Empire Drive
- Ground floor and second floor space available with flexible divisions
- Prominent Truxtun Avenue monument signage available
- Easy access to the Westside Parkway and Downtown Bakersfield
- Energy efficient utilities with solar
- Abundant parking
- Within steps to the Kern River Bikepath. The building features common area shower facilities.

# FOR LEASE



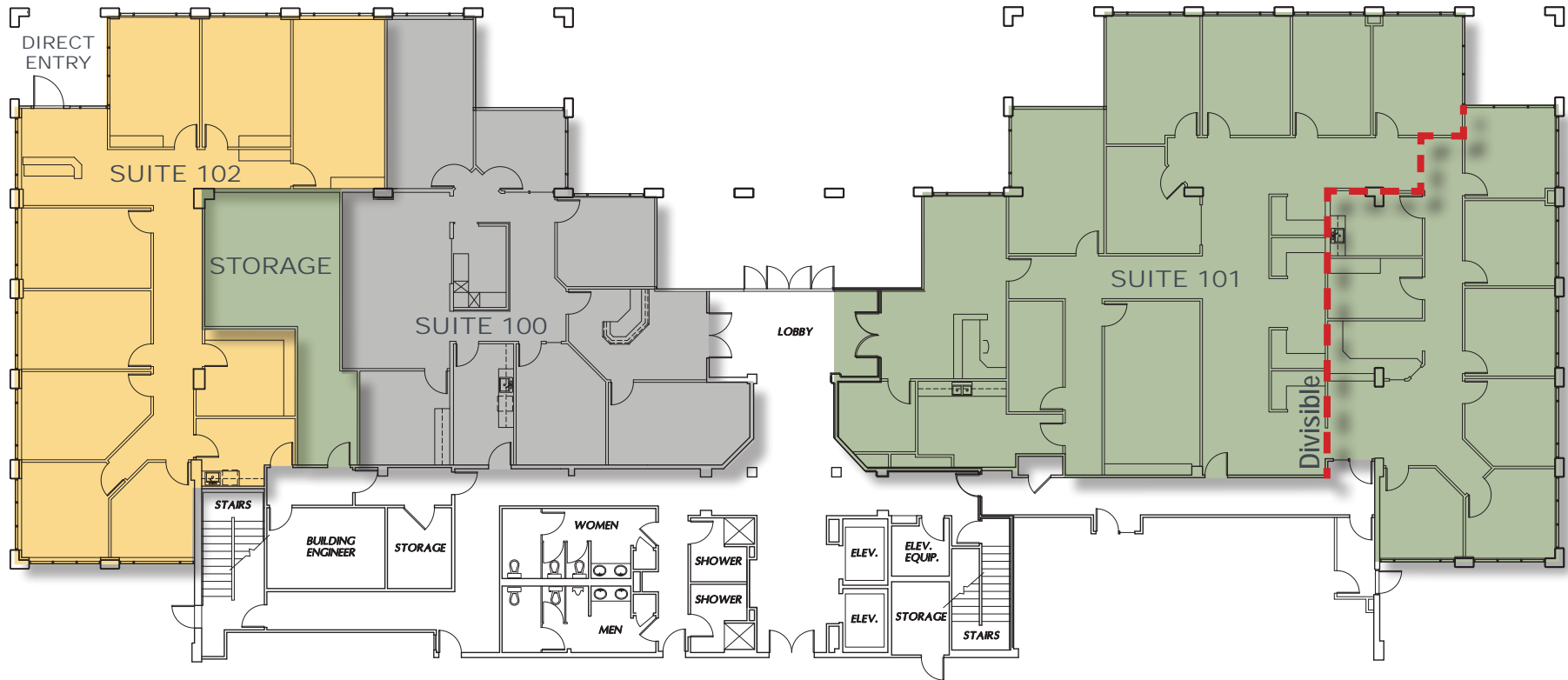
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# Office Building Available For Lease

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## First Floor - Floor Plan



### PROPERTY DETAILS

- Available Spaces  
Suite 100 - 2,413 to 2,949 SF  
Suite 102 - 2,820 to 3,356 SF  
\*Suites 100 & 102 can be combined for 5,769 SF
- Rental Rate \$1.75 per SF, excluding utilities & janitorial services
- Tenant improvements negotiable
- Suite 102 includes private direct entry
- The Ground Floor common area includes shower facilities

Suite 101 - 5,869 SF  
\*Divisible to suites of 3,985 & 1,884 SF

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



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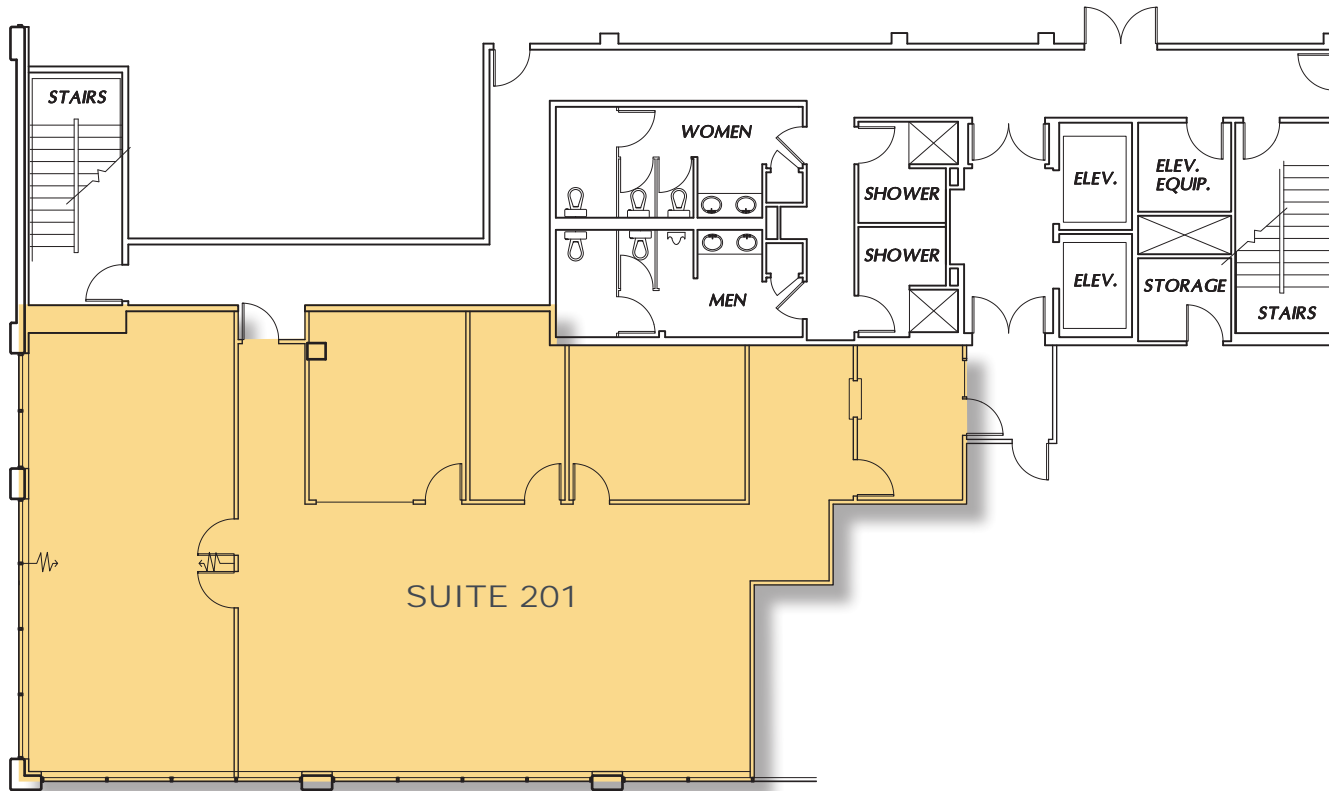




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## Second Floor - Floor Plan



## PROPERTY DETAILS

- Available Space Suite 201 - 2,958 SF
- Rental Rate \$1.75 per SF
- Excluding utilities & janitorial services
- Tenant improvements negotiable



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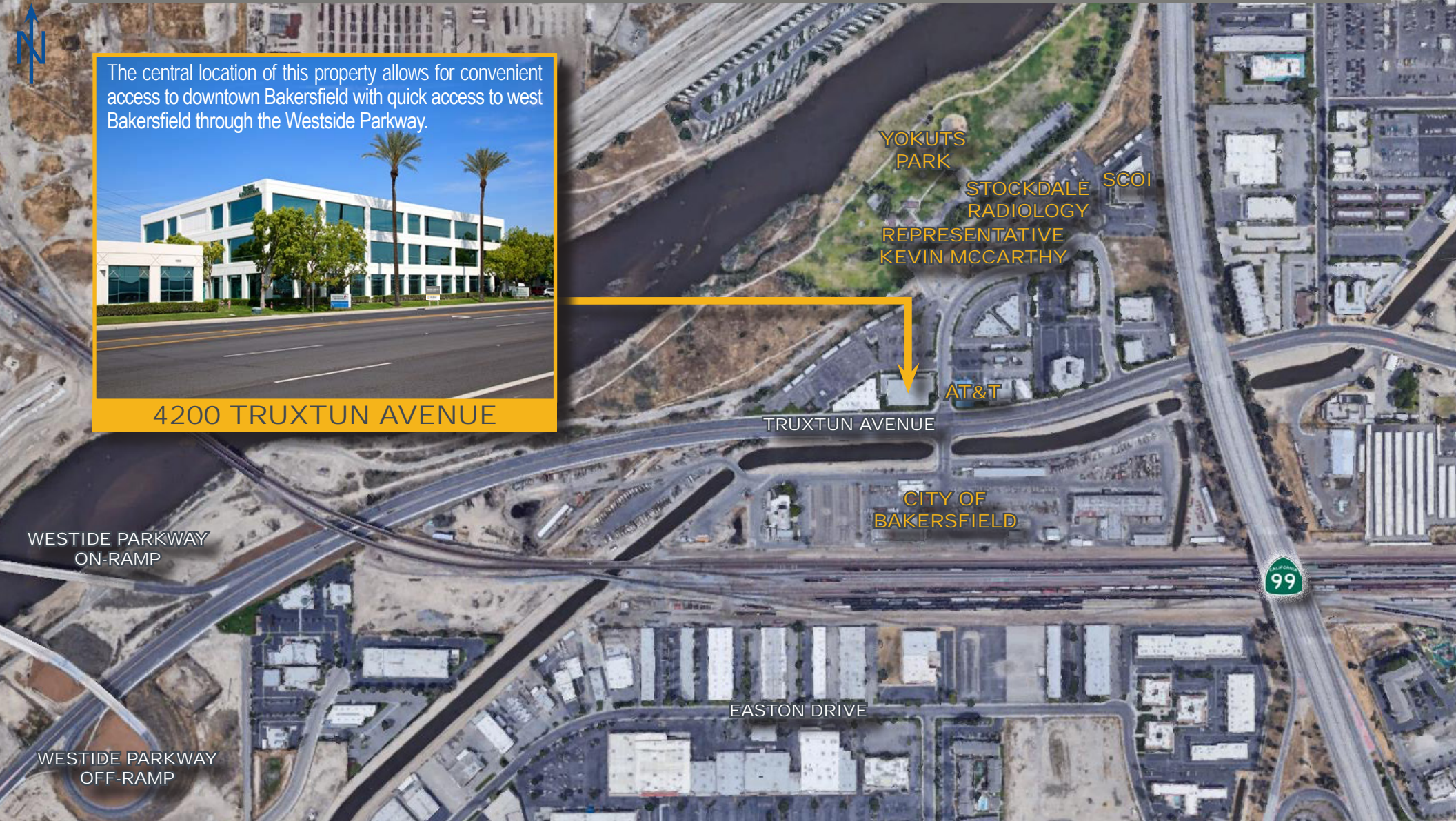
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## Aerial Map

The central location of this property allows for convenient access to downtown Bakersfield with quick access to west Bakersfield through the Westside Parkway.



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