



Medical • Dental • General Office

FOR LEASE

2415 G Street • Bakersfield, Ca



PROPERTY HIGHLIGHTS

The property is located on G Street, one parcel north of the corner of G & 24th Streets. The site is at the southern end of the Adventist Bakersfield Hospital sphere of influence and neighbor to many medical and professional office uses. The building is currently divided into two separate suites with approximately 2,084 square feet available for lease.

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PROPERTY INFORMATION

Location Amenities

- Close proximity to highways that circulate throughout the City and County. Within 2 miles of entrance to Highway 178, Highway 58, Highway 99 and Golden State Highway (204).
- Access to Restaurants – Unbelievable choices! Steakhouses, Italian, Mexican, seafood, fast-food, Greek, Chinese, Sushi and Starbucks all within either walking distance or a short car ride.
- Medical services – Doctors' offices, three hospitals, pharmacies.
- Banks, Grocery Shopping, Boutiques and Entertainment.

Property Highlights

- Building Size: Approximately 6,085 square feet per architectural measurement.
- APN: 001-263-07.
- Zoning: C-O, City of Bakersfield.
- Parcel Size: 11,835 square feet (0.27 Acres) per Kern Assessor.
- Configuration Multi-tenant. South portion of the building was occupied as a pediatric dental practice, then a dental lab. Multiple uses can be accommodated.
- Parking: Angled parking at the front of the building (east elevation) and parking in the rear (west elevation). Alley access for deliveries, trash, employee parking.

Offering

- For Lease: \$1.30 PSF modified gross. Tenant improvements negotiable.



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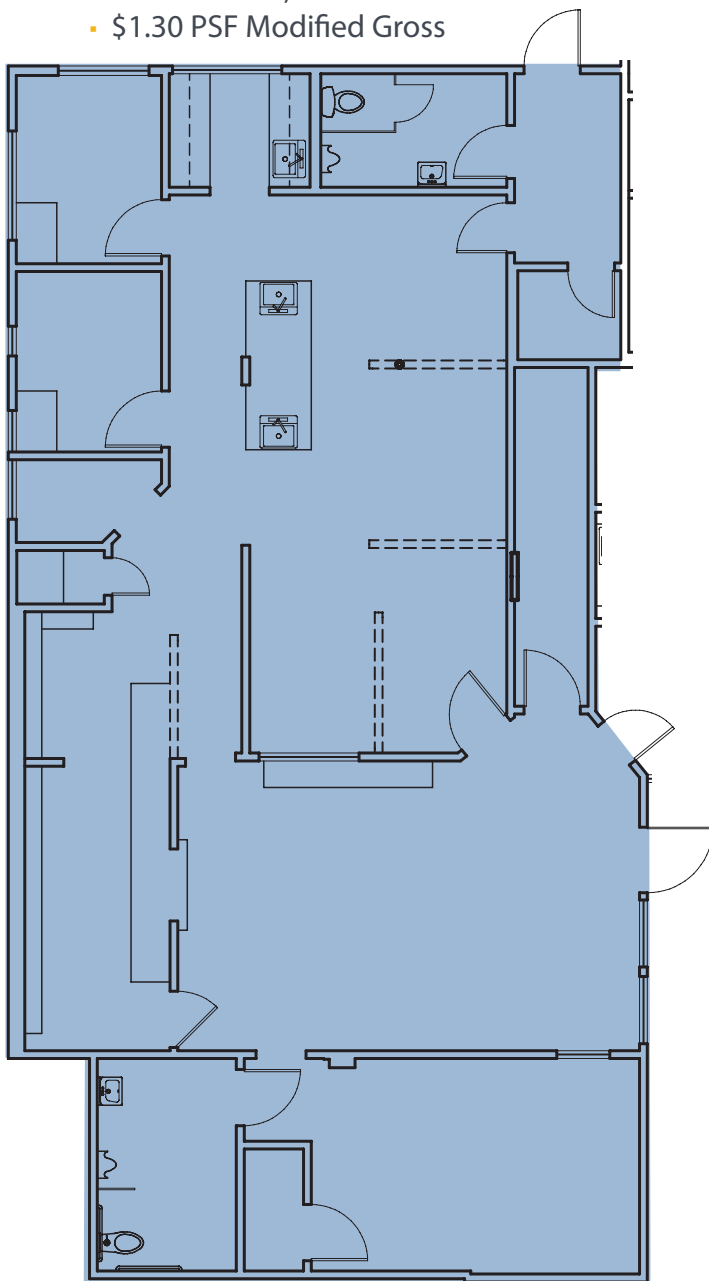
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Floor Plans & Availability

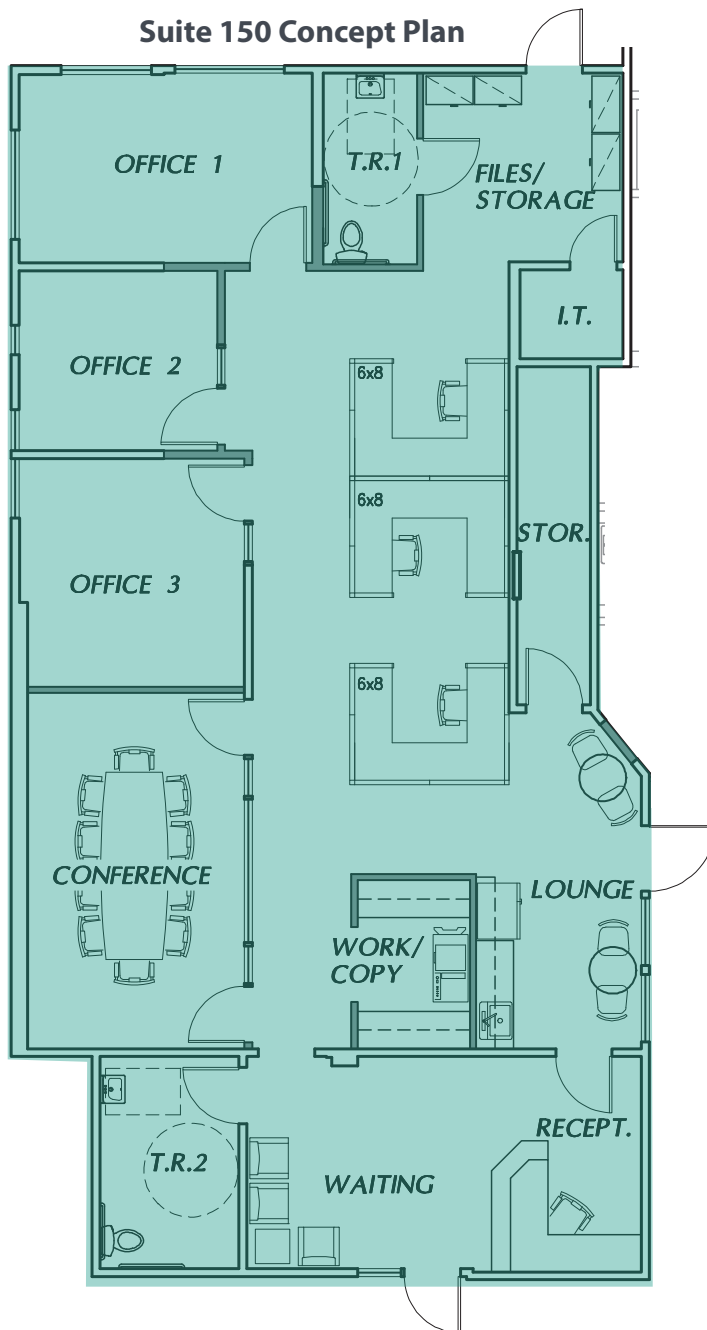
Available Space

As-Is Floor Plan

- Suite 150 - 2,084 SF
- \$1.30 PSF Modified Gross



Suite 150 Concept Plan



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

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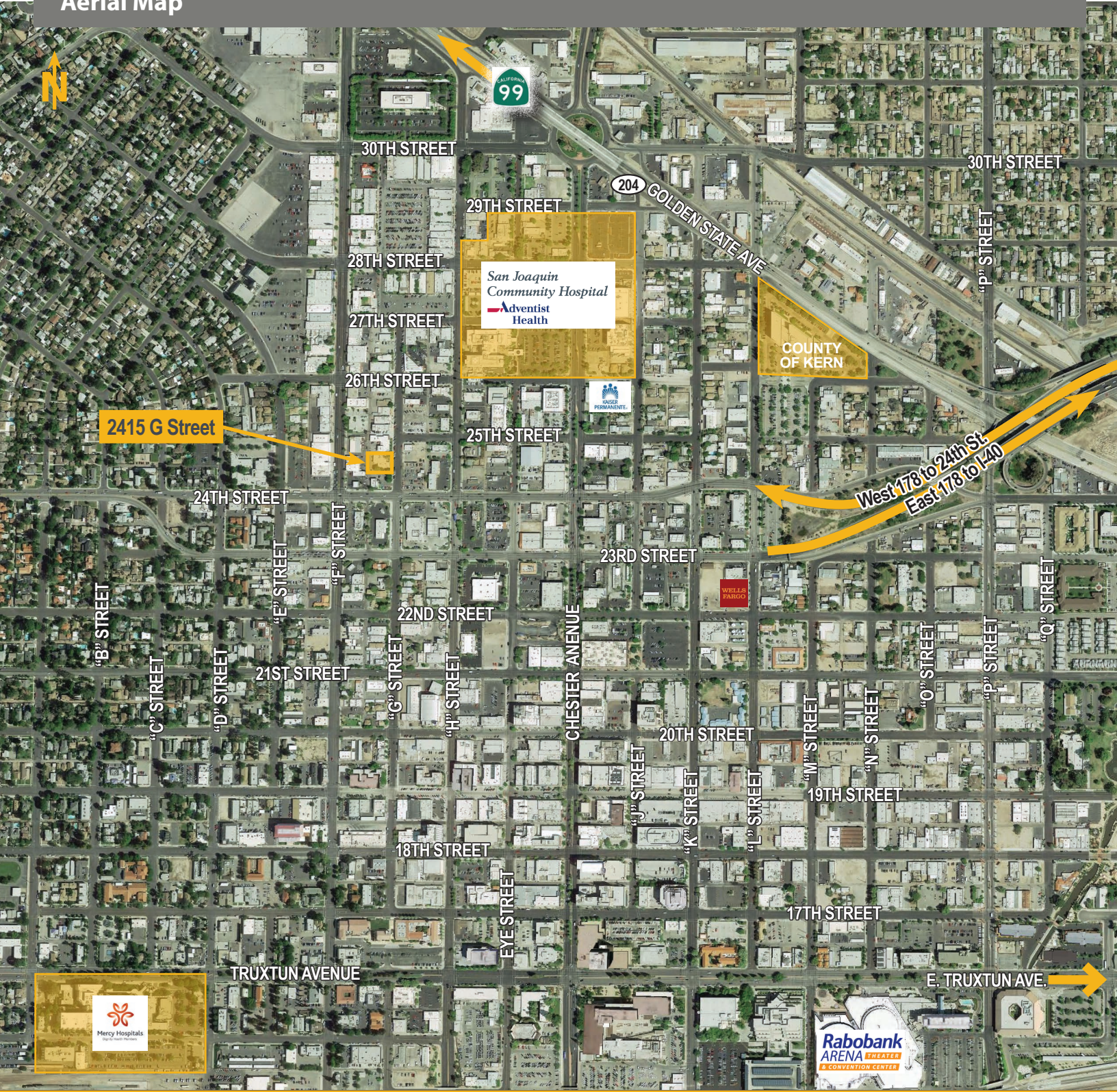
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Aerial Map



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