



# Office Building Available FOR SALE OR LEASE

2001 North Chester Avenue • Bakersfield, CA



## OFFERING

- Approximately 4,900 SF stand-alone office building
- Sale Price: ~~\$695,000~~ **REDUCED \$590,000**
- Rental Rate: \$1.30 psf Modified Gross excluding utilities and janitorial services
- Tenant Improvements Negotiable

## PROPERTY DETAILS

- Located in North Bakersfield/Oildale along well traveled arterial
- On-site parking. Close to public transit – GET bus stop in front of building
- Low vacancy rate submarket
- Built in 2004
- Prominent signage available



*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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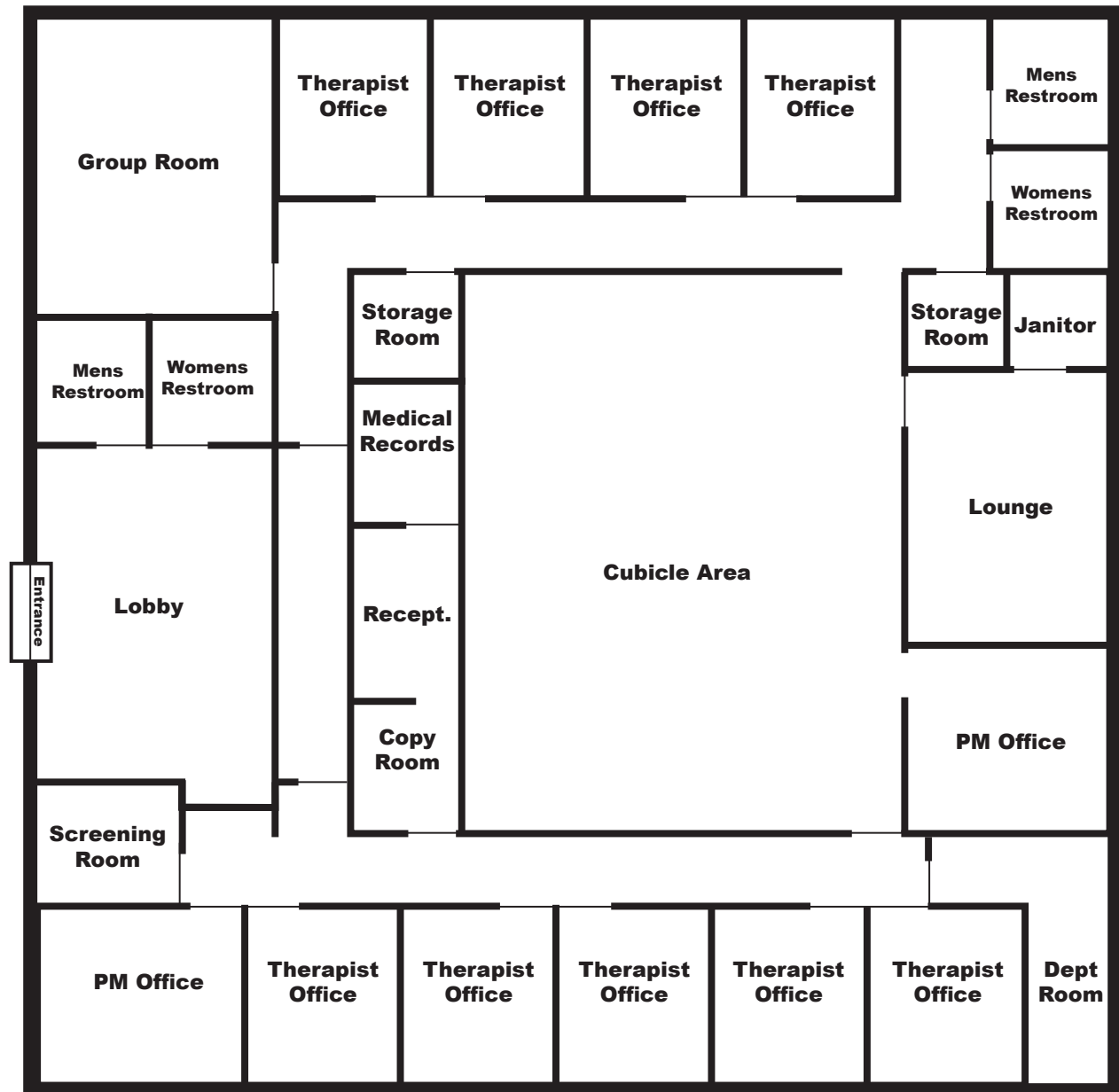
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## Floor Plan & Summary

### SUMMARY

2001 North Chester is a stand-alone office building available for immediate occupancy. The building was constructed for Henrietta Weill Memorial Child Guidance Clinic in 2004. They have vacated to expand their programs leaving a fully improved building ready for occupancy. The building includes a mix of private and open office area, on-site parking and the opportunity for prominent building signage.



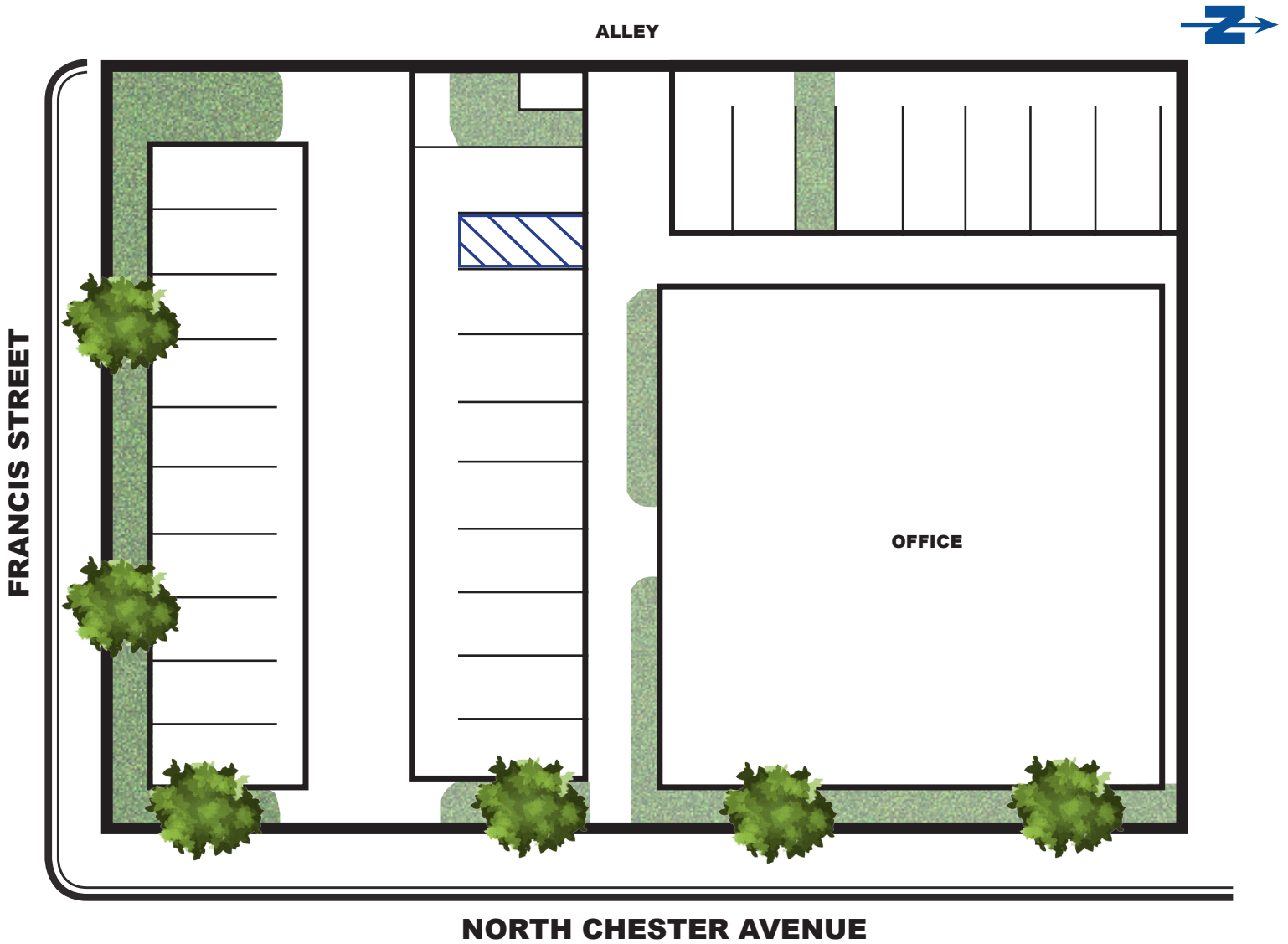
\*Plans deemed to be accurate, but not guaranteed. Plan not to scale.



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## Site Plan



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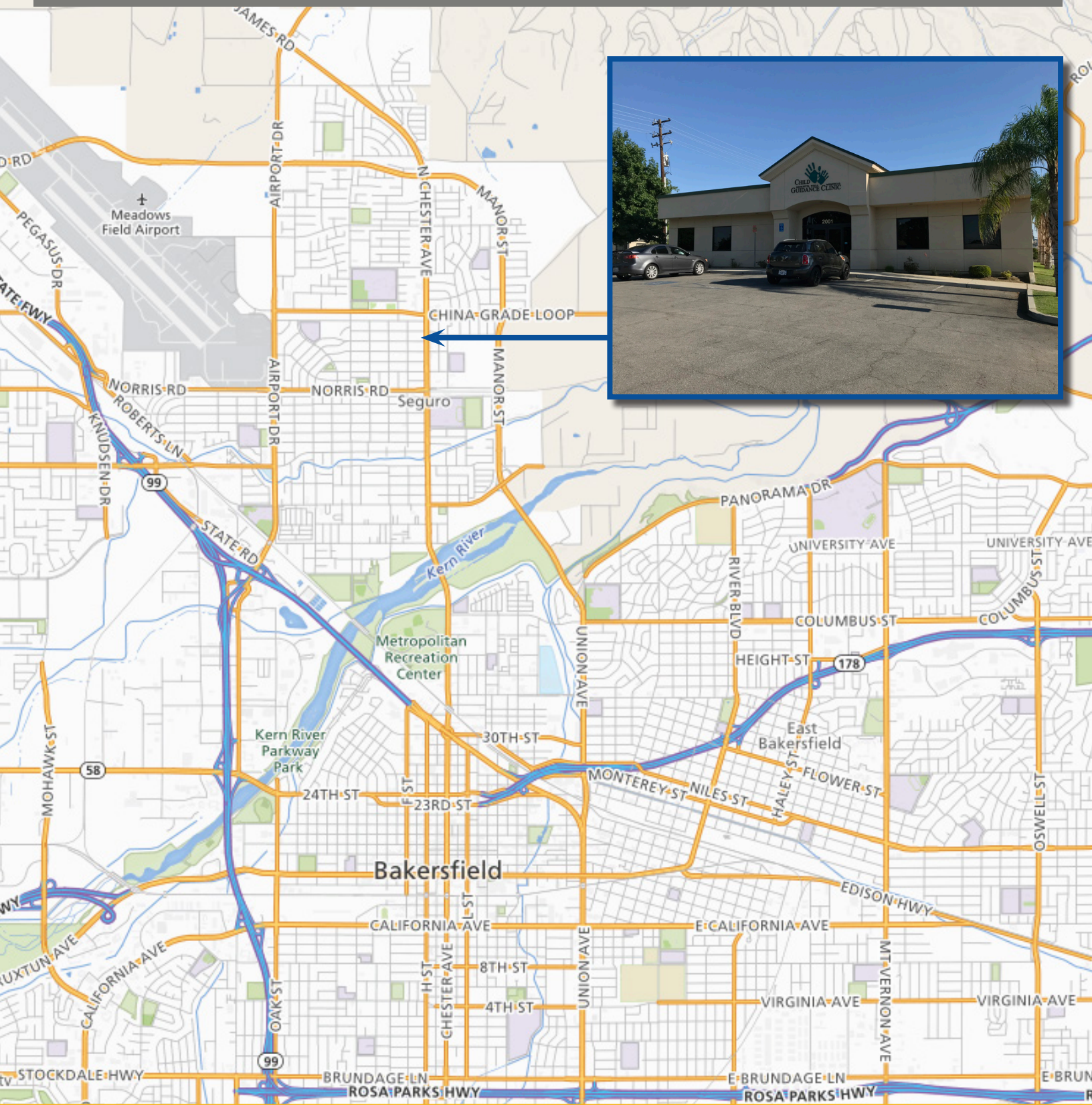




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## Area Location Map



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