



OFFICE BUILDING AVAILABLE FOR LEASE

3600 NORTH SILLECT AVENUE • BAKERSFIELD, CA

PROPERTY HIGHLIGHTS

- 17,125 SF
- \$1.65 PSF Modified Gross
- Tenant Improvements negotiable subject to terms of lease
- Updated exterior
- Fenced and secured parking
- Easy access to Highway 99
- Neighboring tenants include Kern County Child Support Services, Kern Regional, County of Kern's Traffic Division, Kern Health Systems, Bakersfield Heart Hospital and Buck Owens' Crystal Palace



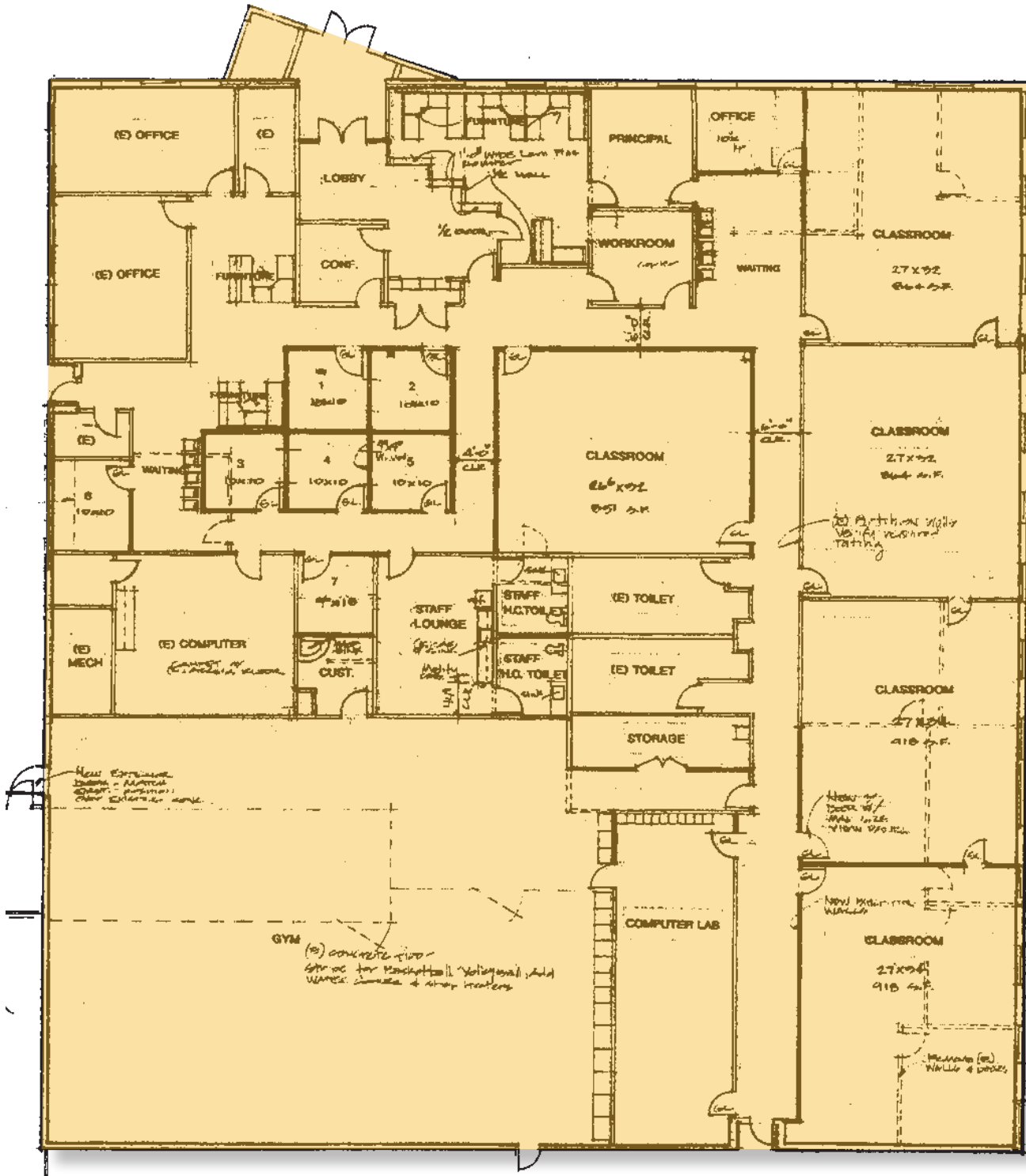
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The information contained herein may have been obtained from sources other than ASU Commercial. We have not verified such information and make no guarantees, warranties or representations about such information. It is your responsibility to independently confirm its accuracy and completeness prior to purchasing/leasing the property.

NOW LEASING • OFFICE BUILDING

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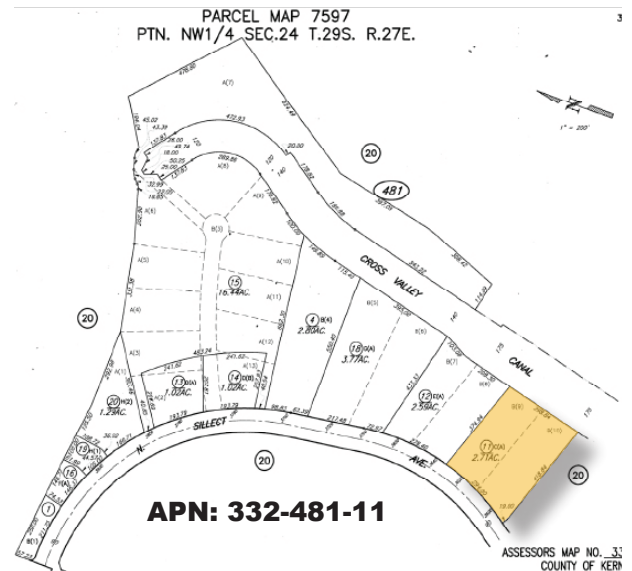
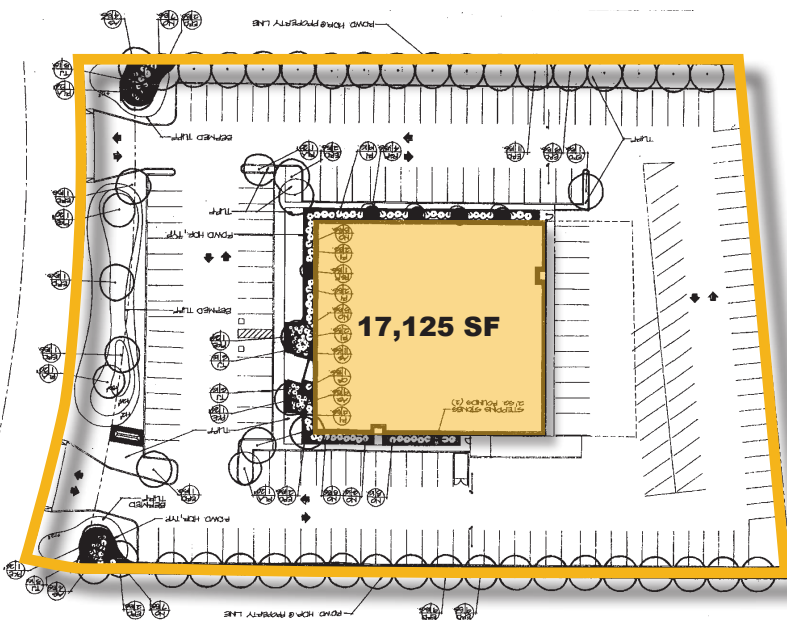
FLOOR PLAN



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STREET VIEW | SITE PLAN | PARCEL MAP



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AERIAL MAP



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