



OFFICE PROPERTY

# FOR LEASE

1330 22nd Street • Bakersfield, Ca



## PROPERTY FEATURES

- Excellent visibility and access to 23rd Street
- Abundant parking field-covered parking
- Close proximity to all downtown Bakersfield amenities and services
- Space divisible to suites 1,366 and 2,187 square feet

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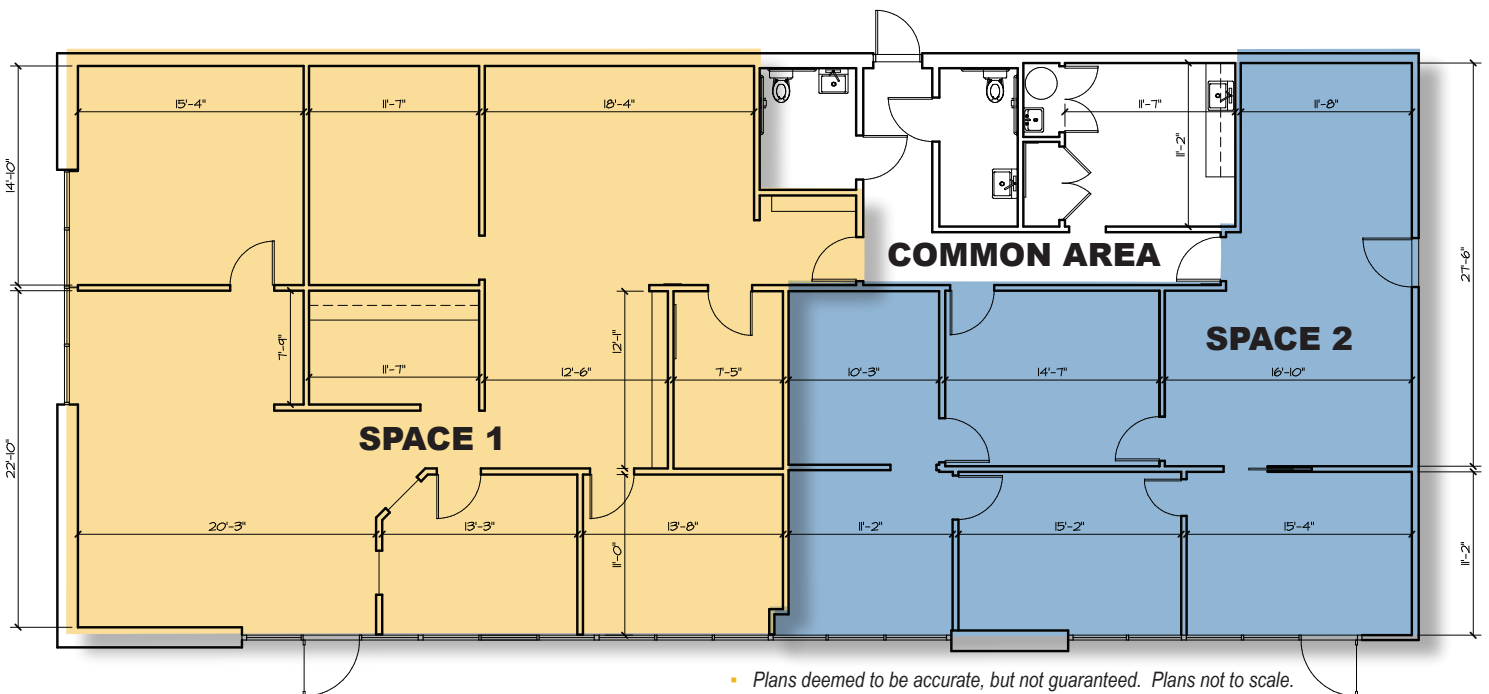
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## Property Photos & Floor Plans



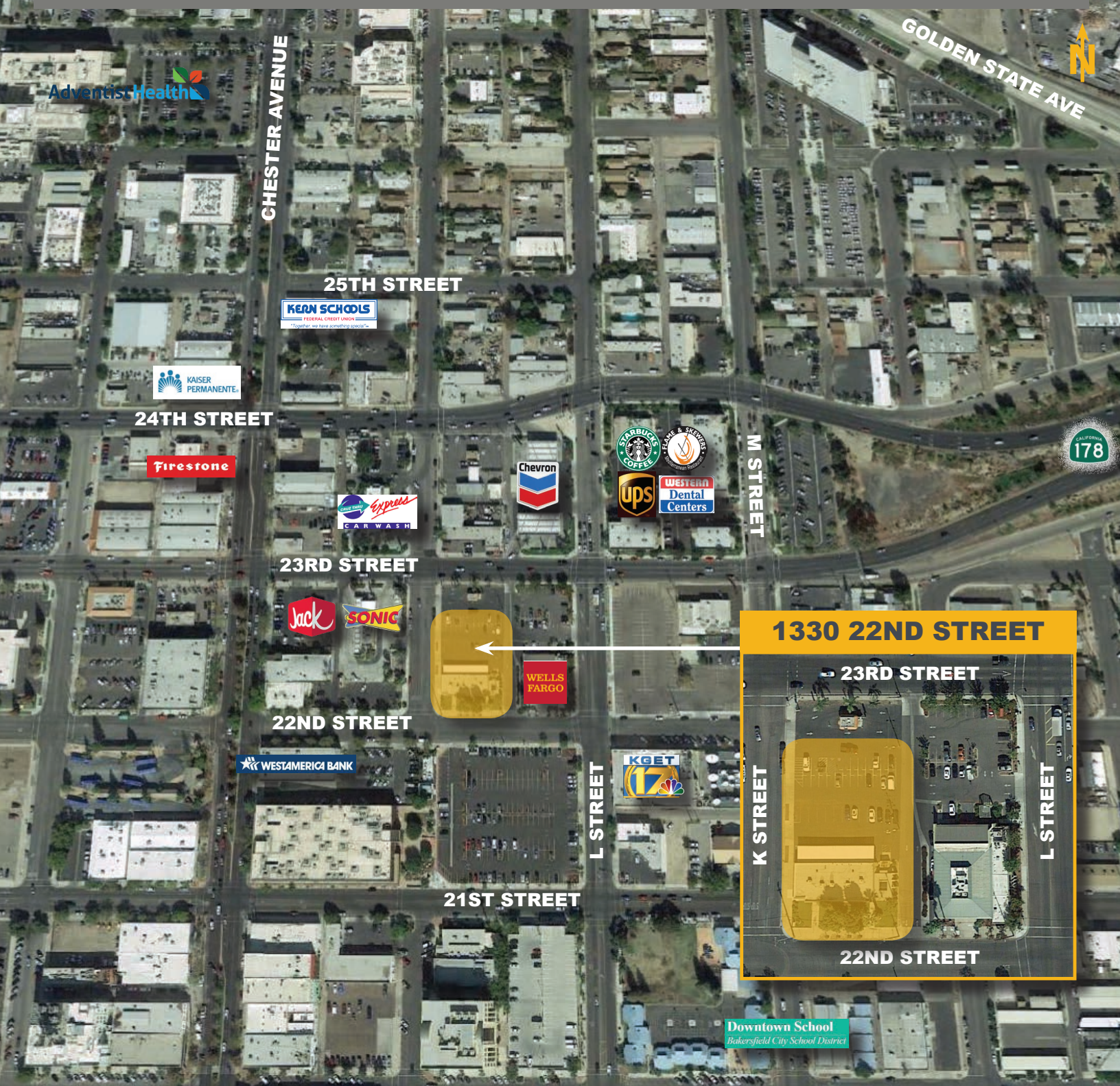
### Available Space

- 3,571 SF - Space divisible to suites 1,366 and 2,187 square feet.
- \$1.25 PSF Modified Gross excluding utilities and janitorial service.
- Tenant improvements: Negotiable subject to terms of lease.

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## Aerial Map



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