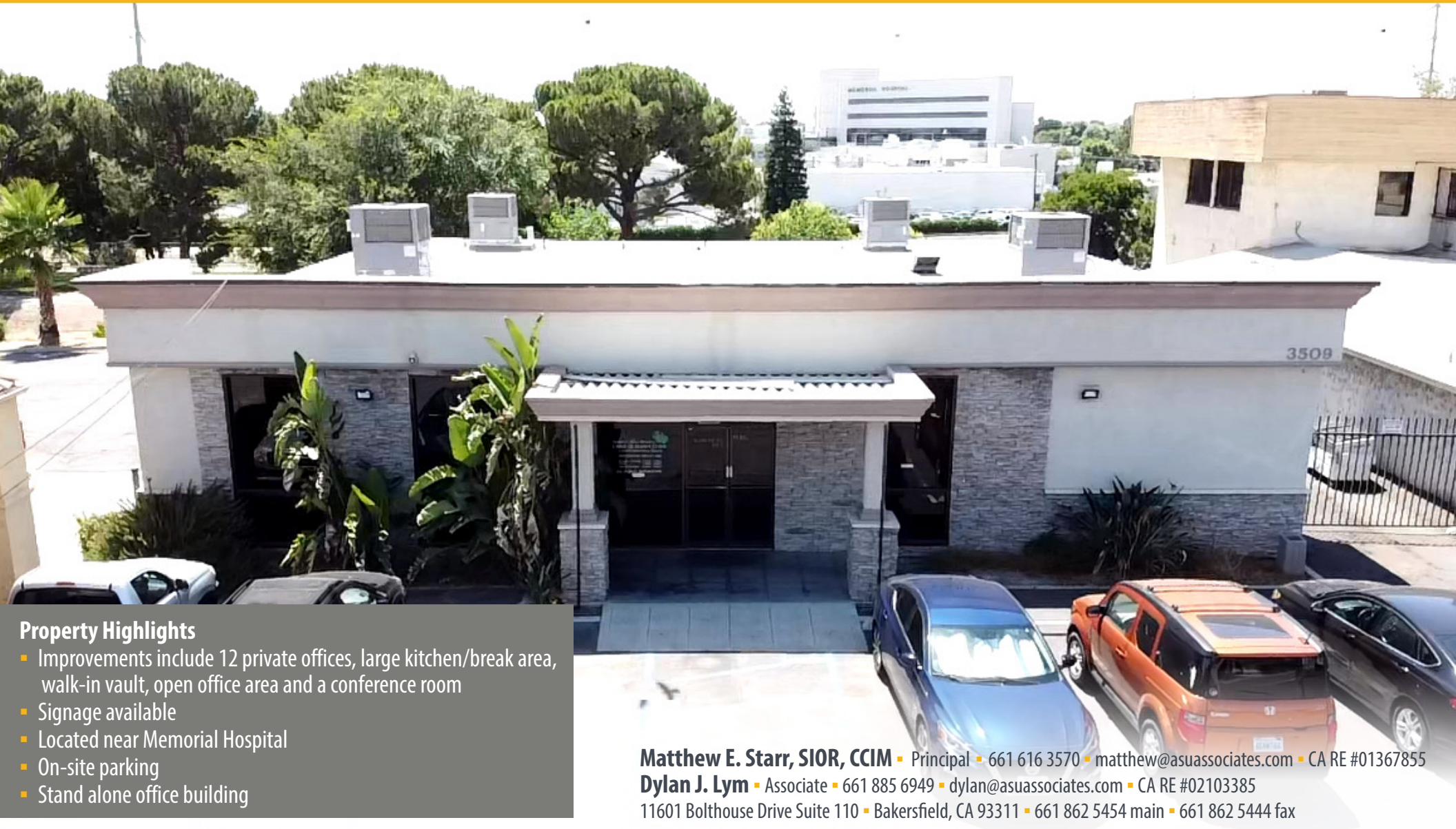




# Office Building Available **FOR SALE OR LEASE**

**3509 Union Avenue ■ Bakersfield, CA**



## **Property Highlights**

- Improvements include 12 private offices, large kitchen/break area, walk-in vault, open office area and a conference room
- Signage available
- Located near Memorial Hospital
- On-site parking
- Stand alone office building

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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.

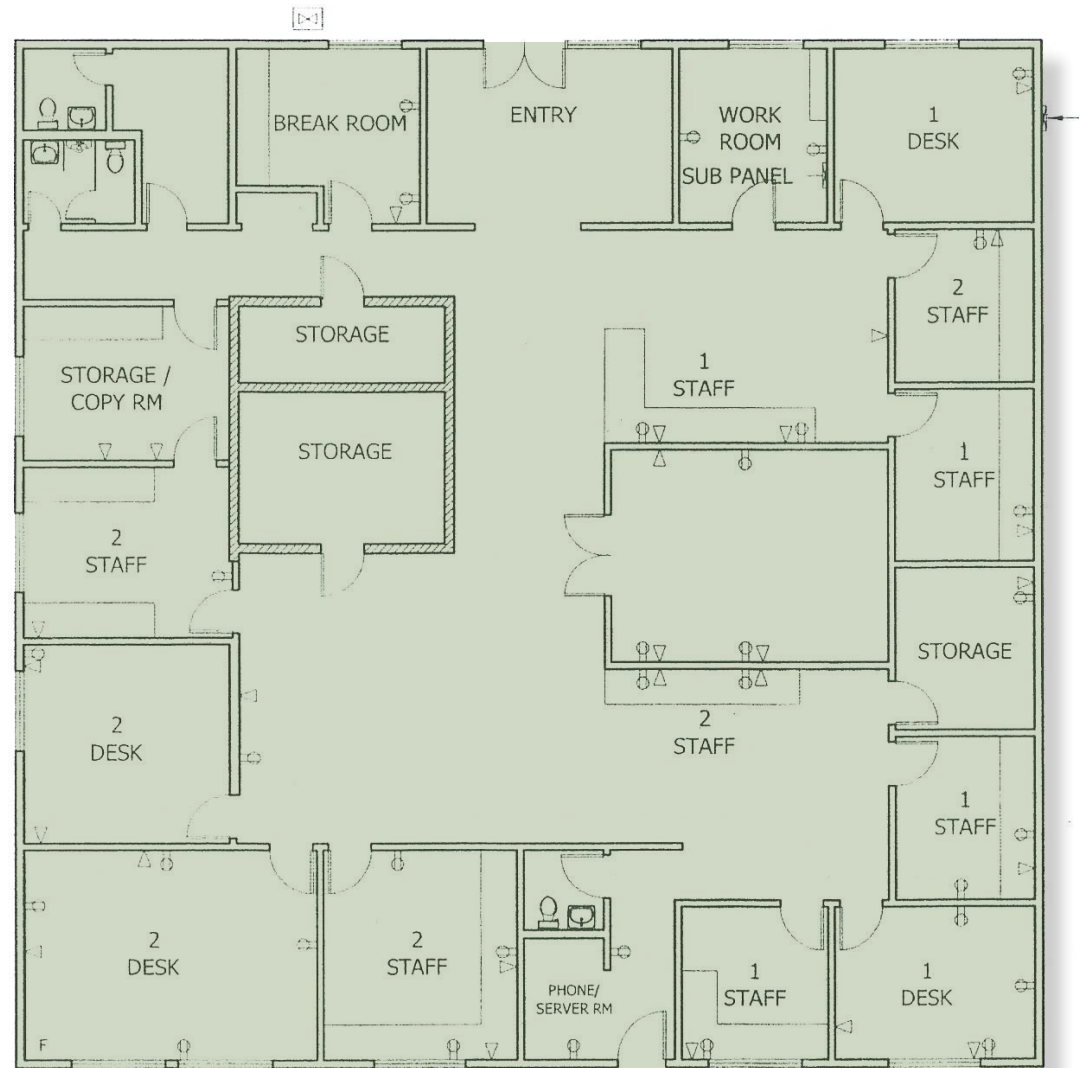
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## Floor Plan & Offering

### Offering

- 3,969 SF
- Lease Rate \$1.15 PSF modified gross, excluding utilities and janitorial
- Sale Price \$480,000
- Occupancy ready space



■ Plans deemed to be accurate, but not guaranteed. Plans not to scale.

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## Aerial Map



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