



Office Space Available  
**FOR LEASE**

Truxtun Tower  
1430 Truxtun Avenue ■ Bakersfield, CA



**Offering**

- The top floor available
- Ground floor space available up to 1,462 SF
- Three contiguous floors can provide 28,000+ SF
- Flexible vacancy that can accommodate all reasonable size requirements

**ASU Commercial** ■ 11601 Bolthouse Drive Suite 110 ■ Bakersfield, CA 93311 ■ 661 862 5454 main ■ 661 862 5444 fax

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## Bird's Eye View & Property Highlights

### Property Highlights

- Class A Multi-tenant facility in the heart of the Central Bakersfield District
- Located at the NEC of Truxtun Avenue and Chester Avenue
- Conveniently located to Kern County Superior Courthouse and many other government facilities
- Major tenants include Bank of America, Clifford & Brown Attorneys at Law, Clinica Sierra Vista Administrative Offices
- Contiguous parking garage with parking cost included in rent
- Truxtun Tower Cafe located on ground floor



### Truxtun Tower Neighbors

- |    |   |
|----|---|
| 1  | Kern County Superior Court              |
| 2  | Kern County Superior Court-Small Claims |
| 3  | County of Kern                          |
| 4  | Rabobank Arena                          |
| 5  | Bakersfield Convention Center           |
| 6  | Bakersfield Marriott                    |
| 7  | Rodriguez & Associates                  |
| 8  | Old Church Plaza                        |
| 9  | Mission Bank                            |
| 10 | Kern County Superintendent of School    |
| 11 | Bank of America                         |

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## First Floor Availability & Floor Plan

### Available Space

- Suite 100: 1,462 SF
- Rental Rate: \$1.85 per RSF Modified Gross
- Direct entry from Truxtun Avenue
- With prominent visibility and exposure to Truxtun Avenue, Suite 100, can possibly accommodate a food service or retail user.



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



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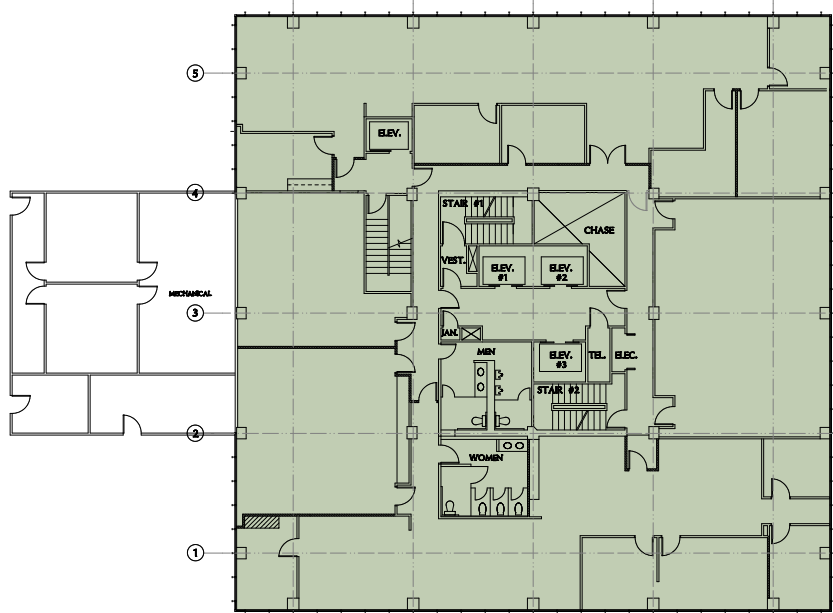
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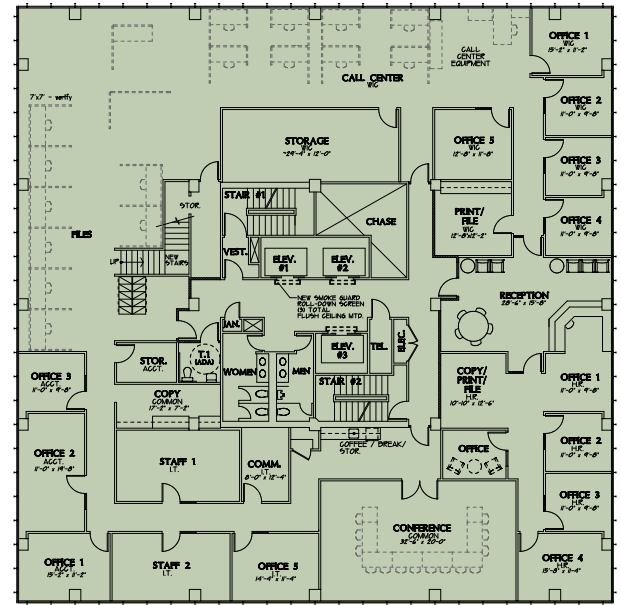
## Second-Third-Fourth-Sixth Floor Availability & Floor Plans

### Available Space

- Second Floor 9,231 RSF
  - Third Floor 9,396 RSF
  - Fourth Floor 9,396 RSF
  - Sixth Floor 9,396 RSF
  - Rental Rate \$1.65 per RSF Modified Gross
- } Available May 1, 2021

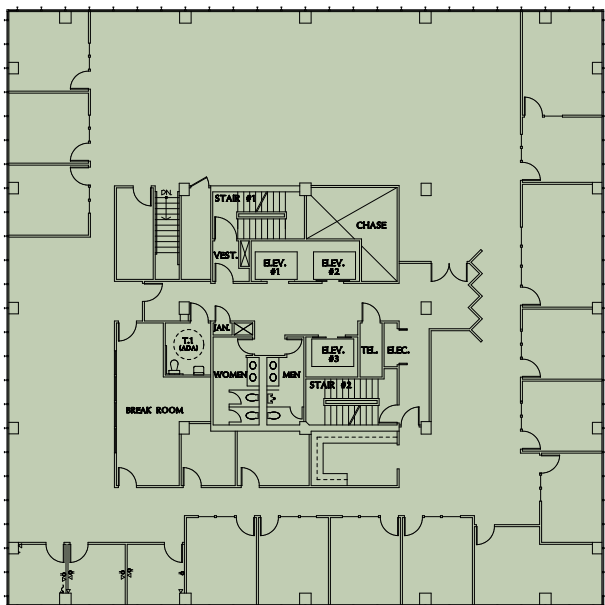


Second Floor

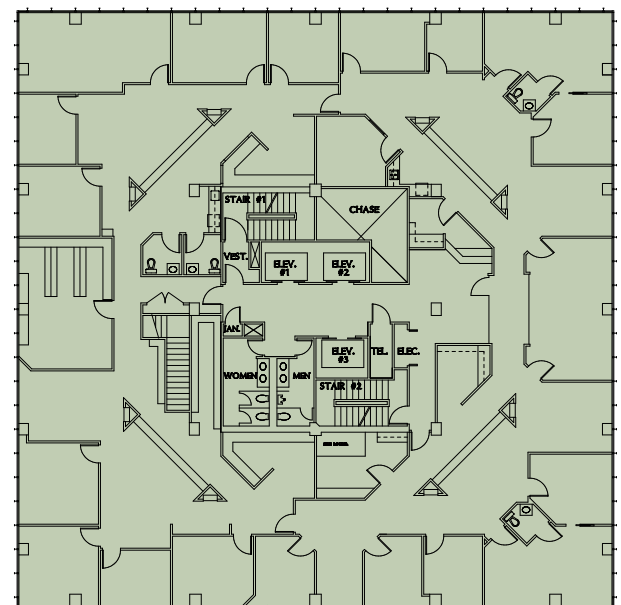


Third Floor

Fourth Floor



Sixth Floor



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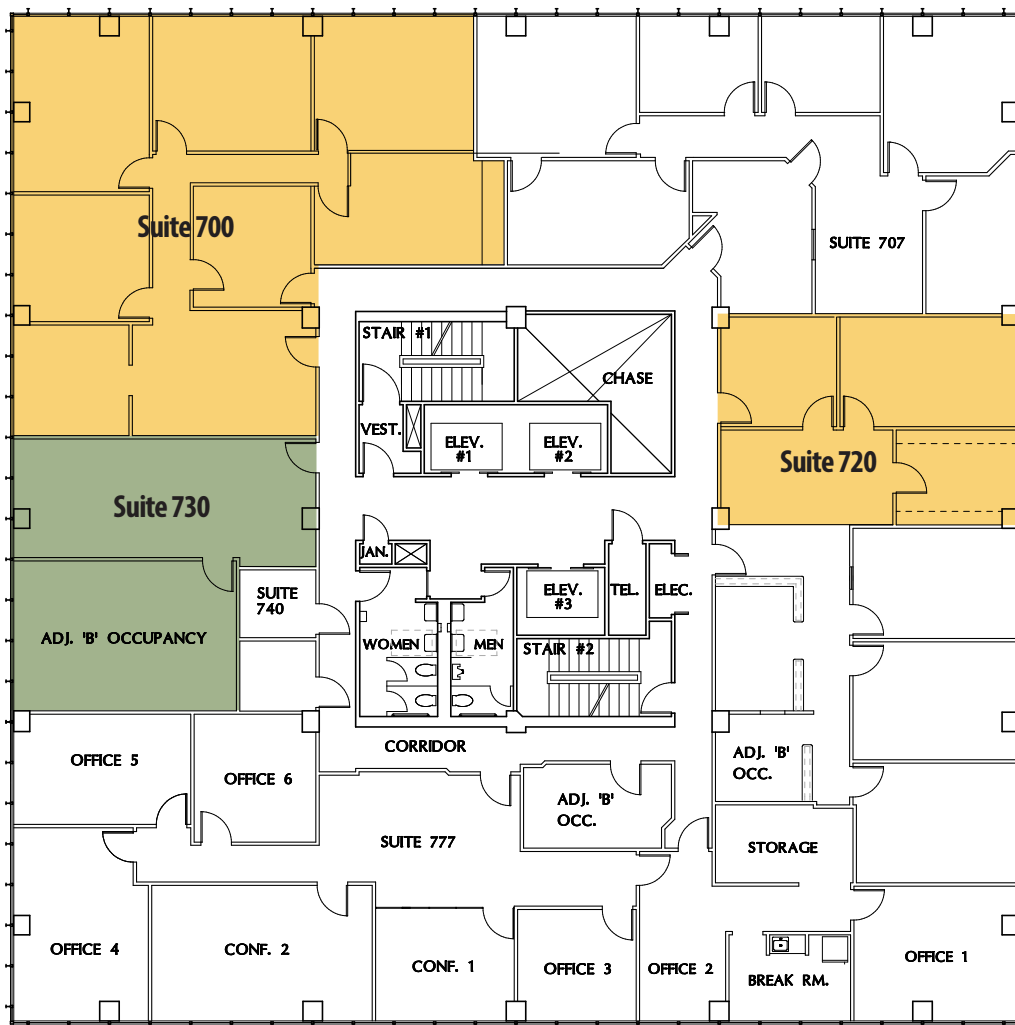
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## Seventh Floor Availability & Floor Plan

### Available Space

- Suite 700 1,989 SF
  - Suite 720 722 SF (Sublease expires 07/31/21)
  - Suite 730 847 SF
  - Rental Rate \$1.65 per RSF Modified Gross
  - Tenant improvements to suit. Subject to term and credit
- \* Suites 700 and 730 can be combined for 2,833 SF



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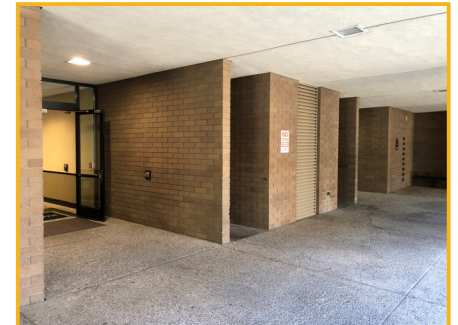
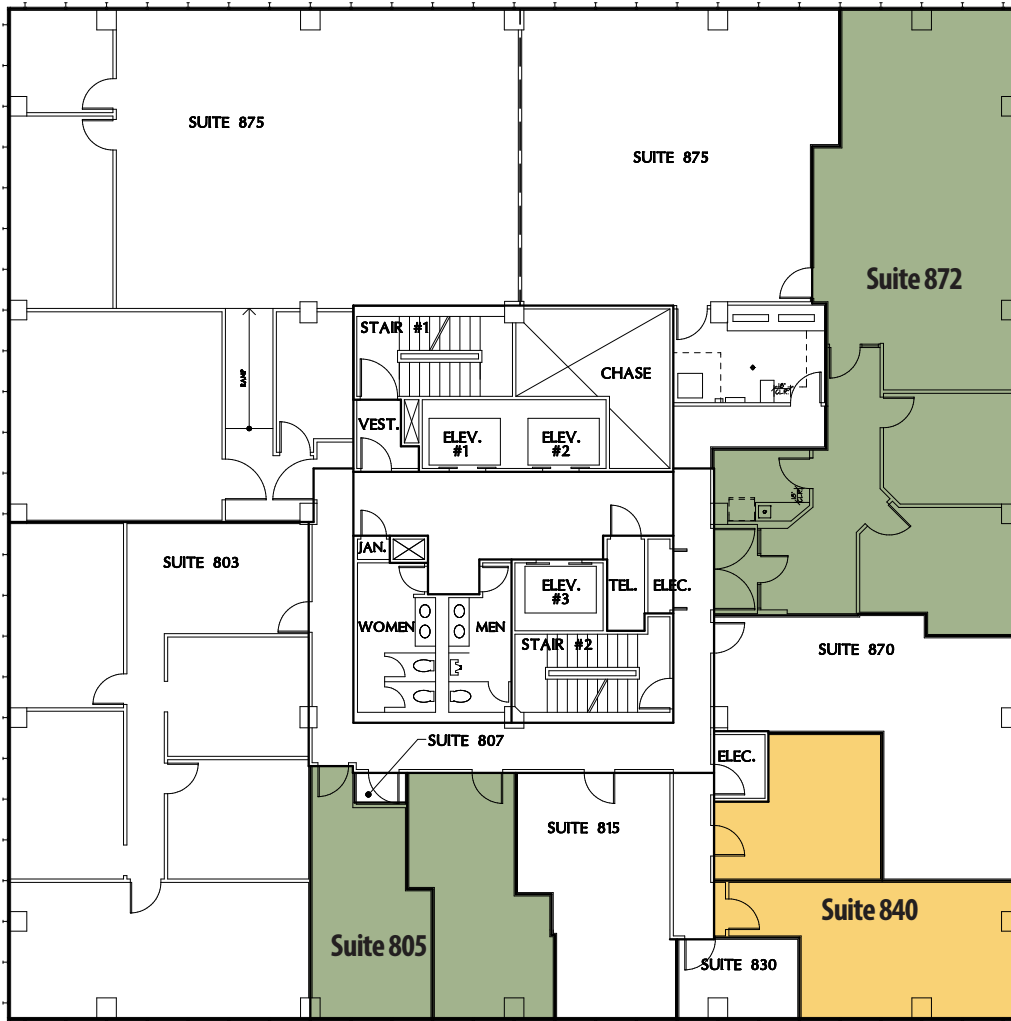
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## Eighth Floor Availability & Floor Plan

### Available Space

- Suite 805 686 SF
- Suite 840 641 SF
- Suite 872 1,539 SF
- Rental Rate \$1.65 per RSF Modified Gross
- Tenant improvements to suit. Subject to term and credit



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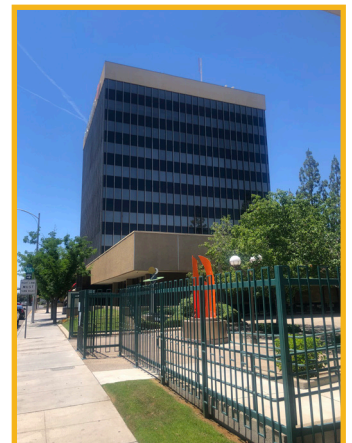
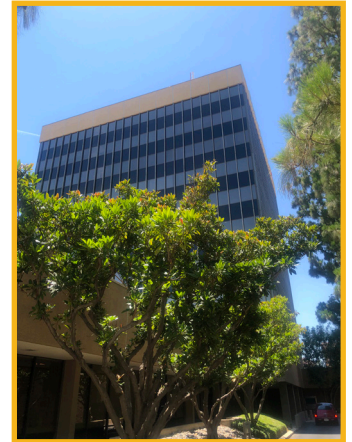
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## Tenth Floor Availability & Floor Plan

### Available Space

- Suite 1000 9,396 SF
- Rental Rate \$1.85 per RSF Modified Gross
- Full floor availability
- Top floor views of the Southern San Joaquin Valley
- Upgraded improvements throughout



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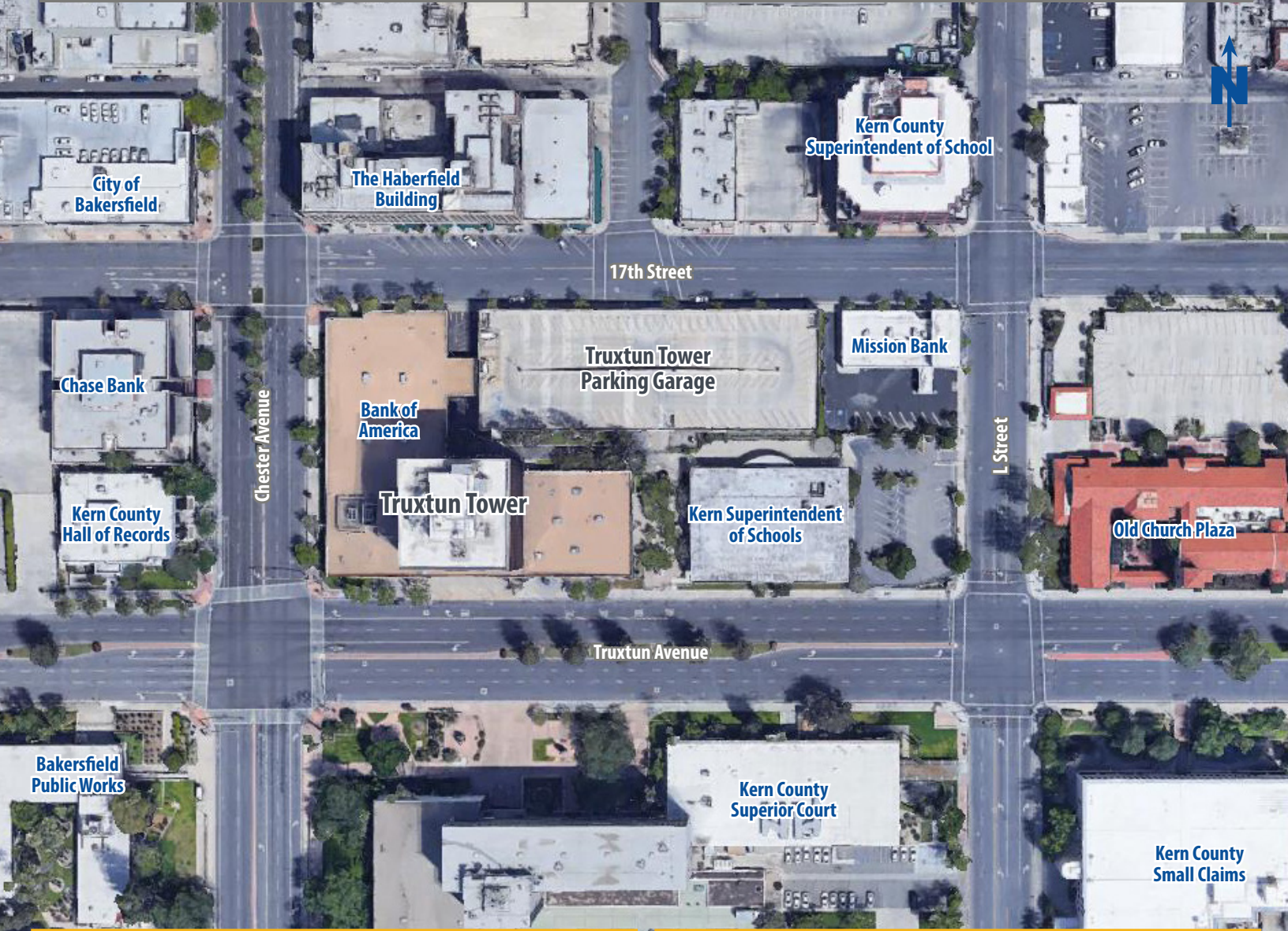
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## Aerial Photo



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Property Photos



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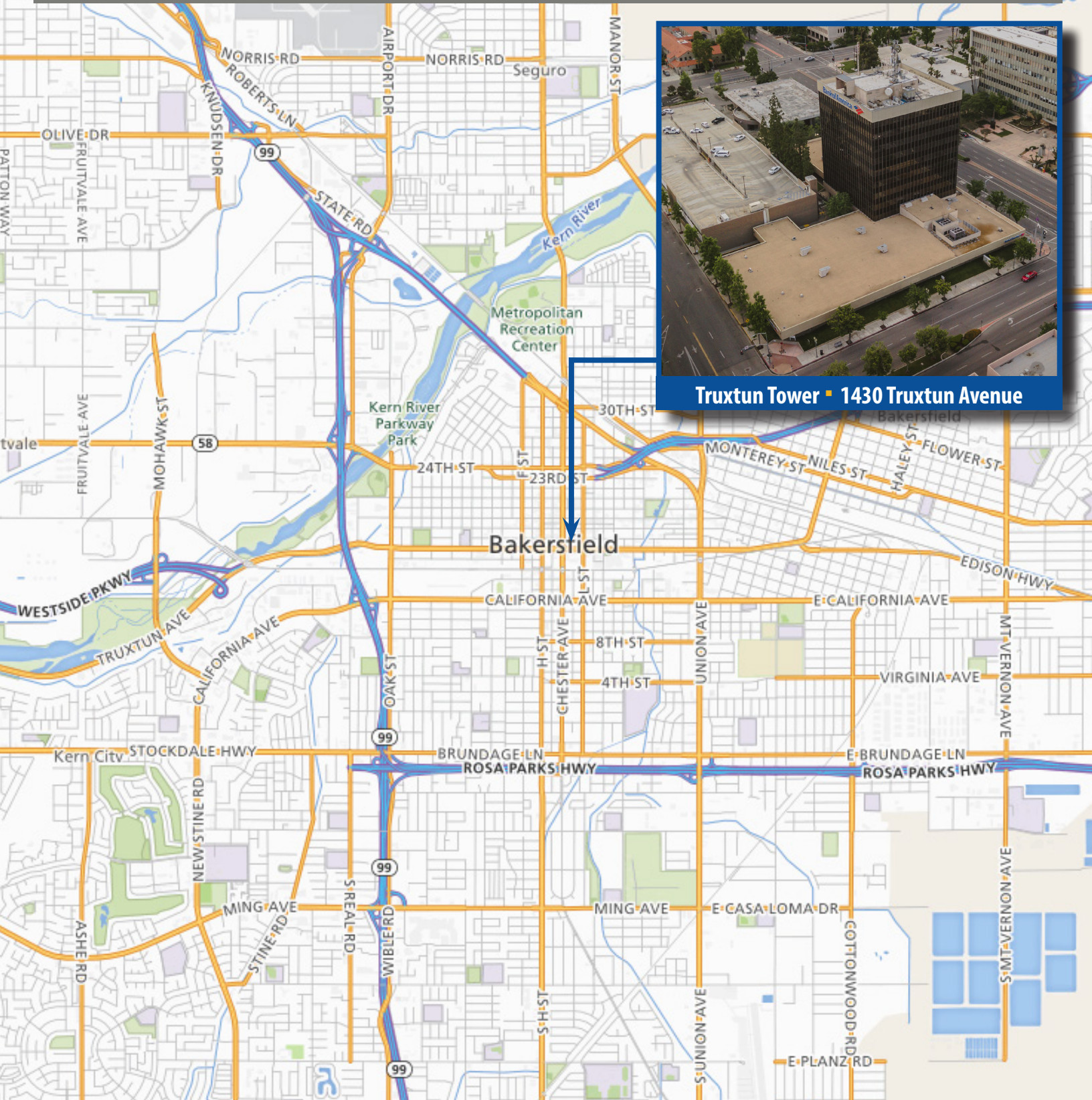
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## City Location Map



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