



# Office Building Available FOR LEASE

2324 Truxtun Avenue ■ Bakersfield, CA

## Property Highlights

- Converted residential property fronting Truxtun Avenue just east of A Street
- Remodeled inside and out. Improvements include all new plumbing, electrical, HVAC units and ducting, data wiring, exterior facade, windows, doors, flooring, stairs, paint, ADA compliant restrooms, roof, hardscape and landscaping. Almost a newly constructed building
- Prime Westchester area office building with prominent signage and visibility
- Parking accommodated in on-site stalls, garage and abundant street parking



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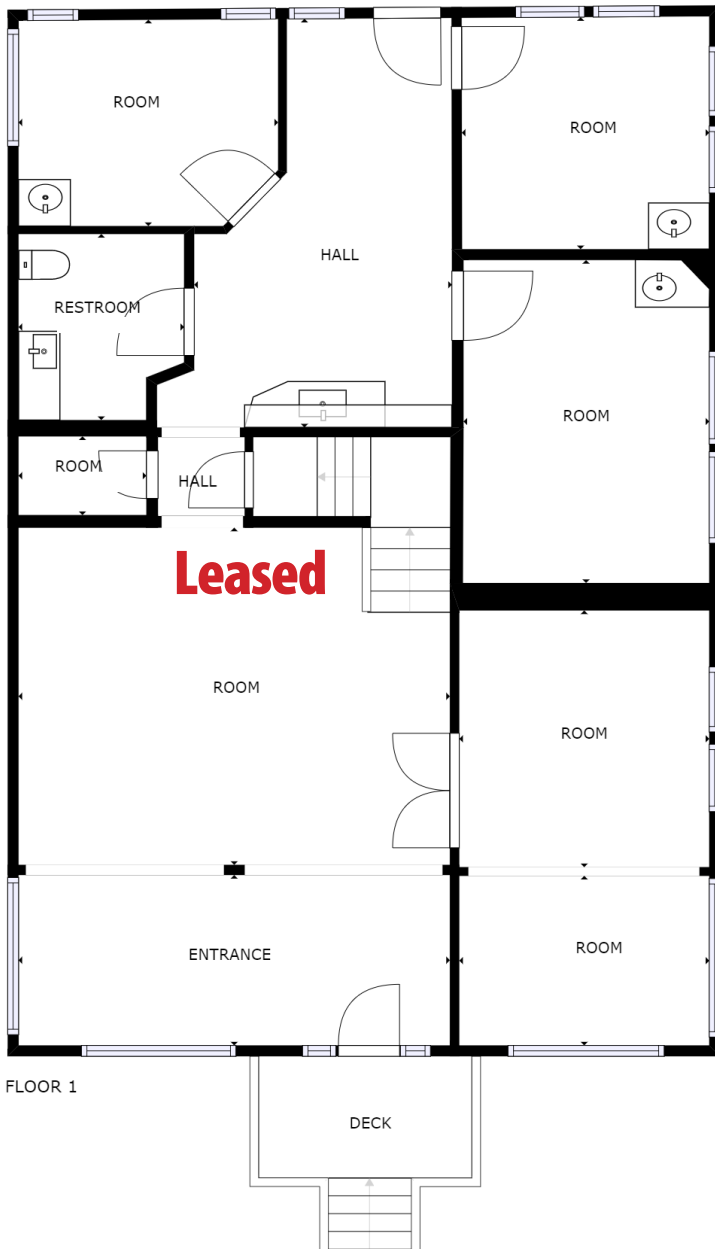
## Floor Plan

### Listing Details

- Available Space 1,216 SF
- Rental Rate \$1.60 per RSF Per Month, Modified Gross

### Property Details

- Recently remodeled interior and exterior with fresh, modern design
- Large, well-lit monument sign on Truxtun Avenue
- Private garage/storage in the rear with alley access
- Direct access to second floor via outside stairwell can allow for possible multi-tenant occupancy
- Convenient access to the Westside Parkway and Highway 99



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

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## Property Photos



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## Aerial Map



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