

FOR LEASE

# MOHAWK OFFICE CENTER

1100 MOHAWK ST., BAKERSFIELD, CA



LCACINEMA

 CUSHMAN & WAKEFIELD

## PROPERTY FEATURES

- Spacious corner offices
- Abundant windows
- Great location – 1 block from the Westside Parkway
- Indoor garden setting with fountain in common area
- Large parking lot/covered stalls
- Elevator on premises
- ADA bathrooms

## AVAILABILITY

Suite	Available Space	Rental Rate
170	±2,567 SF	\$1.65 psf/mo/MG*

\*Janitorial included with monthly rent-\$0.15 psf/mo value!

Monthly Premises utilities are excluded and billed to tenant.

Includes basic, general office improvements, such as paint and new flooring; Medical Improvements available at additional fee or increased rental rate.



# PROPERTY OVERVIEW



## PROPERTY HIGHLIGHTS

19,800 SF  
BUILDING SIZE

2,567 SF  
AVAILABLE SPACE

C-2  
ZONING

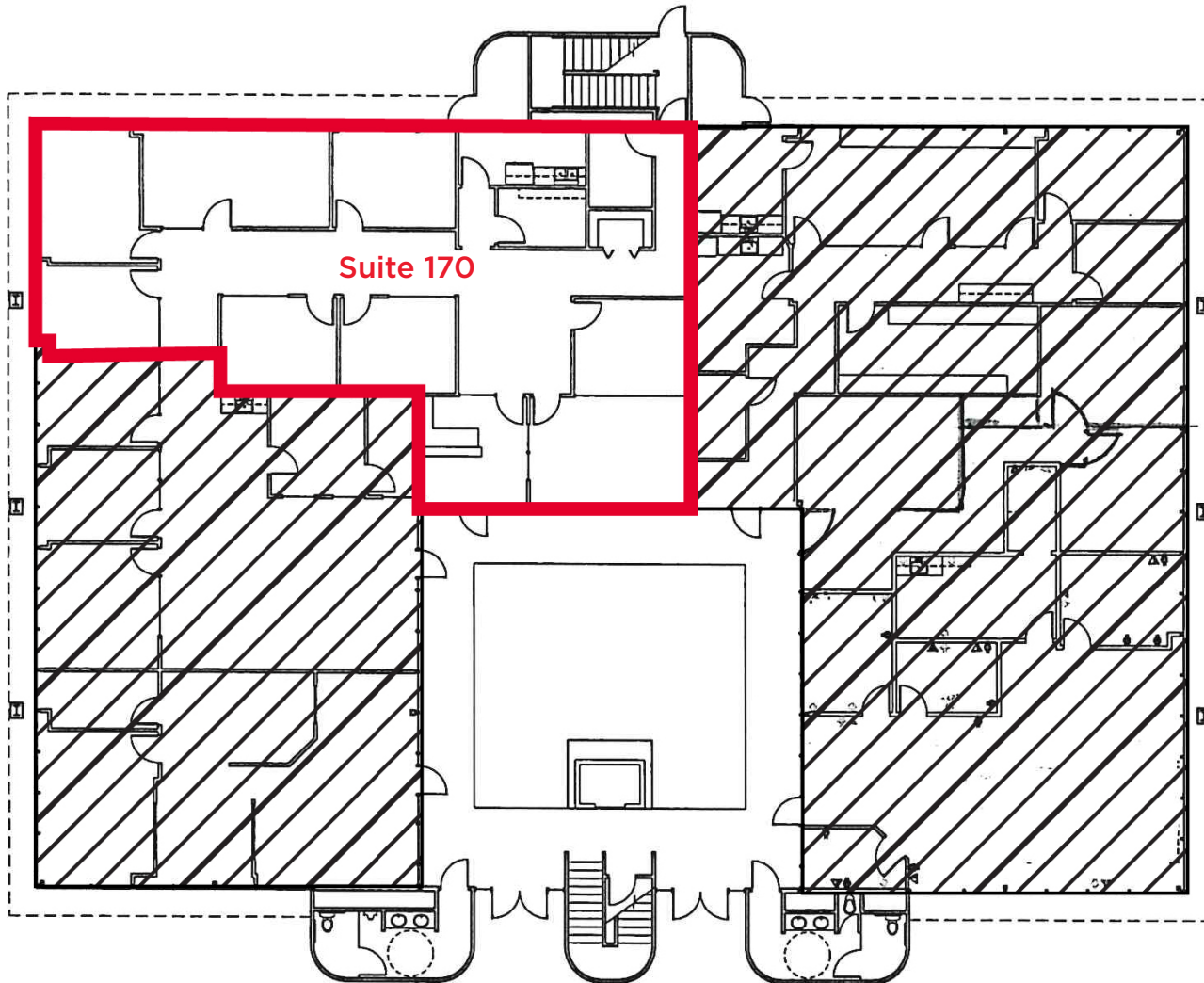
7/1,000 SF  
PARKING

1984  
YEAR BUILT

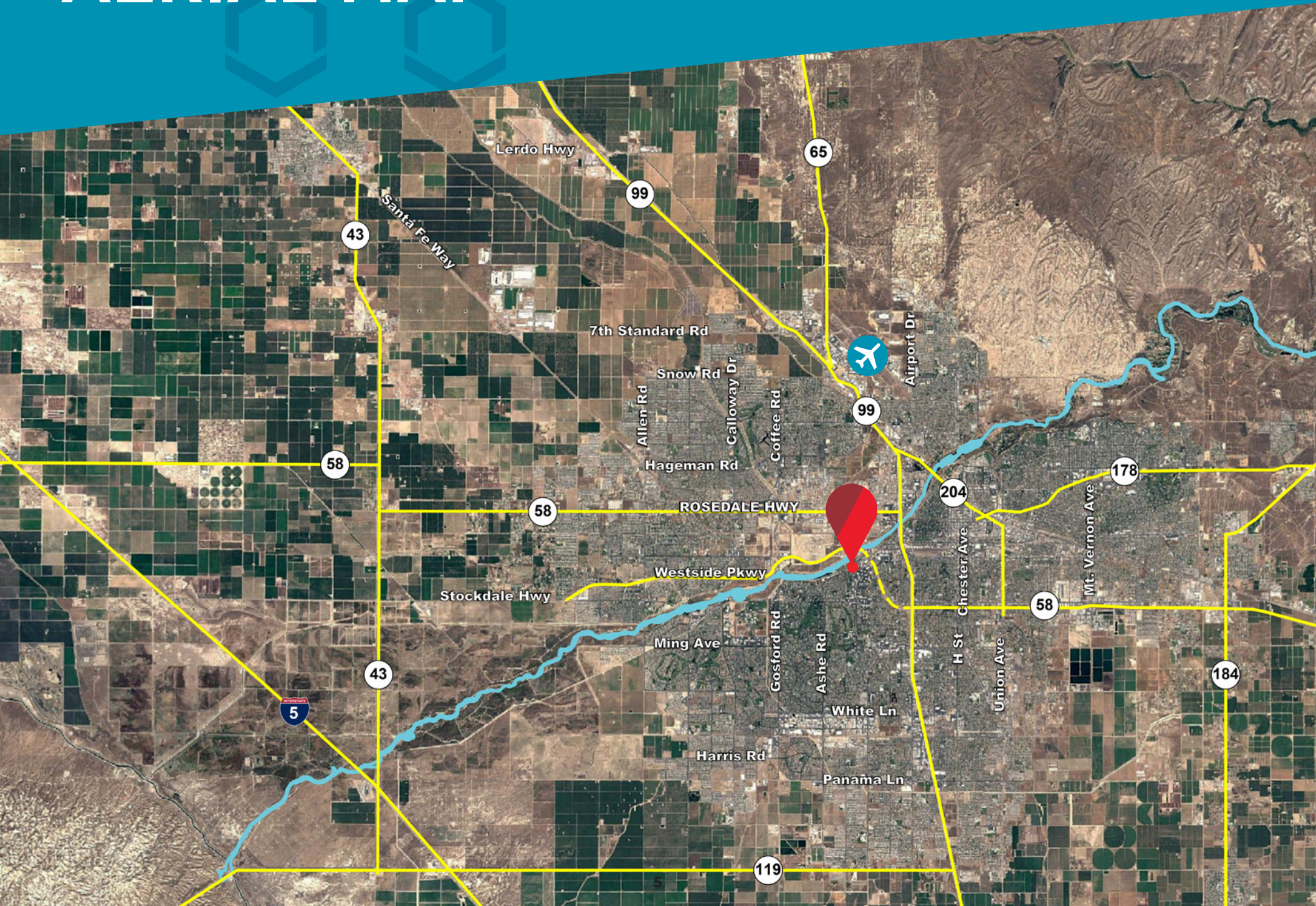
2023  
YEAR RENOVATED

# FLOOR PLAN - 1ST FLOOR

Suite 170: ±2,567 SF



# AERIAL MAP



# BIRD'S EYE VIEW



California Ave

Truxtun Ave

Mohawk St







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