

AVAILABLE For Lease

Office Space University Center

**1502
Mill Rock Way
Suite 170**

Bakersfield, CA 93311



Jeffrey A. Leggio, CLS

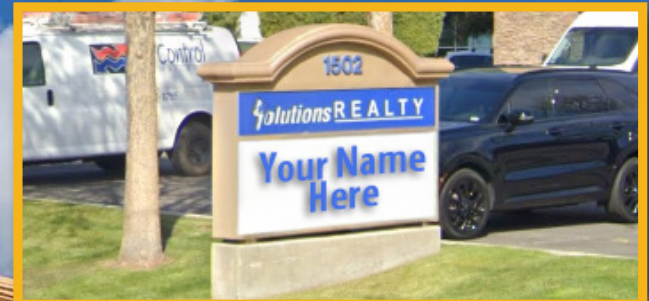
Principal

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CA RE #01704552

11601 Bolthouse Drive Suite 110
Bakersfield, CA 93311

661 862 5454 main ▪ 661 862 5444 fax

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Monument Sign



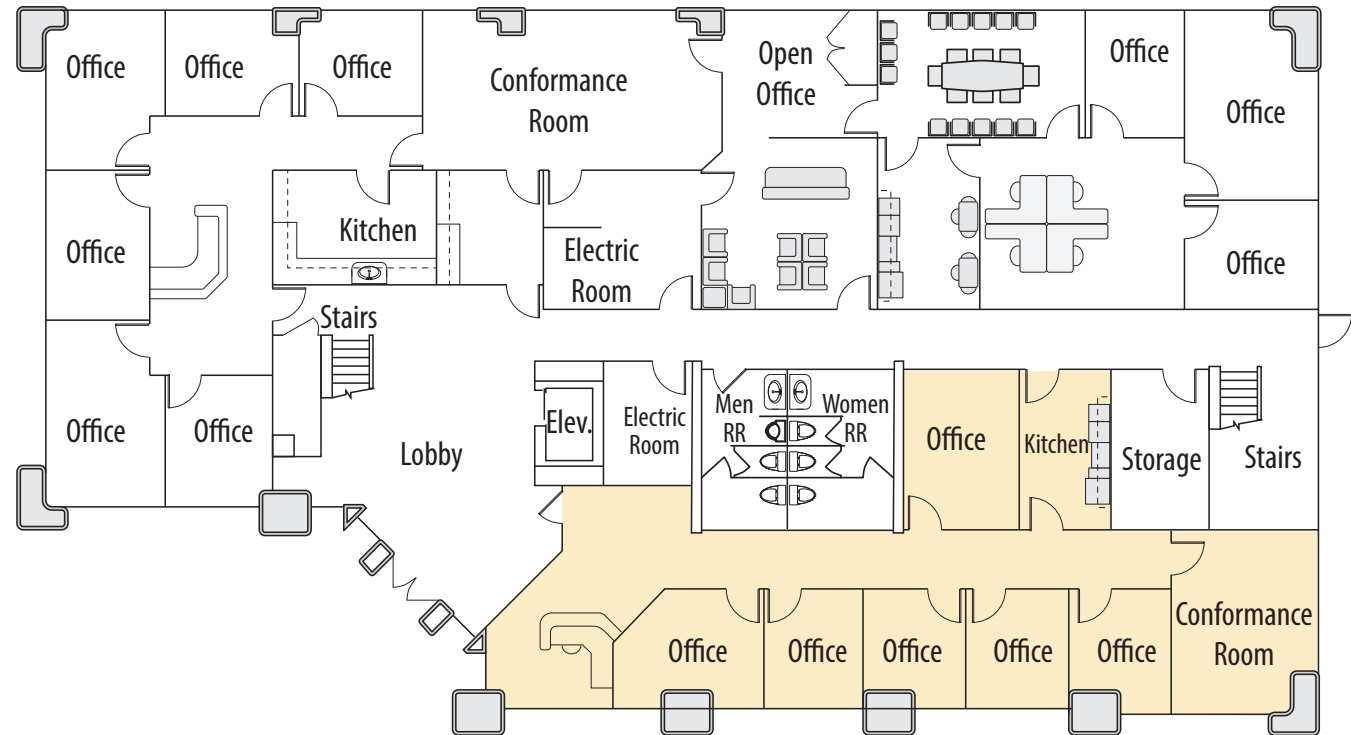
PROPERTY HIGHLIGHTS

- 2,239 SF
- \$2.25 PSF plus utilities and janitorial
- Located east of The Marketplace in Southwest Bakersfield
- 15,560 SF Class "A" office building
- Fully furnished and with available fiber optic Internet connection
- 2/3 of monument sign available for tenant
- Covered parking available
- Building professionally managed and maintained

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Floor Plan & Office Photos

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Aerial Map

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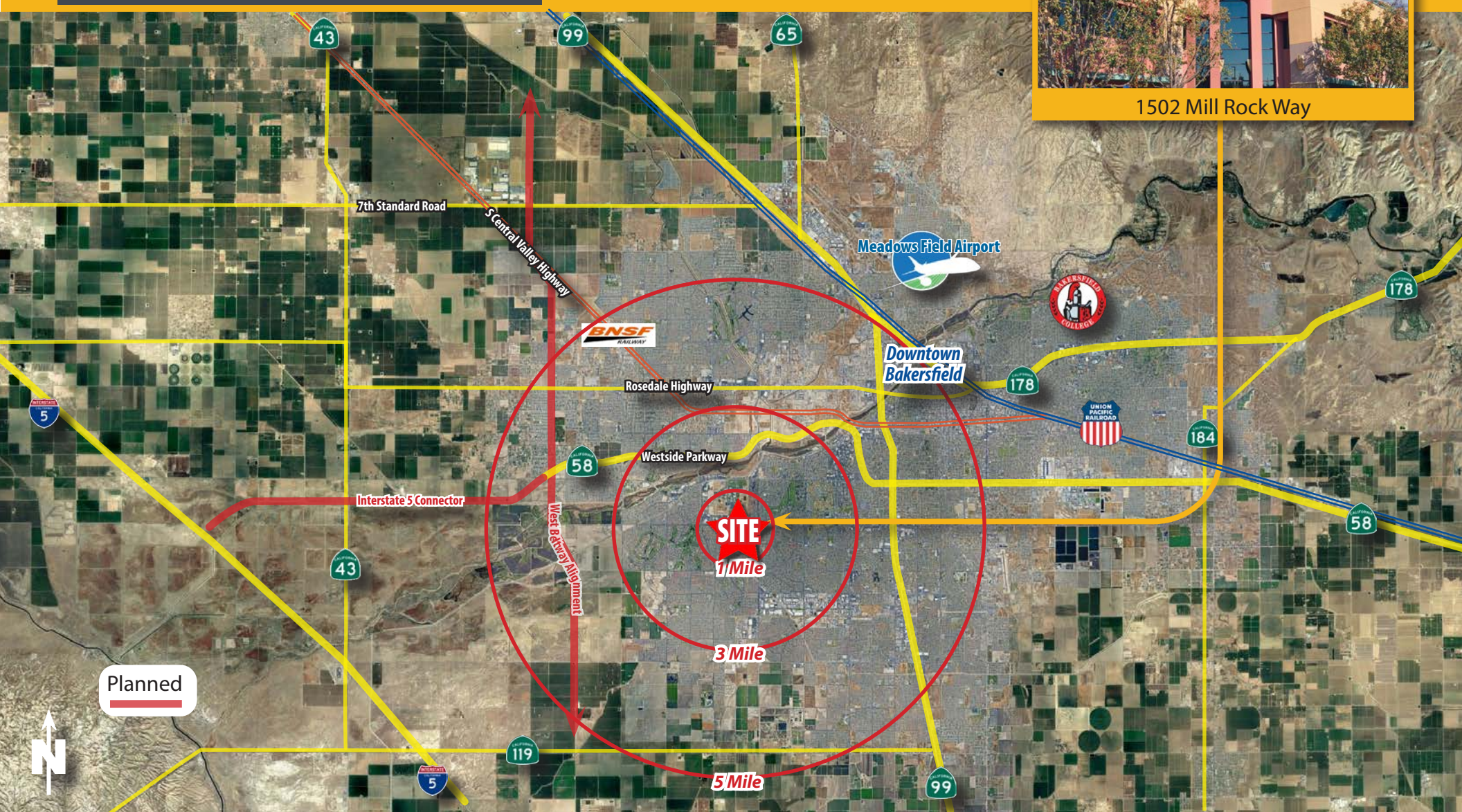
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Bakersfield Area Roadways

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