

Truxtun Tower
Office Space
AVAILABLE
FOR LEASE

1430 - 1440
Truxtun Avenue
Bakersfield, CA

Property Features

- Prominently located in the heart of Downtown Bakersfield at the NEC of Truxtun Avenue and Chester Avenue
- Truxtun Tower is the tallest building in the downtown submarket - Scenic views of the southern San Joaquin Valley
- Safe and convenient office opportunities in walking distance from local restaurants - On-site security
- Secured, elevator-served parking garage adjacent to the building
- Full floor occupancy available, including the penthouse tenth floor
- Flexible vacancy that can accommodate many size requirements



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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Office Space Available For Lease

Property Details & Bird's Eye Aerial View

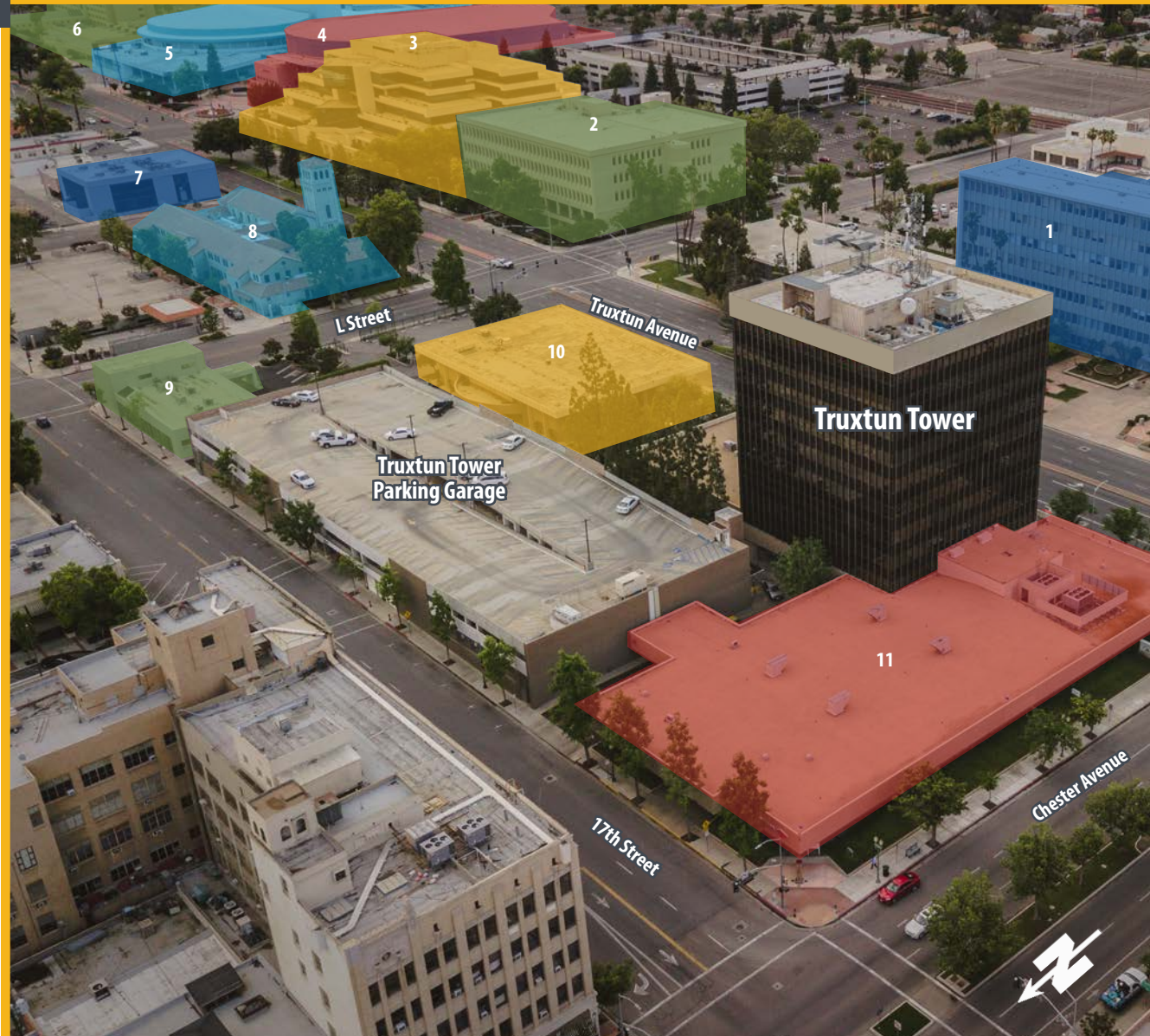
1430-1440 Truxtun Avenue - Bakersfield, CA

Property Details

- 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 Clifford & Brown Attorneys at Law, Kern County Superior Court and Kern County Superintendent of Schools
- Contiguous parking garage with parking cost included in rent
- Bakersfield Donut Company located on ground floor serving breakfast and lunch options

Truxtun Tower Neighbors

- | | |
|----|---|
| 1 | Kern County Superior Court |
| 2 | Kern County Superior Court-Small Claims |
| 3 | County of Kern |
| 4 | Mechanics Bank Arena |
| 5 | Bakersfield Convention Center |
| 6 | Bakersfield Marriott |
| 7 | Rodriguez & Associates |
| 8 | Old Church Plaza |
| 9 | Mission Bank |
| 10 | Kern County Superintendent of Schools |
| 11 | 1440 Truxtun Avenue Availability |



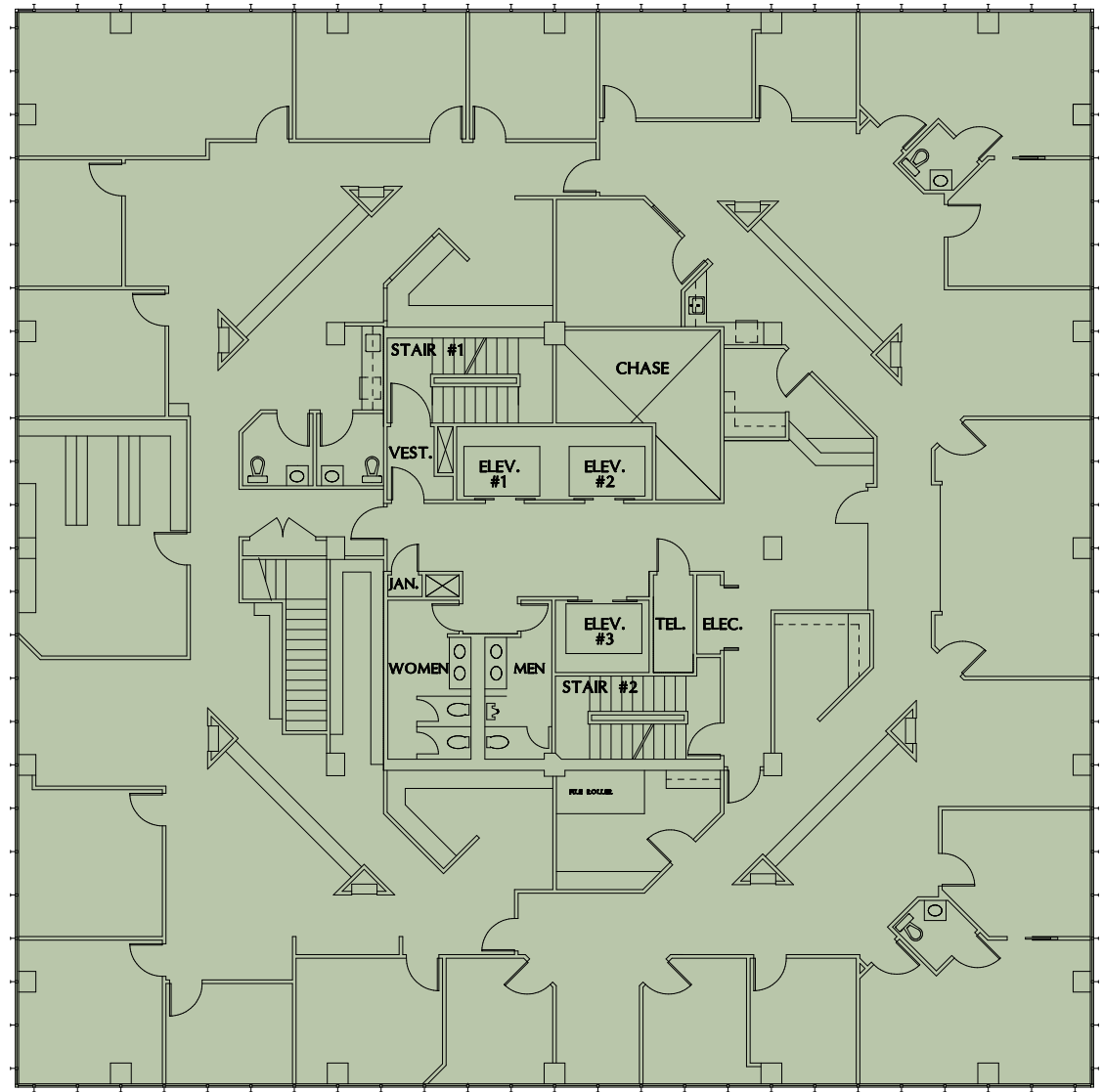
Office Space Available For Lease

6th Floor Availability & Floor Plan

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Available Space

- **Suite 600** 9,396 SF
- **Rental Rate** \$1.65 per RSF Modified Gross
- **Tenant Improvements** Negotiable. Subject to term and credit
- Available for a full floor occupant or divisible to approximately 4,000 square feet



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

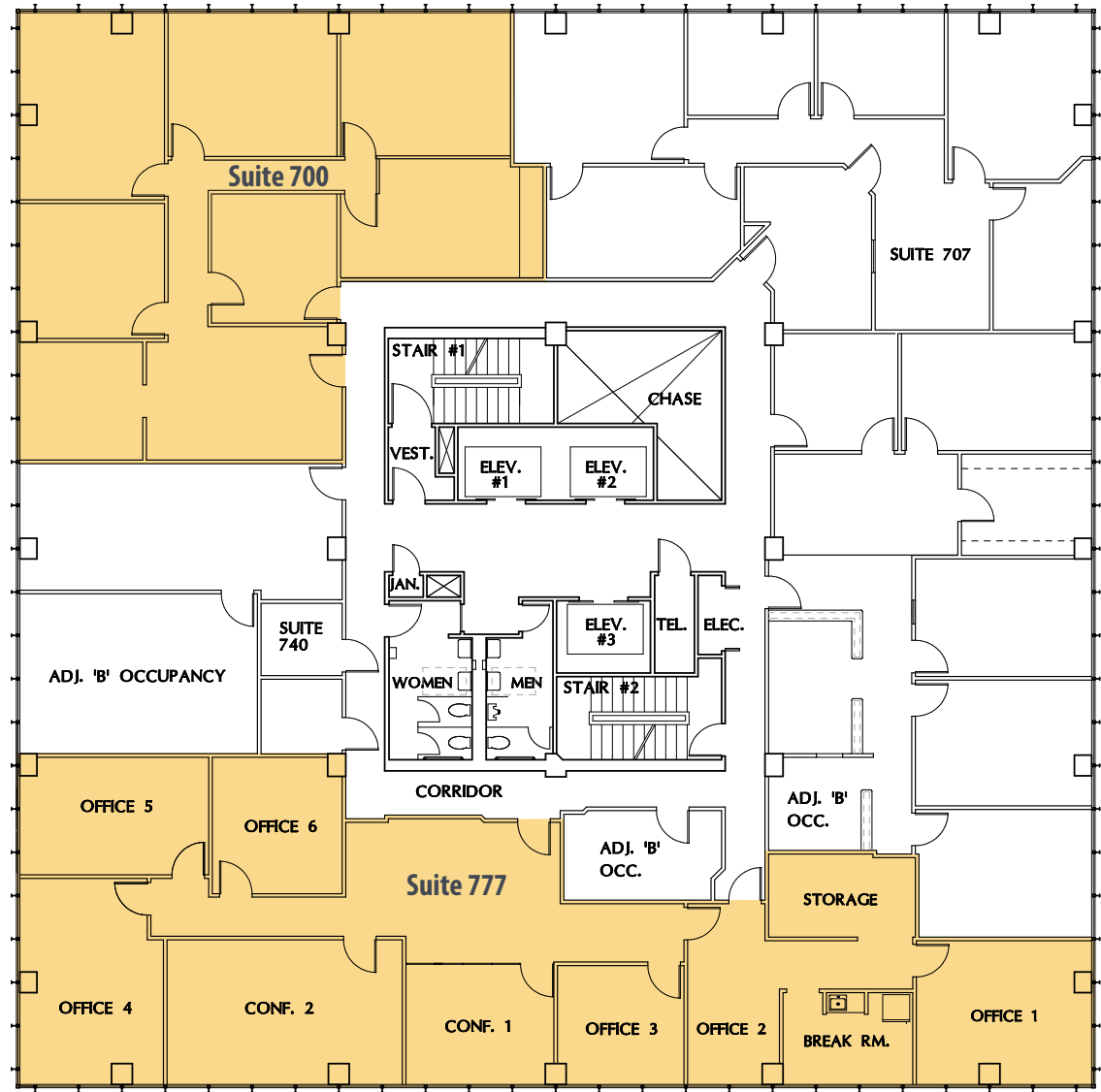
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7th Floor Availability & Floor Plan

1430-1440 Truxtun Avenue • Bakersfield, CA

Available Space

- **Suite 700** 1,989 SF
- **Suite 777** 2,712 SF
- All three suites can be combined for up to 5,548 SF
- **Rental Rate** \$1.65 per RSF Modified Gross
- **Tenant Improvements** Negotiable. Subject to term and credit



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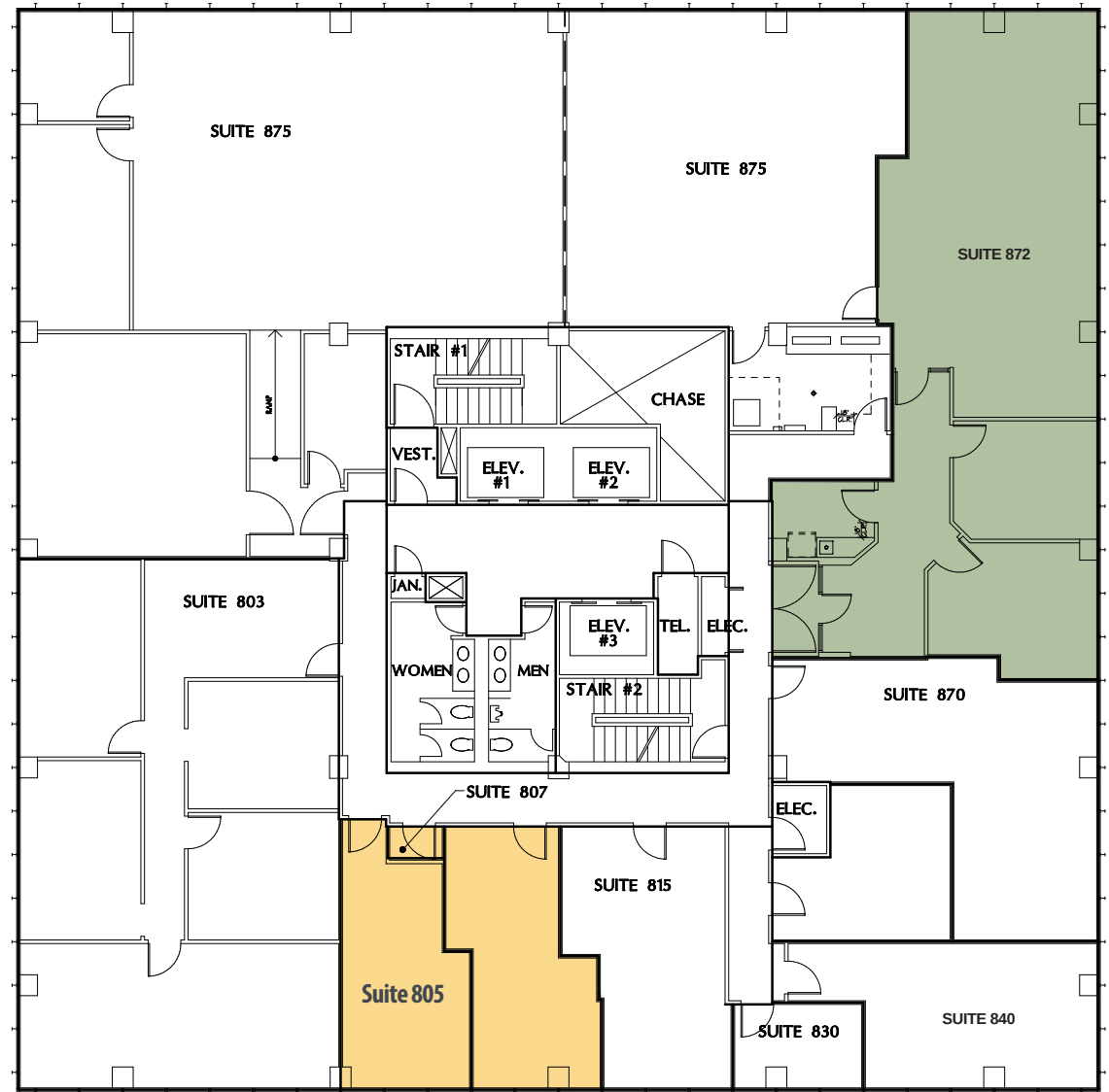
Office Space Available For Lease

8th Floor Availability & Floor Plan

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Available Space

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



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Office Space Available For Lease

10th Floor Availability & Floor Plan

1430-1440 Truxtun Avenue • Bakersfield, CA

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
- Divisible to approximately 4,000 square feet

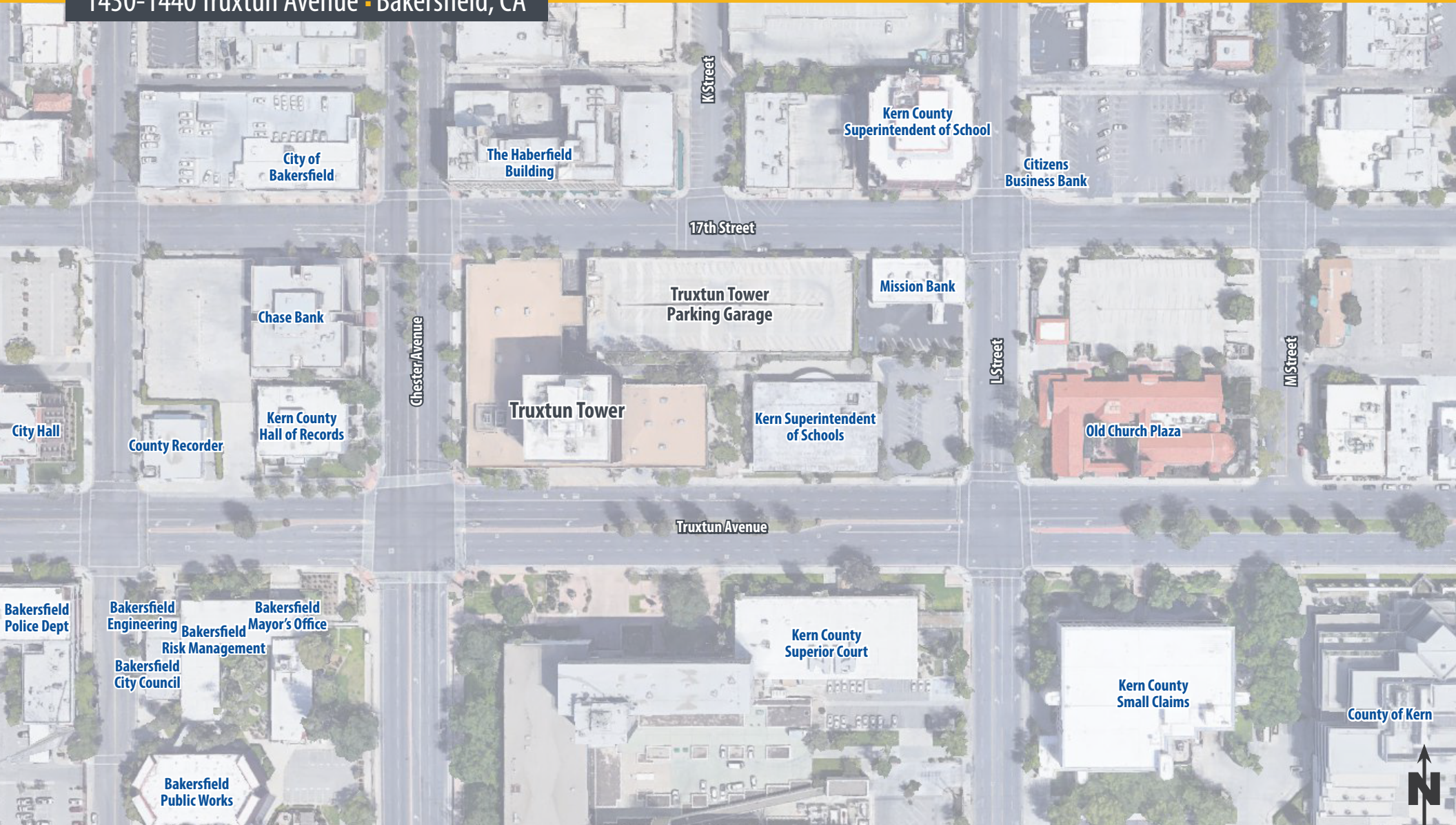


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Truxtun Tower Rooftop Aerial

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Property Photos

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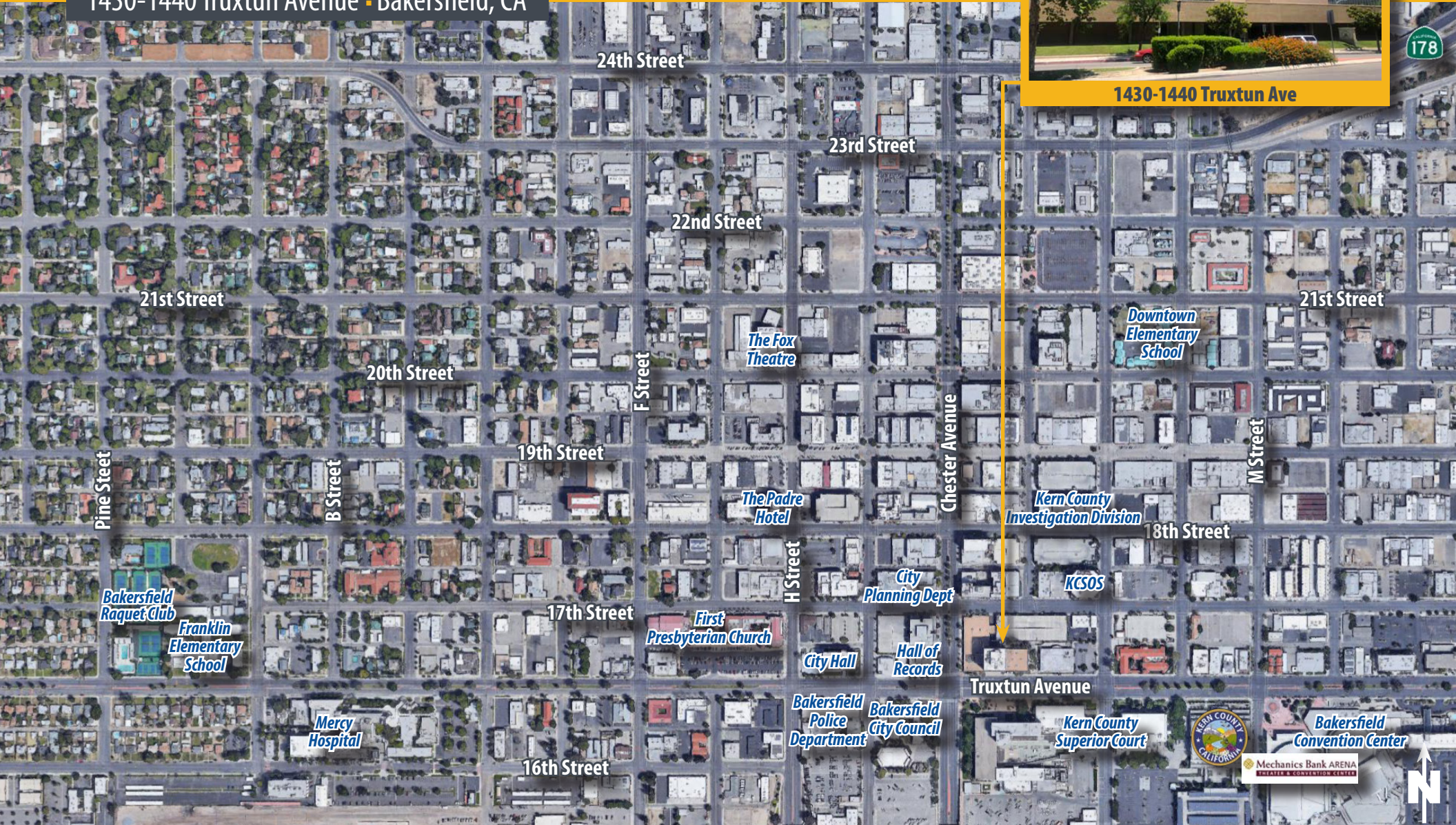
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Aerial of Downtown Area Submarket

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