



## Memorial Plaza I

3550 Q St, Bakersfield, CA 93301



**Dave Rotkin**

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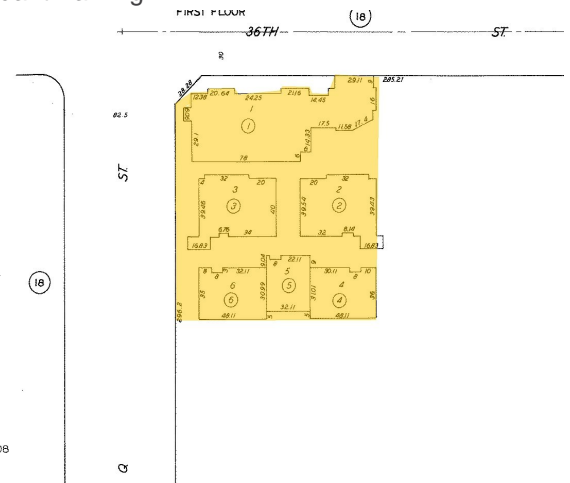
# Memorial Plaza I

\$21.00 /SF/YR

Turnkey medical office in a prominent building within walking distance of Memorial Hospital and a 4-minute drive to the Adventist Health campus!

The building offers a welcoming atrium design and is elevator-served. Abundant free parking at a ratio of approximately 5 spaces per 1000 SF ensures convenience for staff and patients. Security patrols and controlled after-hours access are provided. Plenty of restaurants and other amenities nearby....

- Turnkey Medical Suite
- Close to Hospitals
- Abundant Parking



Rental Rate:	\$21.00 /SF/YR
Property Type:	Office
Property Subtype:	Medical
Building Class:	C
Rentable Building Area:	34,910 SF
Year Built:	1980
Walk Score ®:	60 (Moderately friendly)
Transit Score ®:	30 (Somewhat friendly)
Rental Rate Mo:	\$1.75 /SF/MO



## 2nd Floor Ste 201

1

Space Available	2,371 SF
Rental Rate	\$21.00 /SF/YR
Date Available	60 Days
Service Type	Modified Gross
Built Out As	Standard Medical
Space Type	Relet
Space Use	Medical
Lease Term	3 - 10 Years

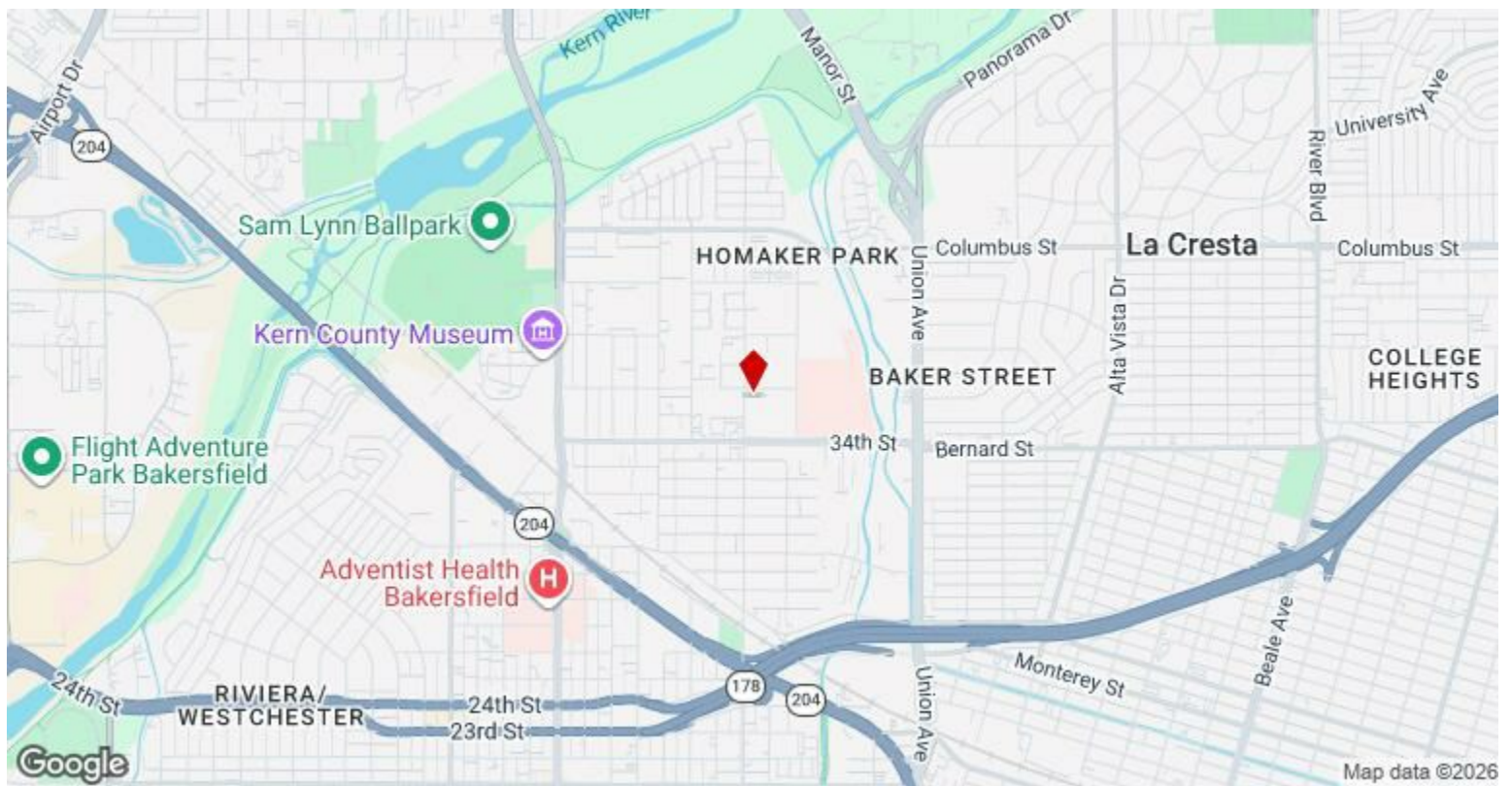
Turnkey 2,371 SF medical office available by July 1, 2026 or sooner. Pylon sign panel included! Tastefully refreshed several years ago and well-maintained, the suite offers the following: 4 Exam rooms 3 Restrooms 1 Lab room 1 Office Storage room Reception Waiting area Elevator-served with fire sprinkler/alarm system, security patrols and controlled after-hours access. \*\*\* Please do not disturb tenant - showings by appointment only \*\*\*

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## Major Tenant Information

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Tenant	SF Occupied	Lease Expired
Bakersfield Surgical Center	-	
Central California Pain Management	-	
Dr. Amit Shah	-	
Dr. Torabi Advanced Integrative Medicine	-	
Kern County Sexual Health Resources	-	
LabCorp	-	
Quality Dna Tests	-	



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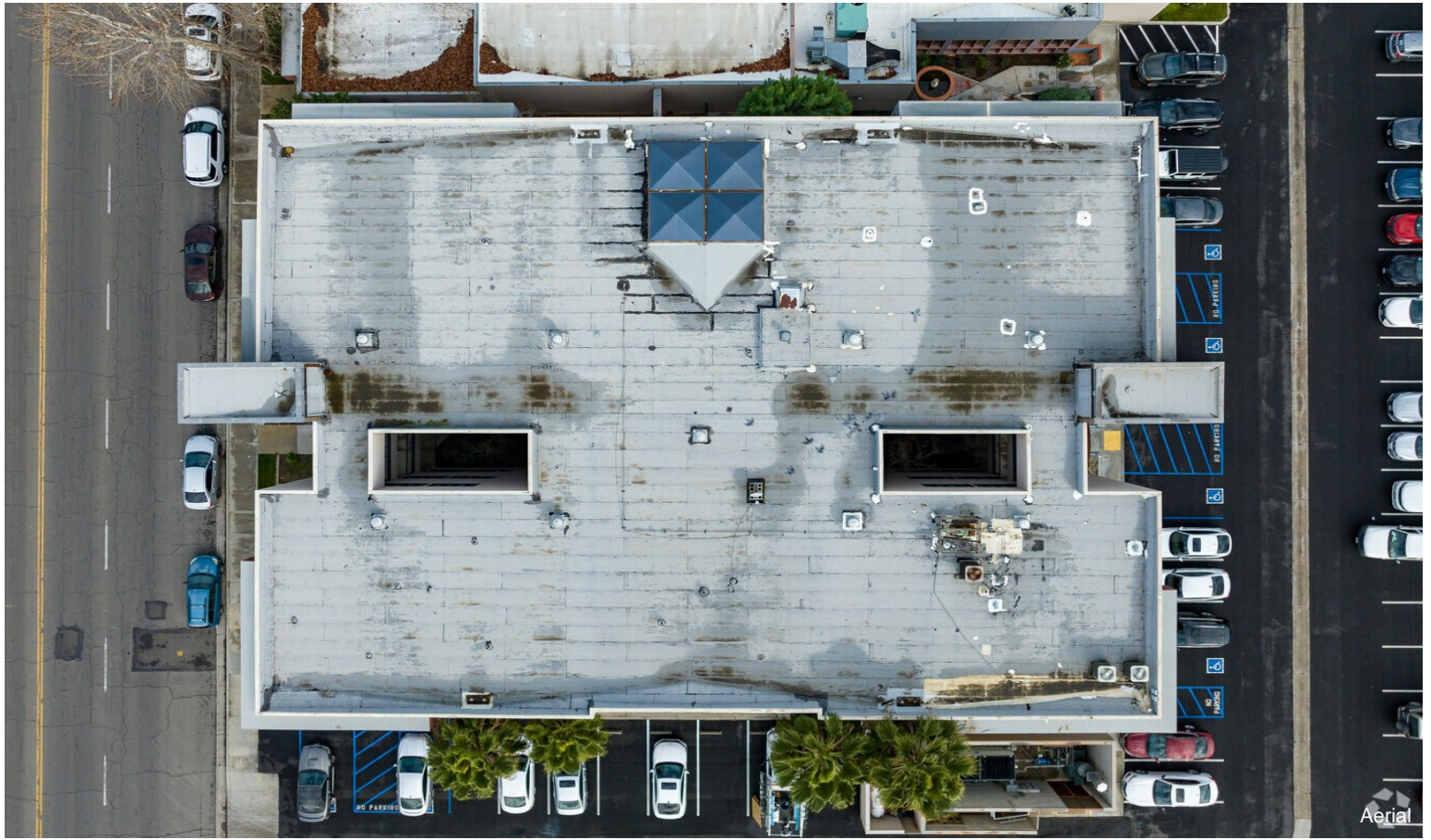
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# Property Photos



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Building Photo



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Interior Photo



Building Photo

# Property Photos



Building Photo



Interior Photo

# Property Photos



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Building Photo