



**COLDWELL BANKER**  
PREFERRED,  
REALTORS®

# MEDICAL OFFICE FOR LEASE

300 Old River Rd, Suite 170 - Bakersfield, CA 93311



## HIGHLIGHTS

- Within Dignity Health - Mercy Southwest Hospital Complex
- Ideally located in the Stockdale Hwy Medical Corridor
- Proximity to many Medical Facilities / Conveniences
- Easy access to Hwy 58
- Near CSUB, Retail and Restaurants

## PROPERTY INFORMATION

Suite 170 Size - 1,800 sq. ft. (approx.)  
Total Building Size - 28,698 sq. ft. (approx.)  
Zoned C-2

## LEASE RATE

Upon Request - Triple Net Lease (NNN)

## FEATURES

Large Reception / Waiting Area  
5 Exam Rooms  
1 Large Procedure Room  
2 Office Rooms  
Breakroom  
Nurse Station Area  
Plenty of Storage Space / Cabinets  
1 Restroom  
Common Restrooms (outside)  
Ample Parking

# Vikram Reddy

Coldwell Banker Preferred, Realtors

DRE #01845883 | Co.DRE# 01100927

661 836 2345 office | 661 900 1596 cell

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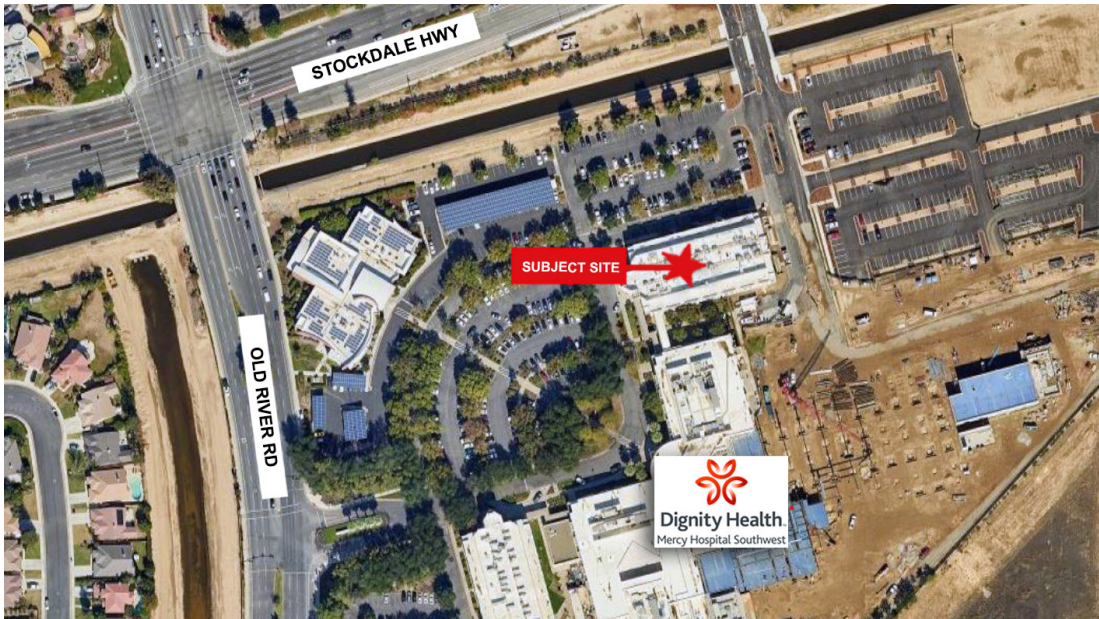
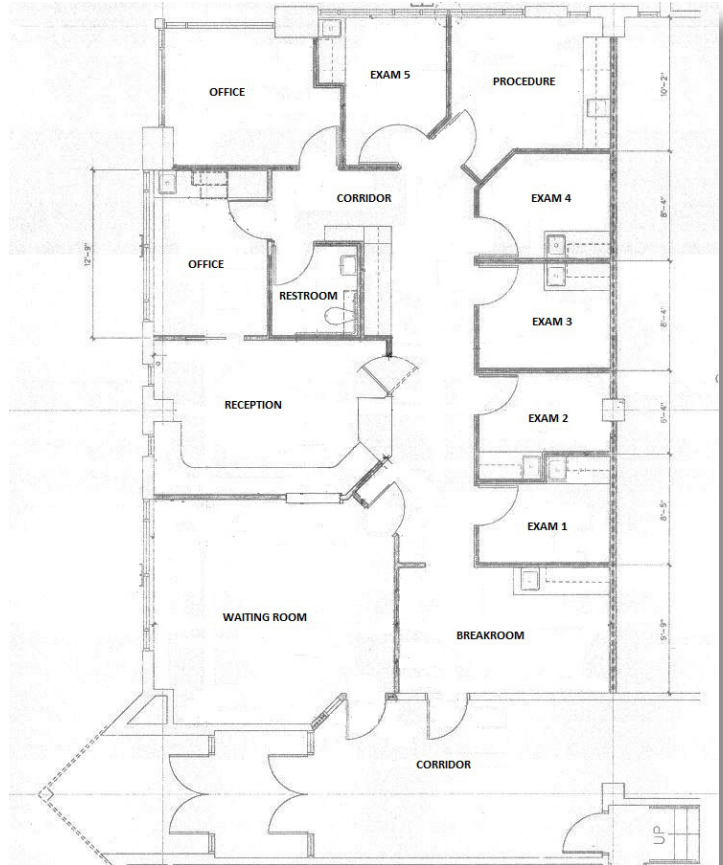
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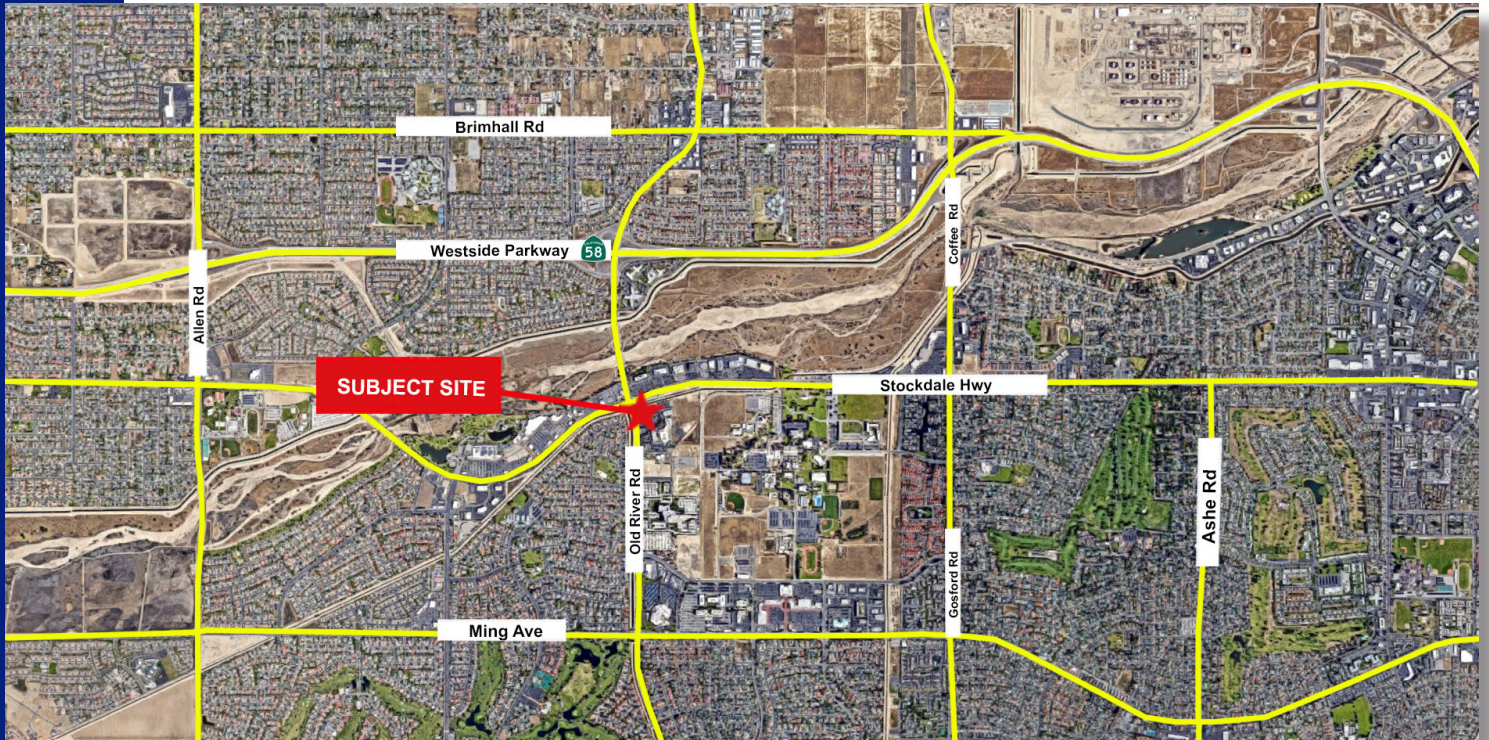
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