



COLDWELL BANKER
PREFERRED,
REALTORS®

PROFESSIONAL OFFICE / MEDICAL OFFICE SPACE FOR LEASE

5301 TRUXTUN AVE STE 150

Bakersfield, CA 93309



HIGHLIGHTS

- High Traffic, Fronting Truxtun Ave
- Monument Signage on Truxtun Ave
- High Visibility
- Proximity to other Medical Facilities, Hospitals & Businesses
- Well connected to major Highways- Hwy 58, CA 99, Hwy 178, CA 204

PROPERTY INFORMATION

Suite Size (Rentable) 1,805 sq. ft. (approx.)

Building Size: 10,227 sq. ft. (approx.)

Lot Size: 36,154 sq. ft. (approx.)

LEASE RATE

\$1.90 / Sq. Ft. / Month + NNN

FEATURES

Large Reception / Waiting Room

5 Consulting Rooms

Plenty of room for Open Work Area /
Storage Space

Separate Gender Multi-Stall
Restrooms

All New Floorings & Freshly Painted

Monument Signage on Truxtun Ave

52 Parking Spaces

Vikram Reddy

Coldwell Banker Preferred, Realtors

DRE #01845883 | Co.DRE# 01100927

661 836 2345 office | 661 900 1596 cell

vreddy1@yahoo.com



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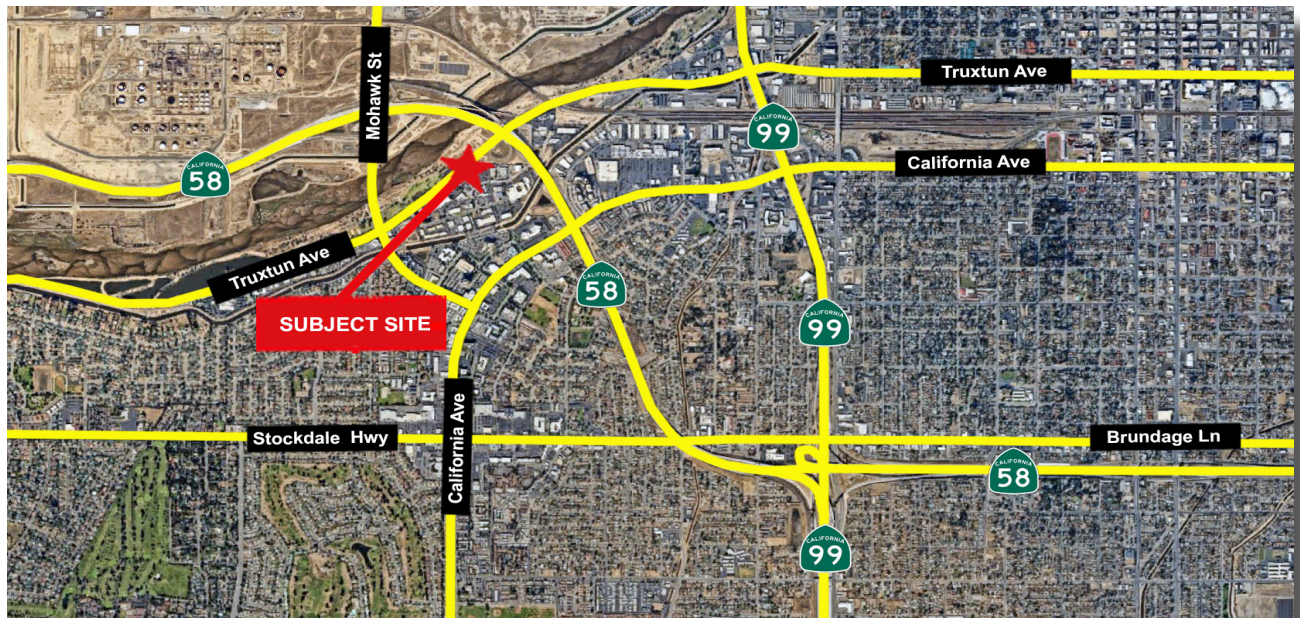


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Traffic Count Report (INRIX Database)

INTERSECTION	DISTANCE (Miles)	DAILY COUNT	DIRECTION
Truxtun Ave	0.07	11,454	NE
Truxtun Ave	0.11	10,364	SW

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