

Colliers



For Lease | +/- 3,661 SF

## Professional Medical Office Building

3807 Union Ave | Bakersfield CA

### Contact Us:

**David A. Williams, SIOR**  
Senior Vice President | Principal  
License No. 00855489  
+1 661 631 3816  
david.a.williams@colliers.com

**Cameron Mahoney**  
Senior Vice President | Principal  
License No. 01937802  
+1 661 631 3814  
cameron.mahoney@colliers.com

**Colliers International**  
10000 Stockdale Hwy, Suite 102  
Bakersfield, CA 93311  
+1 661 631 3800  
[www.colliers.com/bakersfield](http://www.colliers.com/bakersfield)

# Property Overview

3807 Union Ave is an approximately 5,733 square foot, single story, professional medical office building being offered for Lease. The property is located on the west side of Union Ave, between Columbus Street and 34th Street. Situated to the east of Dignity Memorial Hospital, the building offers a great location near other medical and professional services.

## Available:

+/- 3,661 SF

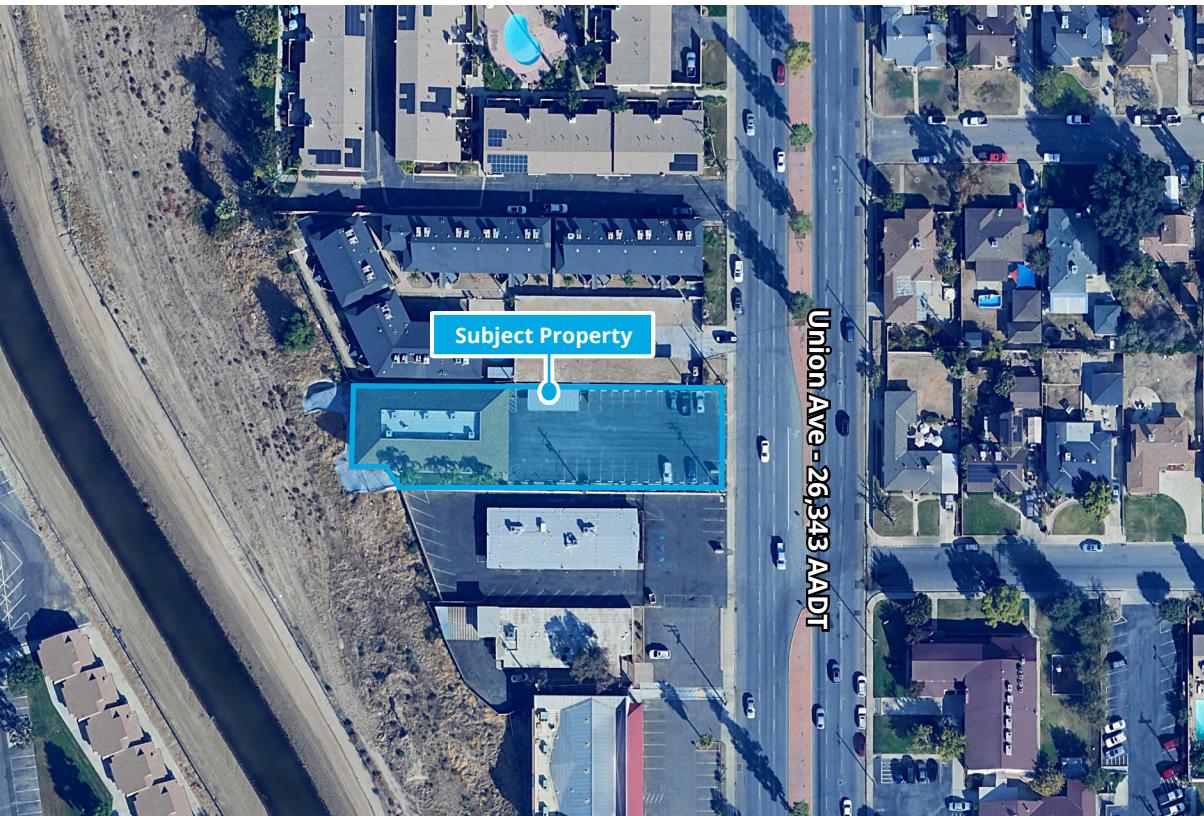
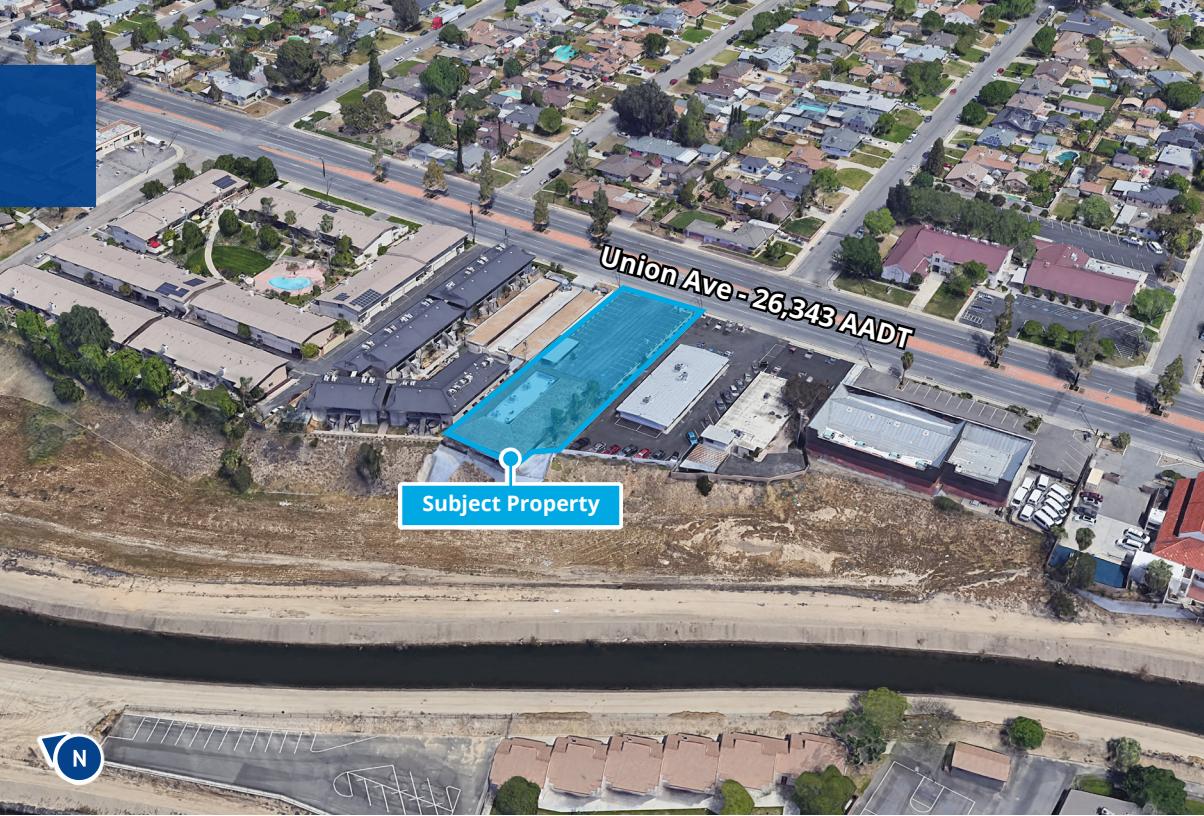
## Lease Rate:

Call Broker for pricing

## Property Highlights:

- Single story professional medical office building.
- Approximately 5,733 square feet.
- Conventional medical office floor plan.
- Ready to occupy.
- 31 onsite parking spaces (includes two ADA parking stalls) – 5.41 per 1,000.
- Pylon sign on Union Ave.
- Zoned CO (Professional Office) – per City of Bakersfield.

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# Floor Plan



# Property Photos



# Aerial



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