

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

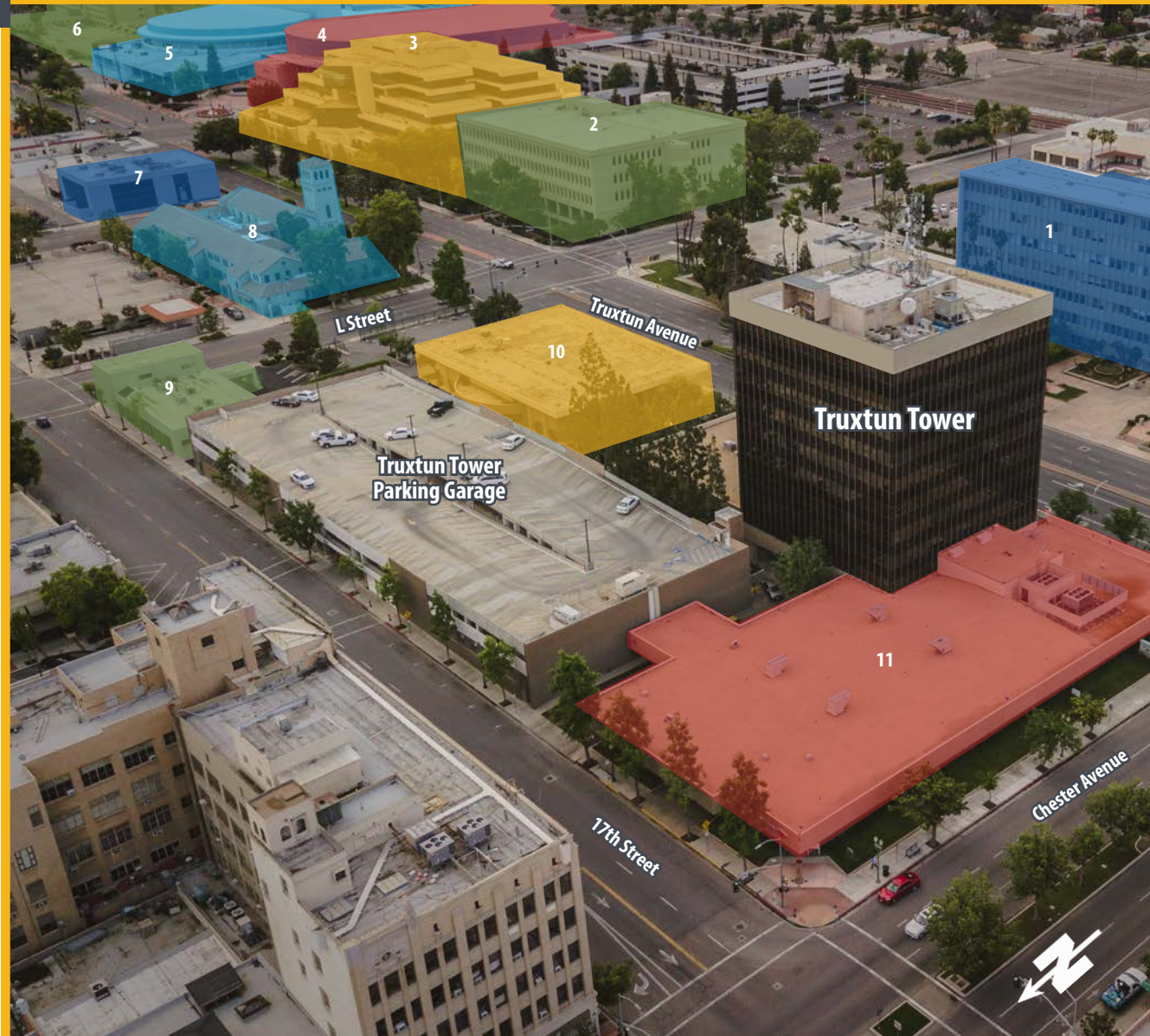
1430-1440 Truxtun Avenue - Bakersfield, CA

### 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, Clinica Sierra Vista Administrative Offices, Kern County Superior Court
- Contiguous parking garage with parking cost included in rent
- Truxtun Tower Cafe located on ground floor

### Truxtun Tower Neighbors

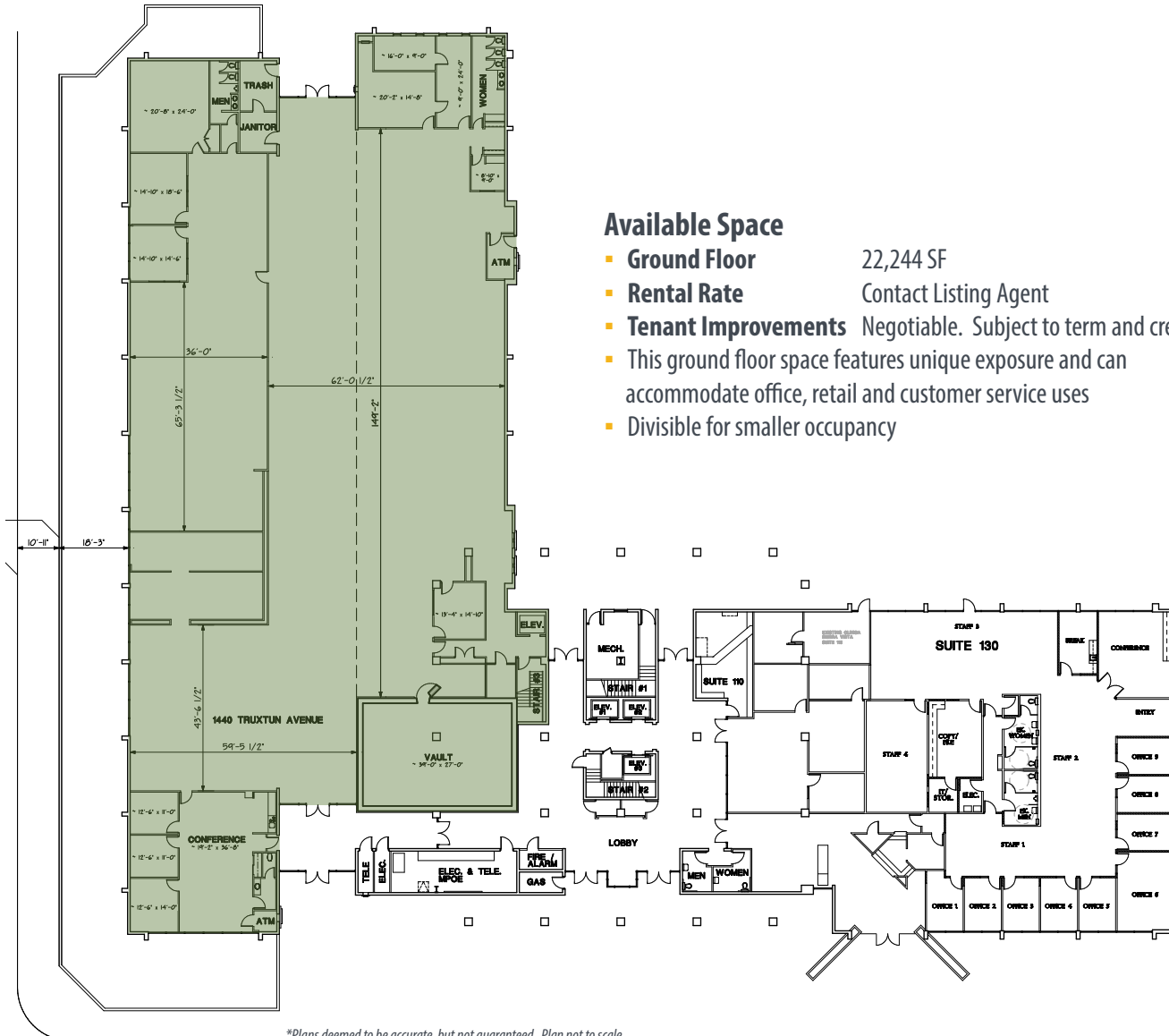
- |    |   |
|----|---|
| 1  | Kern County Superior Court              |
| 2  | Kern County Superior Court-Small Claims |
| 3  | County of Kern                          |
| 4  | Mechanics Bank Arena                    |
| 5  | Bakersfield Convention Center           |
| 6  | Bakersfield Marriott                    |
| 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

## Ground Floor Availability & Floor Plan

1430-1440 Truxtun Avenue • Bakersfield, CA



### Available Space

- **Ground Floor** 22,244 SF
- **Rental Rate** Contact Listing Agent
- **Tenant Improvements** Negotiable. Subject to term and credit
- This ground floor space features unique exposure and can accommodate office, retail and customer service uses
- Divisible for smaller occupancy



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



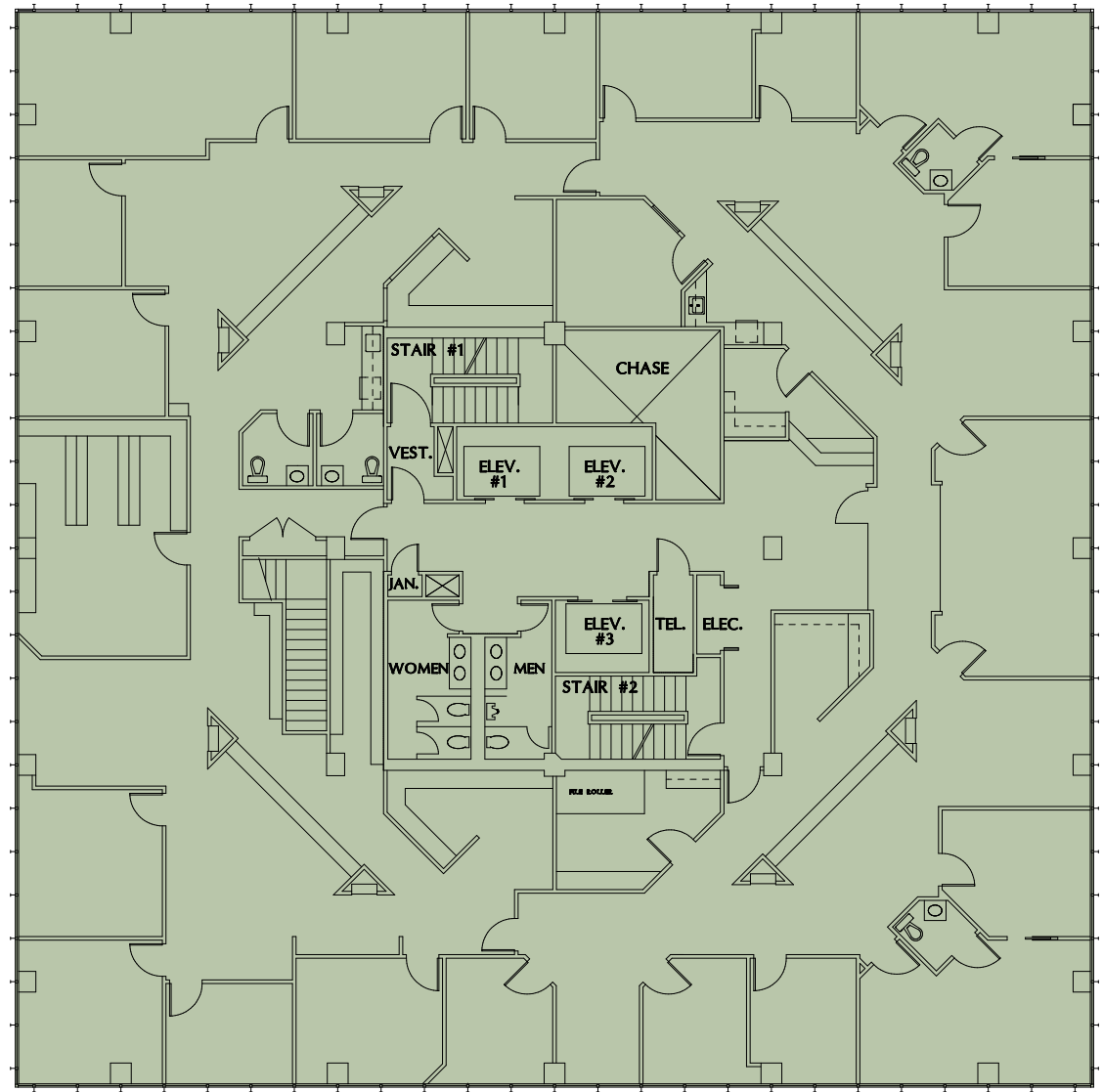
# Office Space Available For Lease

## 6th Floor Availability & Floor Plan

1430-1440 Truxtun Avenue • Bakersfield, CA

### 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



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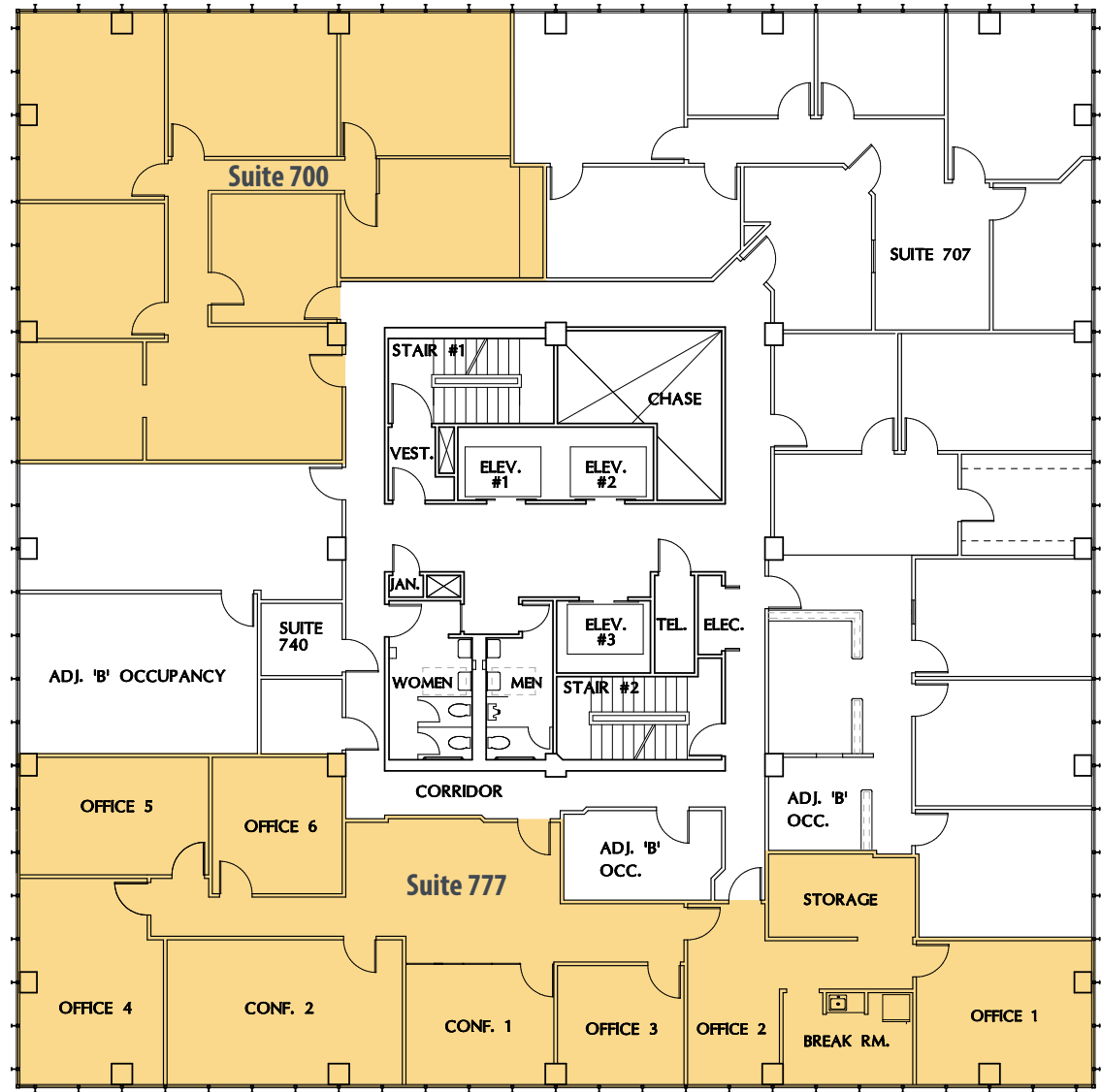
# Office Space Available For Lease

## 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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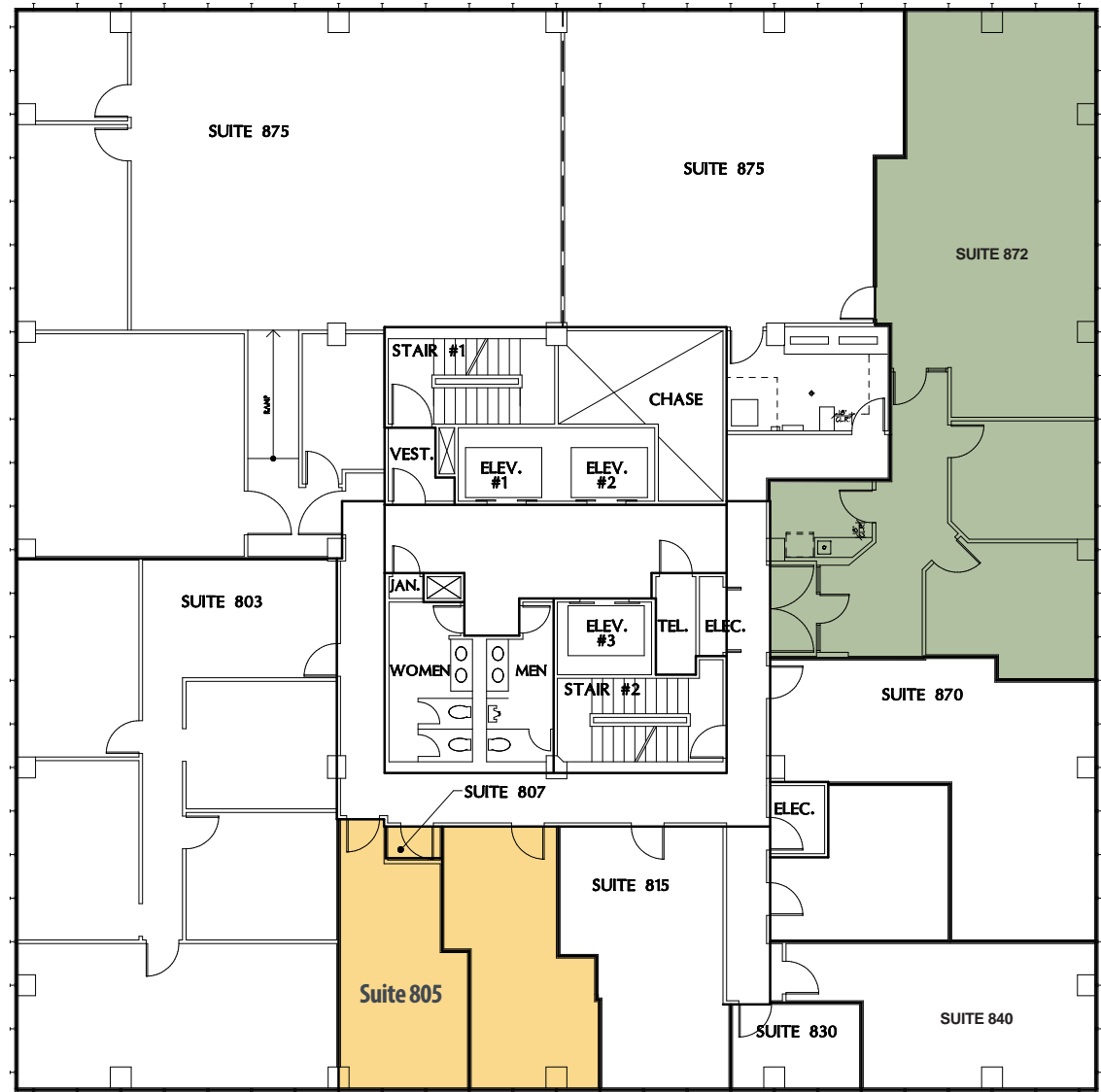
# Office Space Available For Lease

## 8th Floor Availability & Floor Plan

1430-1440 Truxtun Avenue • Bakersfield, CA

### 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

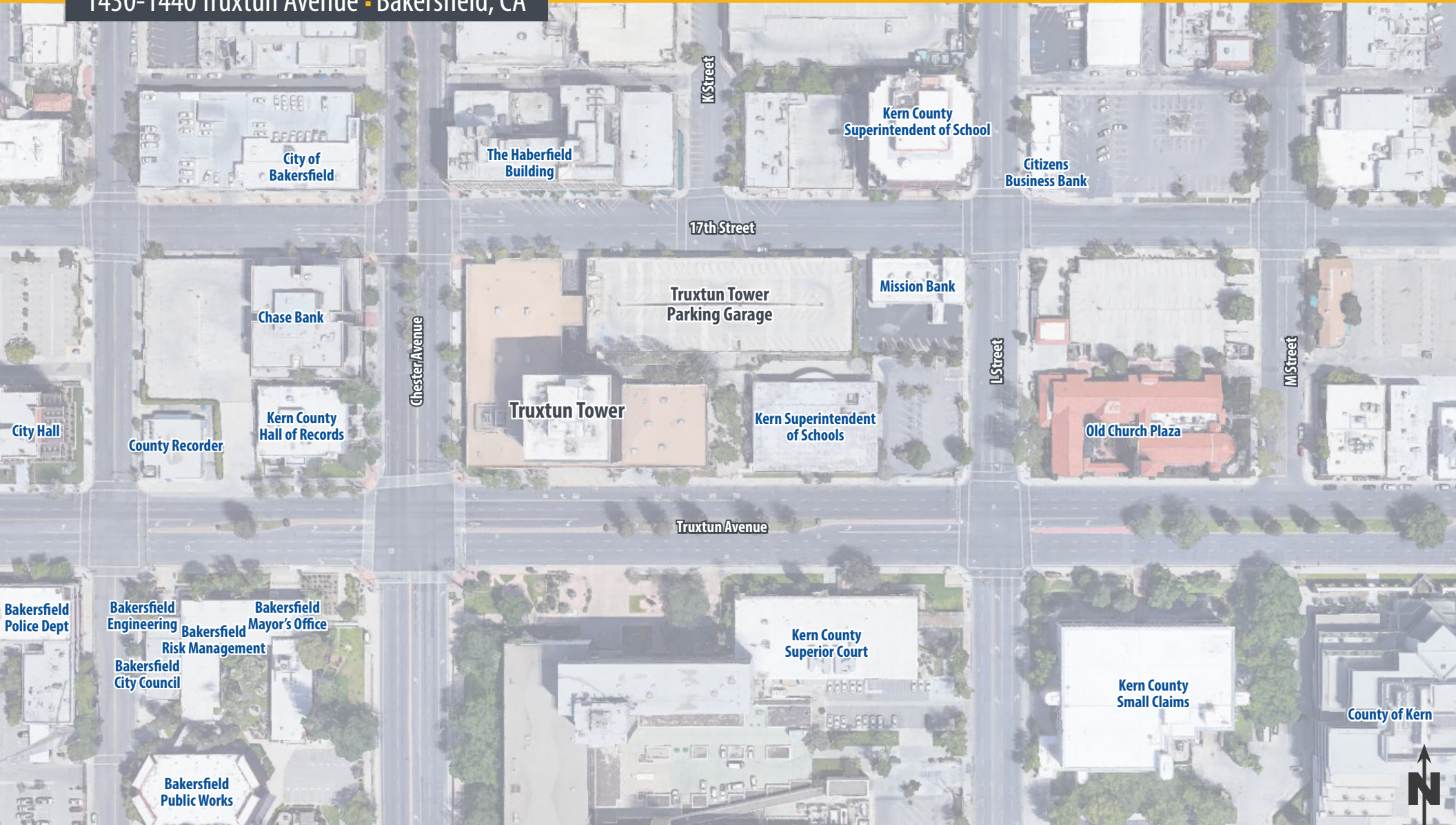


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## Truxtun Tower Rooftop Aerial

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## Property Photos

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## Aerial of Downtown Area Submarket

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