



For Lease - Approx. 2,500 SF
Professional Office Suite

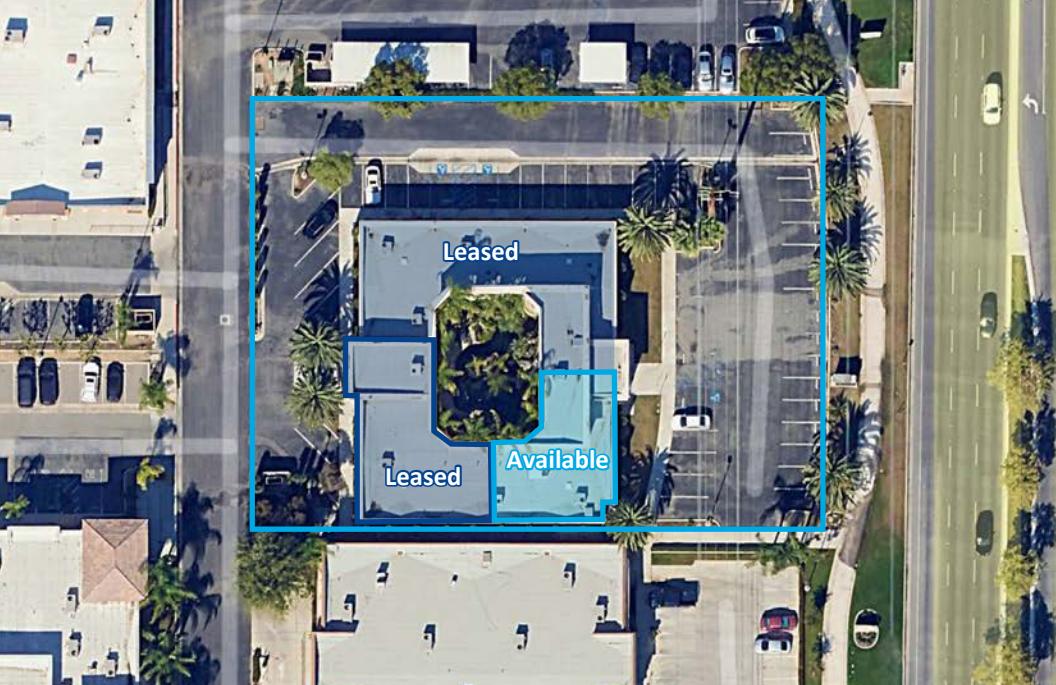
3955 Coffee Rd | Bakersfield, CA

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Property Information

3955 Coffee Rd., is an approximately 10,954 SF, freestanding, professional office building with approximately 2,500 SF available for Lease. The property is conveniently located in the northwest with Coffee Rd. frontage just north of Meany Ave.

Available:

+/- 2,500 SF

Lease Rate:

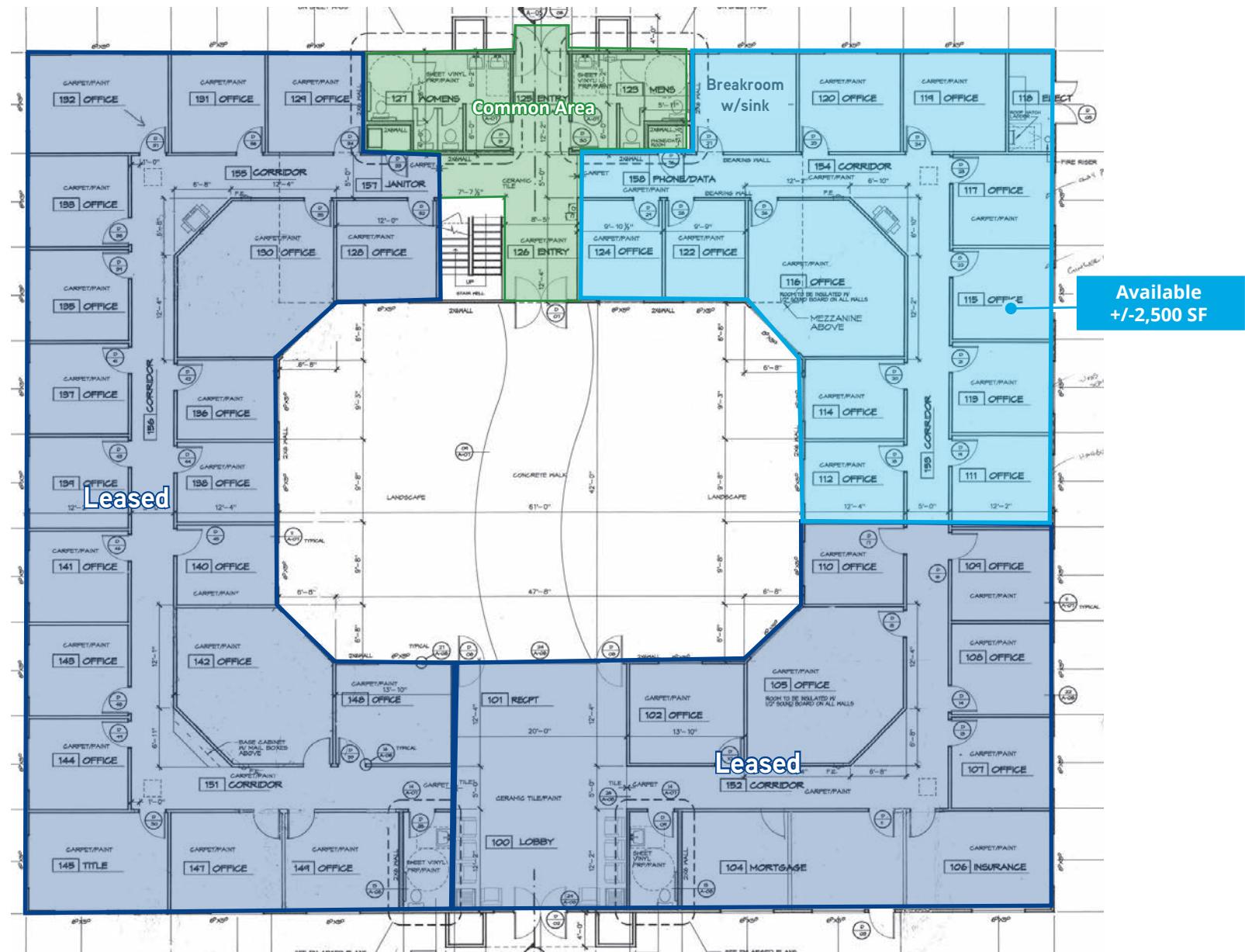
\$1.85/PSF Modified Gross

Highlights:

- An approximately 2,500 SF professional office space available for Lease.
- Conventional office floor plan that includes ten (10) private offices, large office/conference room, common area restrooms, and breakroom with sink.
- Unique features are the koi pond and waterfall that can be enjoyed during lunch or taking a break.
- Prime northwest location.
- Coffee Rd. frontage provides building and signage exposure.
- Ample amount of onsite parking. Fifty (50) total parking stalls that includes three (3) ADA parking stalls (ratio is 4.56 : 1,000 SF).
- Located near amenities such as restaurants, retail, medical and office users.
- Limited availabilities in northwest.
- Tenant to pay proportionate share of utilities.
- Year built: 2005
- Zoned CO (Professional Office) – City of Bakersfield

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Floor Plan



Photos



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Photos (Continued)



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Aerial



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