



COLDWELL BANKER
PREFERRED
REALTORS®

MEDICAL OFFICE SPACES

3008 Sillect Ave - Bakersfield, CA



PROPERTY INFORMATION

Total Building Size: 29,866 Sq. Ft
3008 Sillect Ave - 24,016 Sq. Ft
3012 Sillect Ave - 5,850 Sq. Ft
Total Lot size: 2.65 Acres



HIGHLIGHTS

Right across from Bakersfield Heart Hospital
High Traffic Area near Rosedale Hwy
Direct access to CA 99 Hwy
Close to Downtown Area
Proximity to Other Medical facilities,
Shopping, Eateries & Conveniences

LEASE RATE

Upon request - Triple Net Lease (NNN)

3008 Sillect Ave

Elevator Access in this Building
common ADA Compliant Restrooms
in hallway outside
Total Parking Ratio - 5.46 spaces
per 1,000 sq. ft. (Approx.)

Suite 120

3,744 Rentable Sq. Ft. (Approx.)
Large Waiting Area - Reception Area
3 Office Rooms - 6 Exam Rooms
Storage Rooms / Computer Room
Lounge Area & 2 Restrooms

Suite 140

3,025 Rentable Sq. Ft. (Approx.)
Large Waiting Area
Reception Area
2 Office Rooms
7 Exam Rooms
2 Restrooms (one with Shower)
Lounge

Vikram Reddy
Coldwell Banker Preferred, Realtors
DRE #01845883 | Co.DRE# 01100927

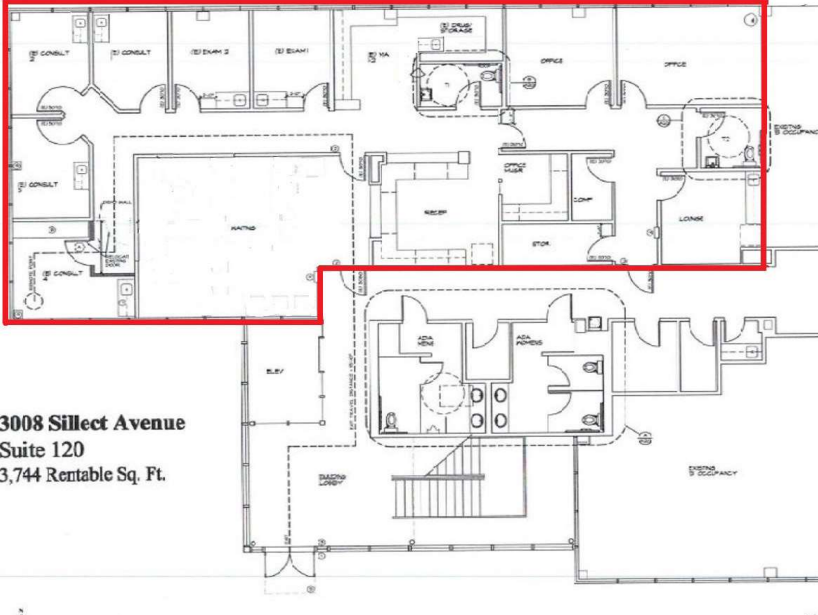
661 836 2345 office | 661 900 1596 cell
vreddy1@yahoo.com



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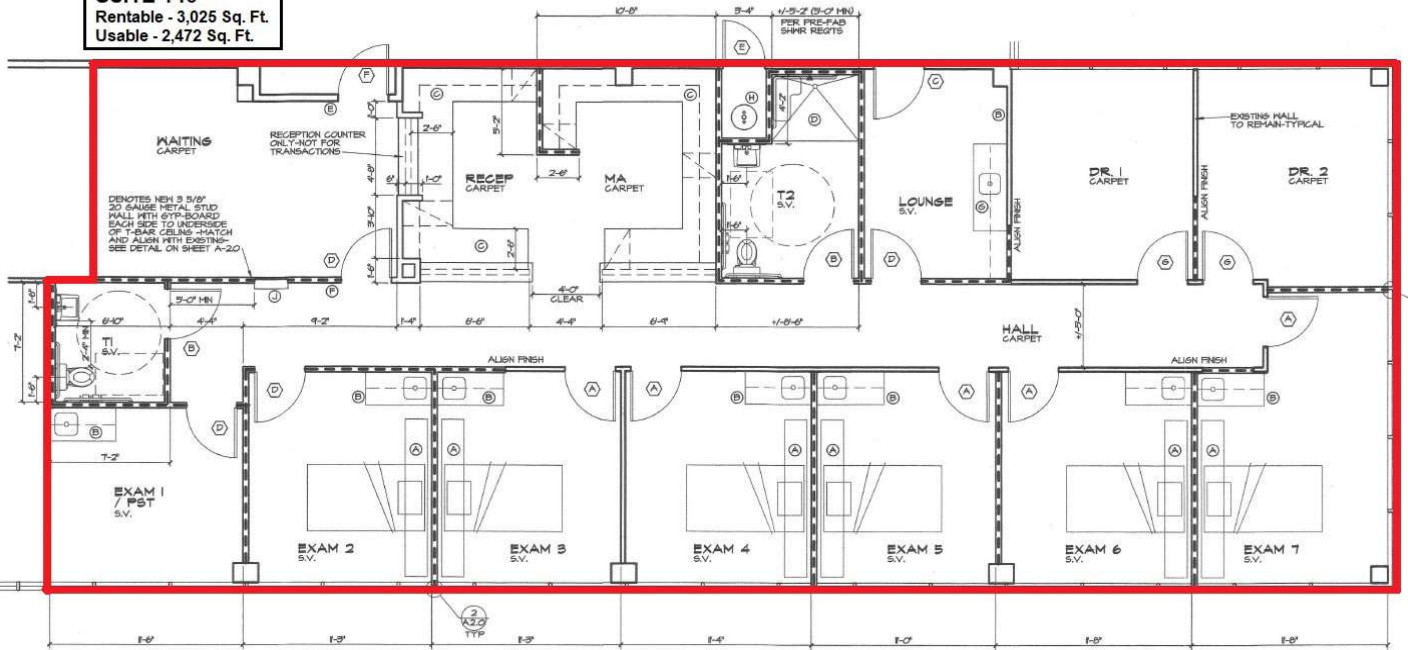


3008 Sillect Avenue
Suite 120
3,744 Rentable Sq. Ft.

Suite 210
2,759 Rentable Sq. Ft. (Approx.)
Reception Area / 2 Waiting Areas
6 Exam Rooms / 1 Procedure Room
1 Office Room / Nurse Area
Storage Area / Lounge Area
Restroom

Suite 240
4,972 Rentable Sq. Ft. (Approx.)
Reception & Large Waiting Area
ME/Nurse Station
Large Triage
9 Exam Rooms
6 Office Rooms
Procedure Room
Lounge & Storage Room
3 Restrooms

SUITE 140
Rentable - 3,025 Sq. Ft.
Usable - 2,472 Sq. Ft.



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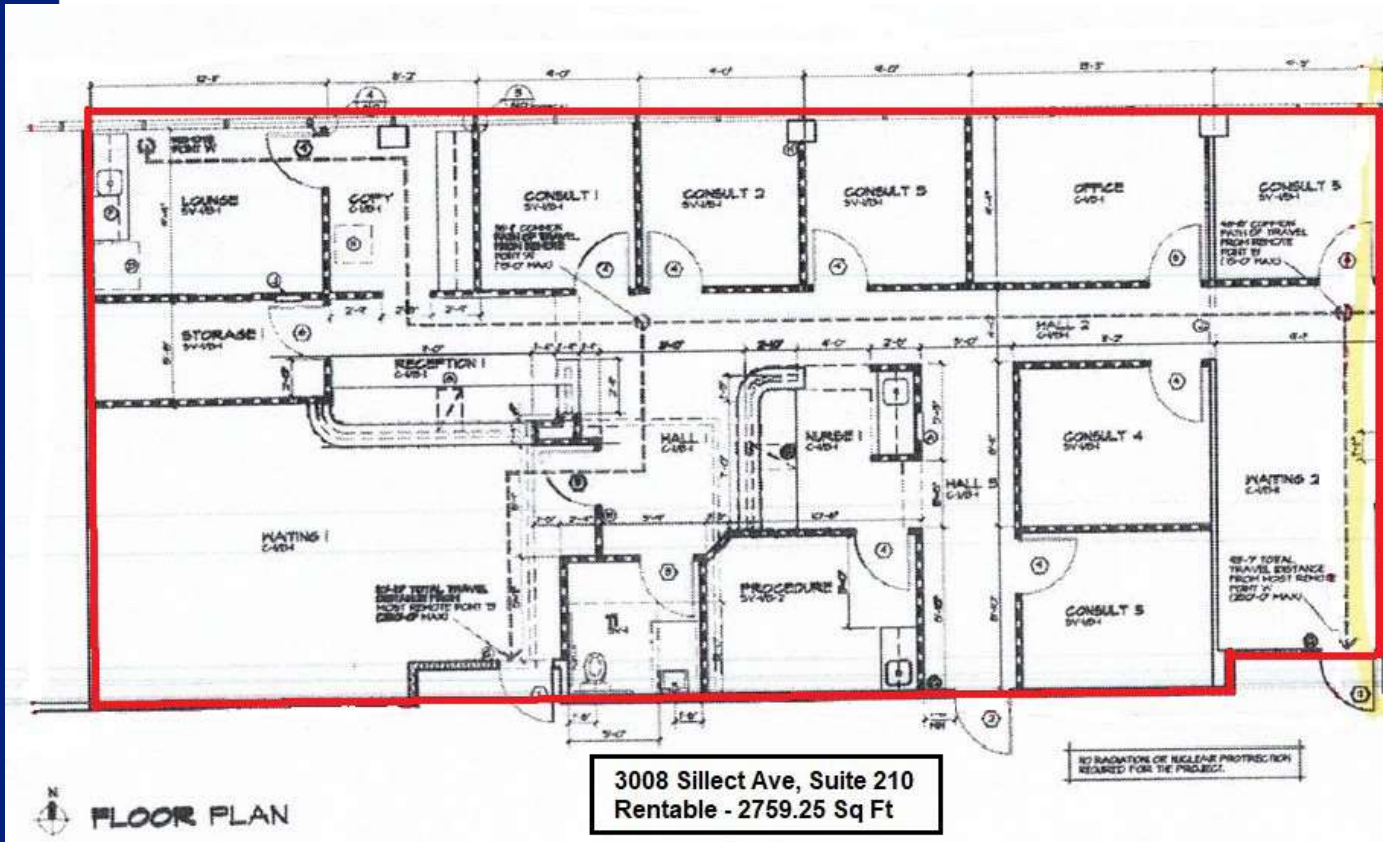
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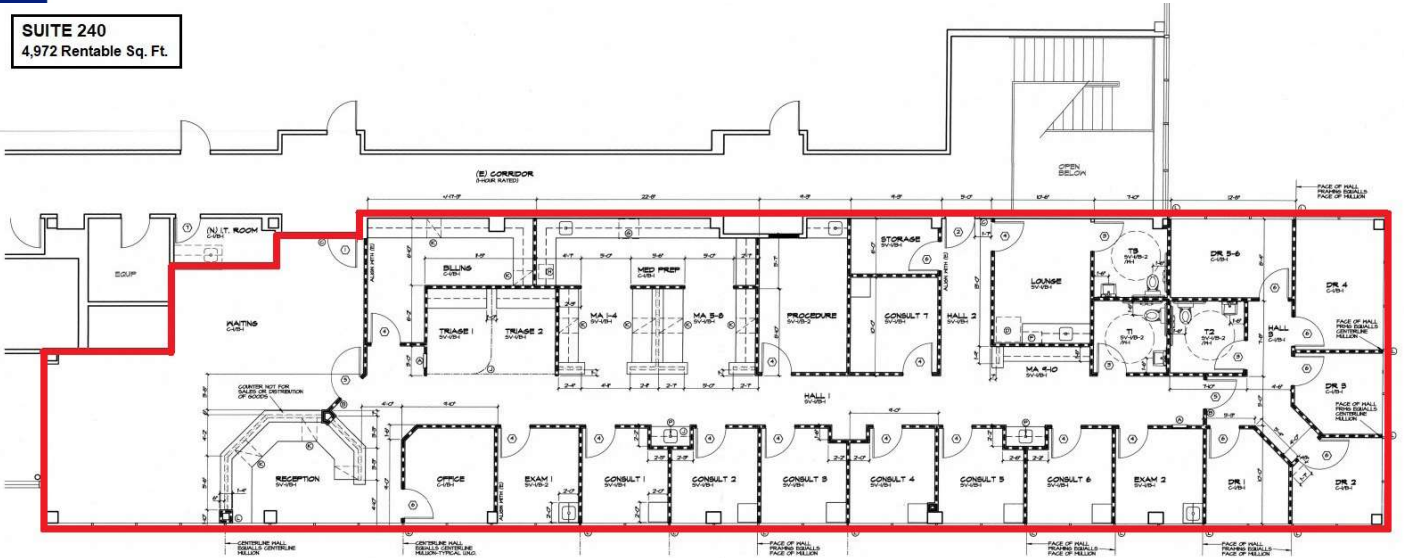


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SUITE 240
4,972 Rentable Sq. Ft.



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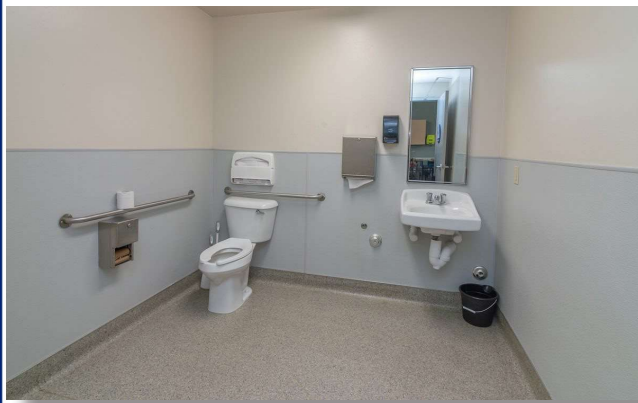
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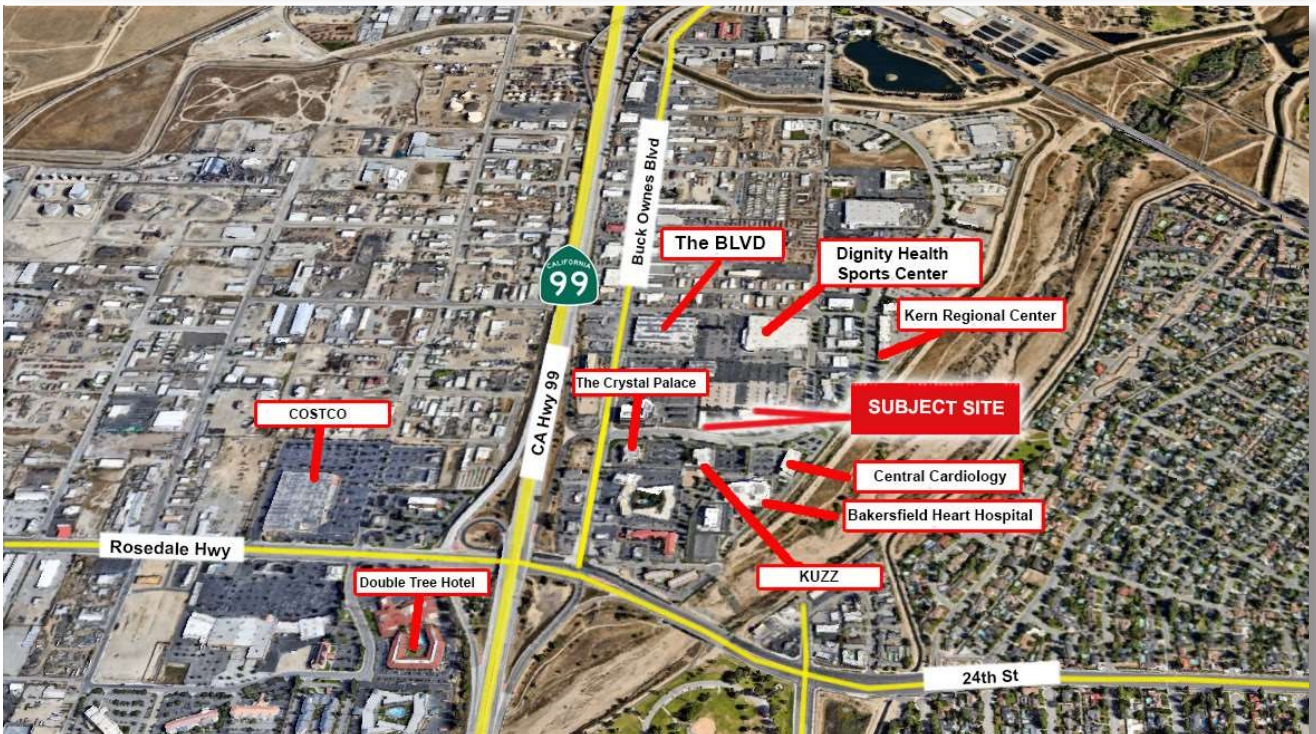
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