

FOR LEASE

# 2323 E STREET

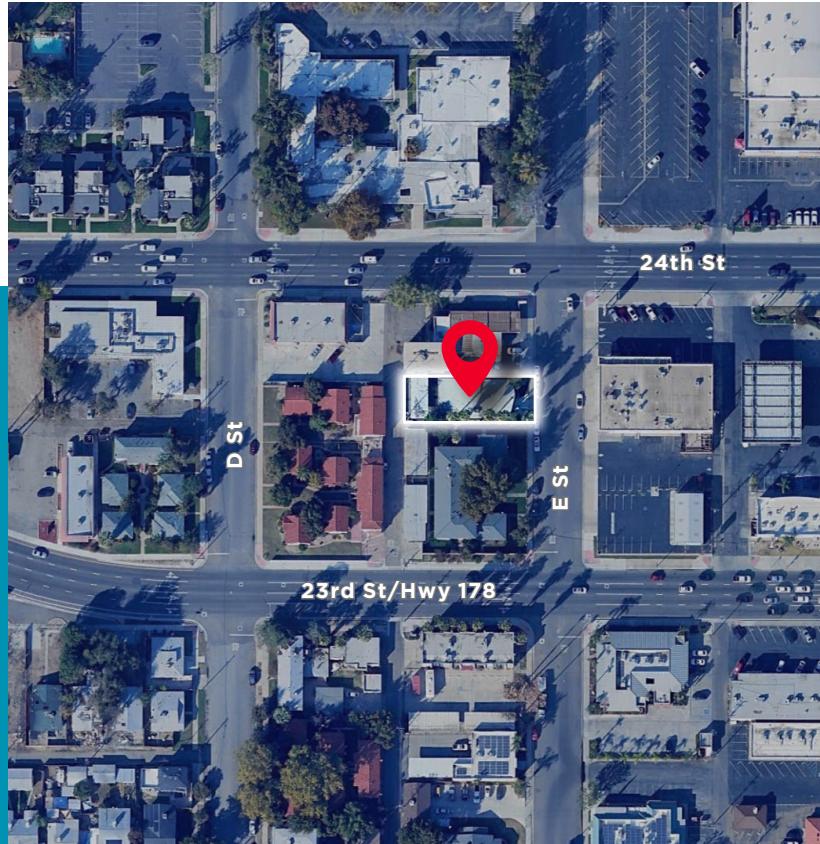
BAKERSFIELD, CA



CUSHMAN &  
WAKEFIELD

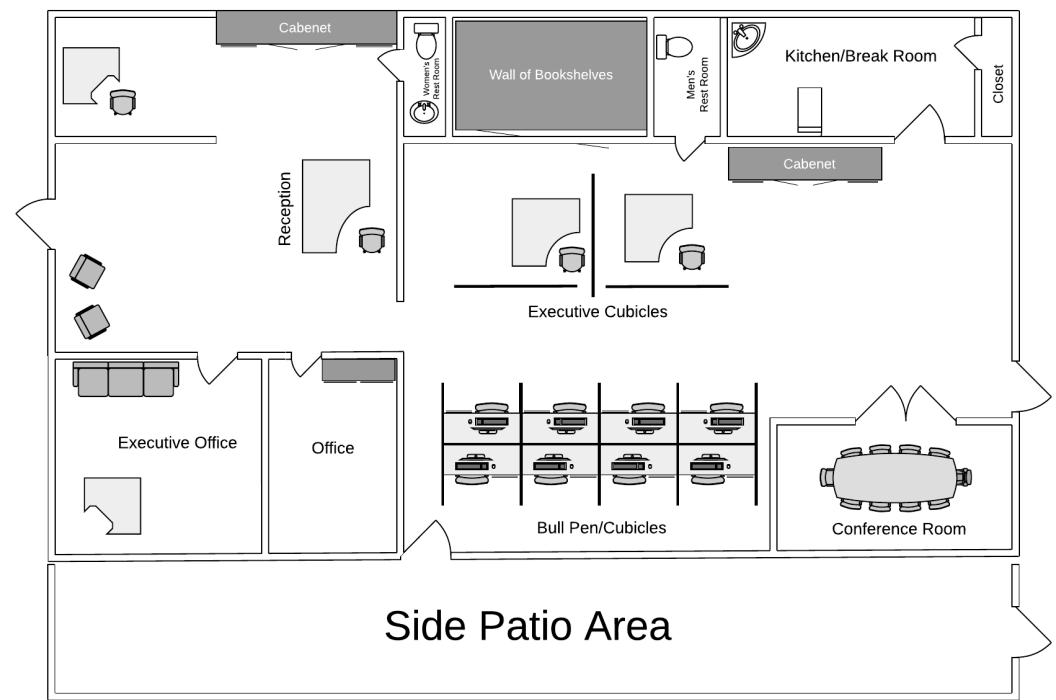
# 2323 E STREET

- Prime downtown Bakersfield location
- Monument signage available
- Close proximity to a variety of amenities—several eateries and coffee shops, parks, gas stations, and more
- Covered parking area located at the rear of the building
- Easy access to major traffic corridors—Hwy 178, Hwy 99, Hwy 58



## PROPERTY FEATURES

|                        |  |
|------------------------|--|
| <b>Total Building:</b> | ±2,368 SF  |
| <b>Lot Size:</b>       | 0.13 Acres   |
| <b>APN:</b>            | 003-111-04-00-2  |
| <b>Zoning:</b>         | C-O, Commercial and Professional Office<br>City of Bakersfield |
| <b>Asking Rent:</b>    | \$1.50psf/month  |



Side Patio Area

# 2323 E STREET





**CUSHMAN &  
WAKEFIELD**



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