



**PROPERTY DETAILS**

- **SPACE AVAILABLE:**
  - 1ST FLOOR**
    - SUITE 201 +/- 1,500 SF
  - 2ND FLOOR**
    - SUITE 300 FULLY LEASED
  - BASEMENT**
    - SUITE 100 +/- 1,940SF
- **LOT SIZE: 37,026SF**
- **LEASE TERM: 3-5 YEARS**
- **ZONED C-2 IN THE CITY OF BAKERSFIELD**  
**(REGIONAL COMMERCIAL ZONE)**
- **LOCATED AT THE INTERSECTION OF COLUMBUS AVENUE AND UNION AVENUE**
- **DAILY TRAFFIC COUNT OF 19,965 VPD**



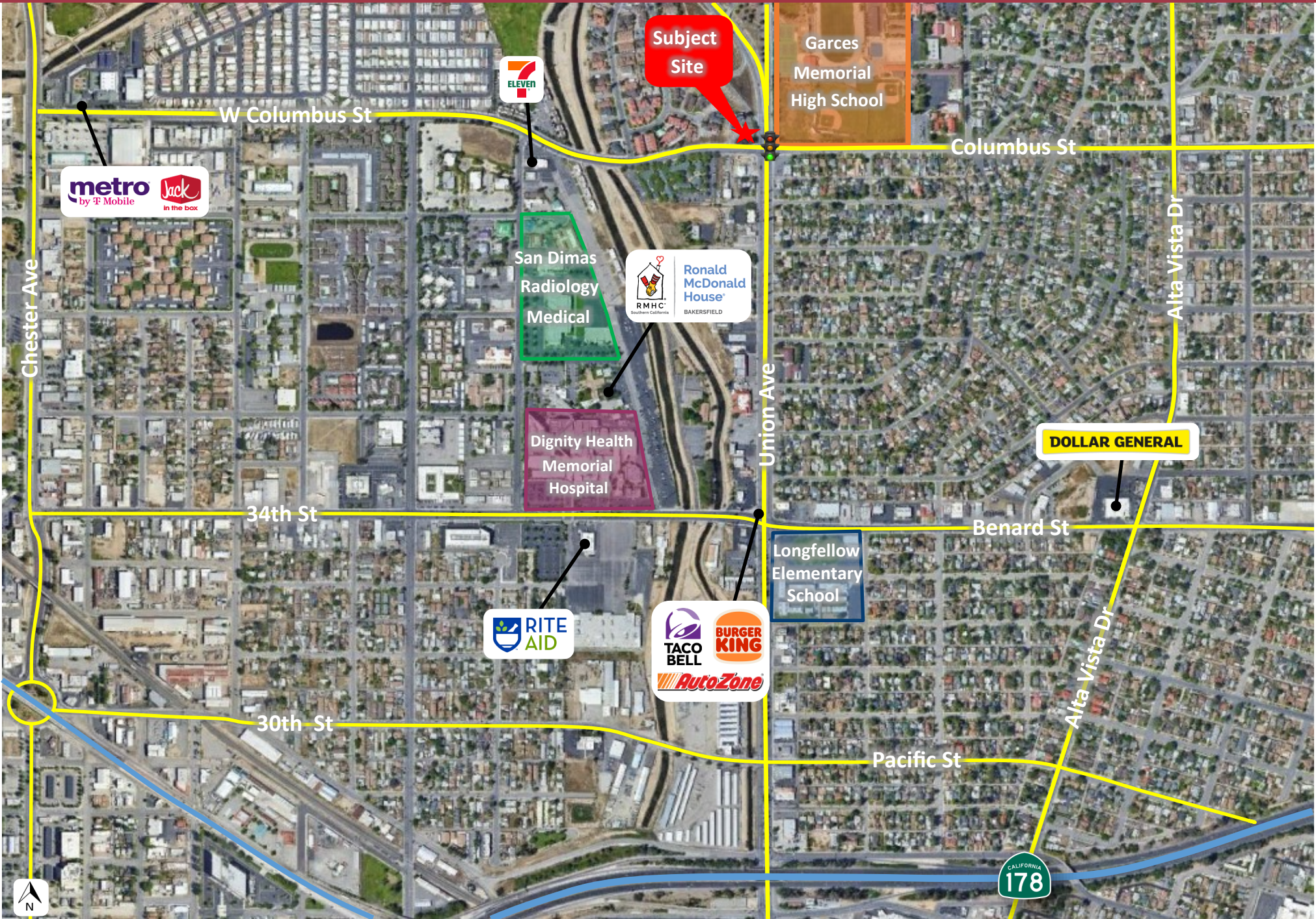
9810 Brimhall Road  
Bakersfield, CA 93312  
[www.oliviercommercial.com](http://www.oliviercommercial.com)

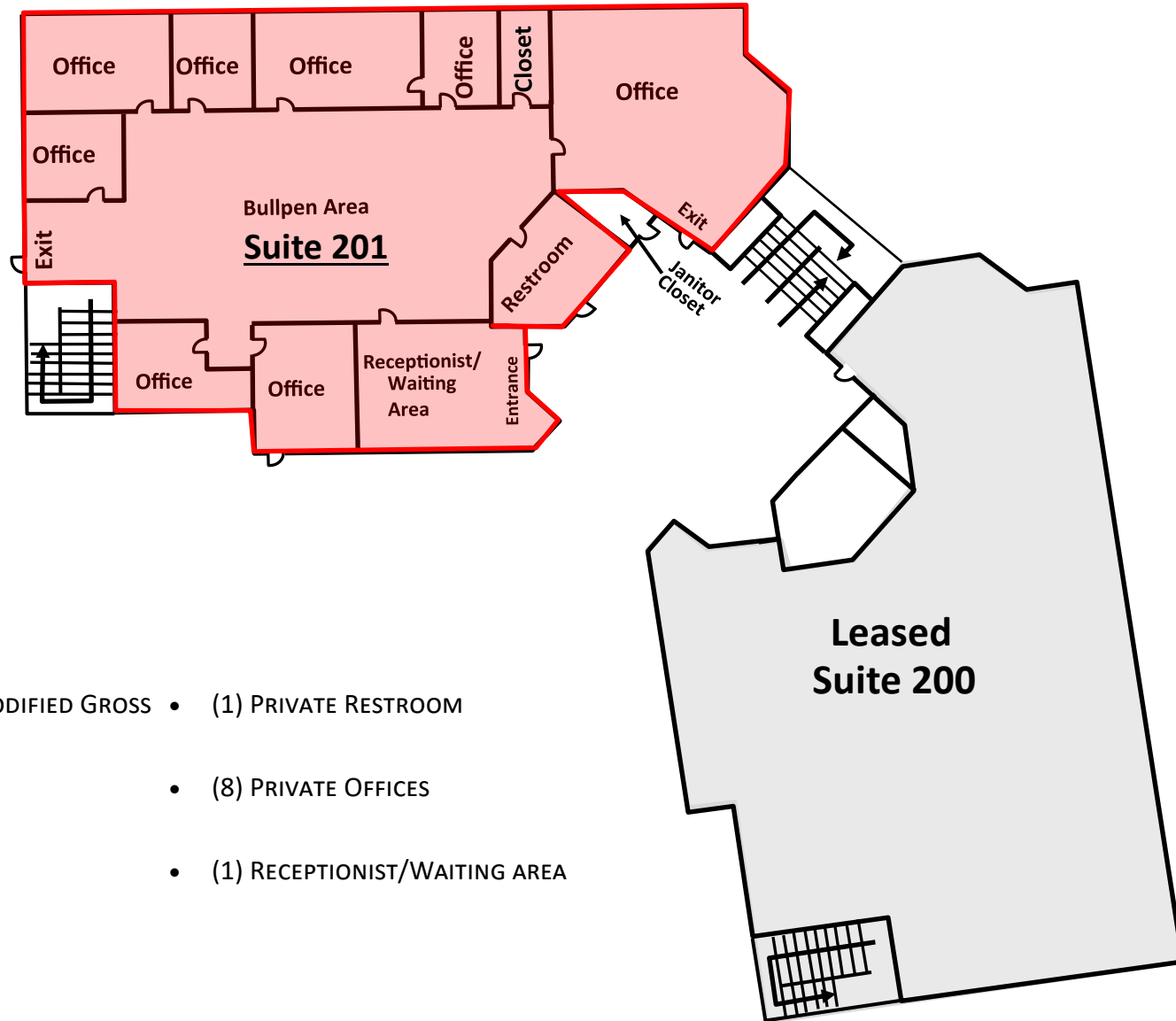
*For additional information please contact:*

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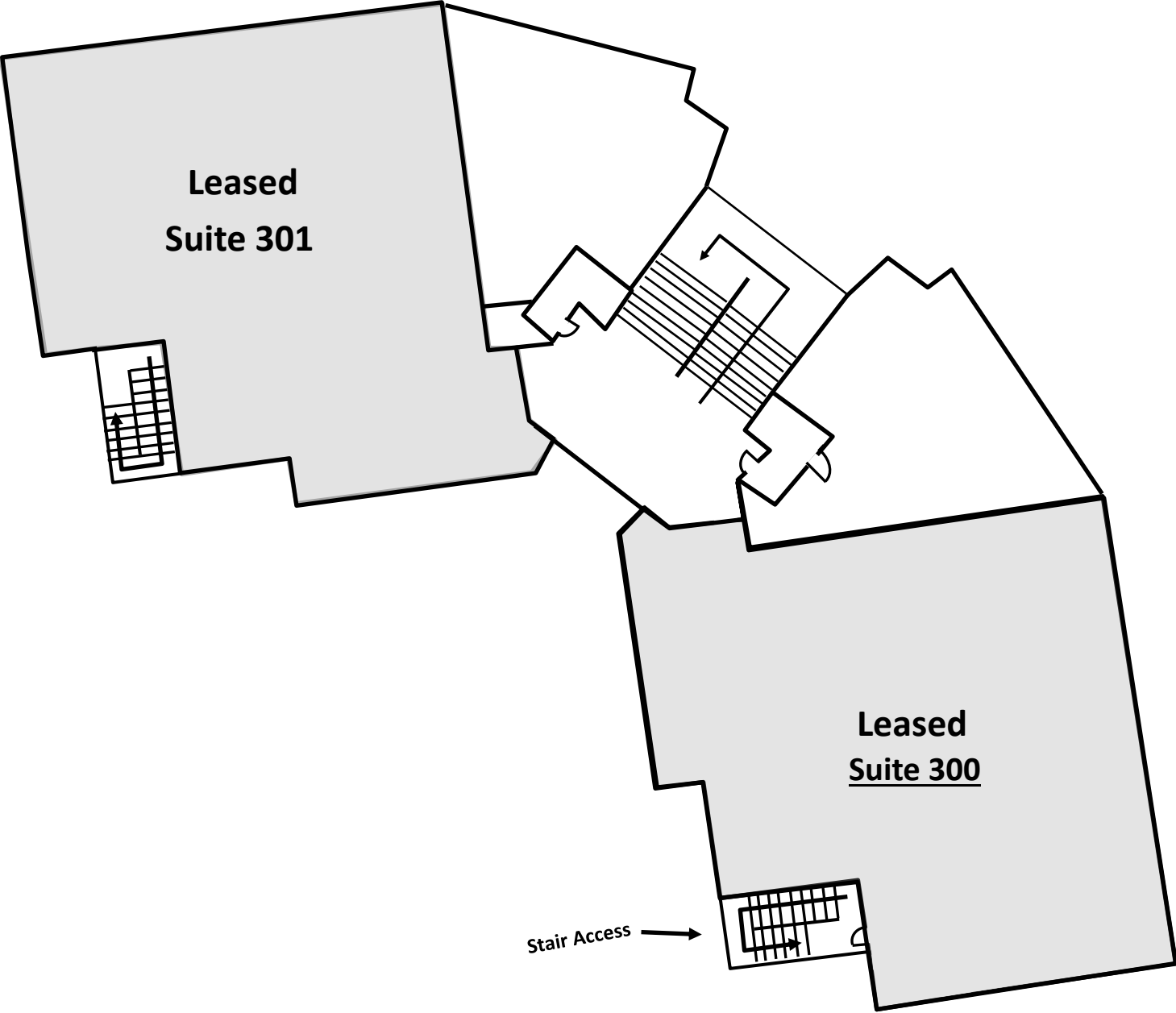




**SUITE 201 DETAILS:**

- ASKING RENT: \$2,500/MO. MODIFIED GROSS
- +/- 1,500 Sf (APPROX) OFFICE
- (1) LARGE BULLPEN AREA
- (1) STORAGE CLOSET
- (1) PRIVATE RESTROOM
- (8) PRIVATE OFFICES
- (1) RECEPTIONIST/WAITING AREA

\*Not to Scale

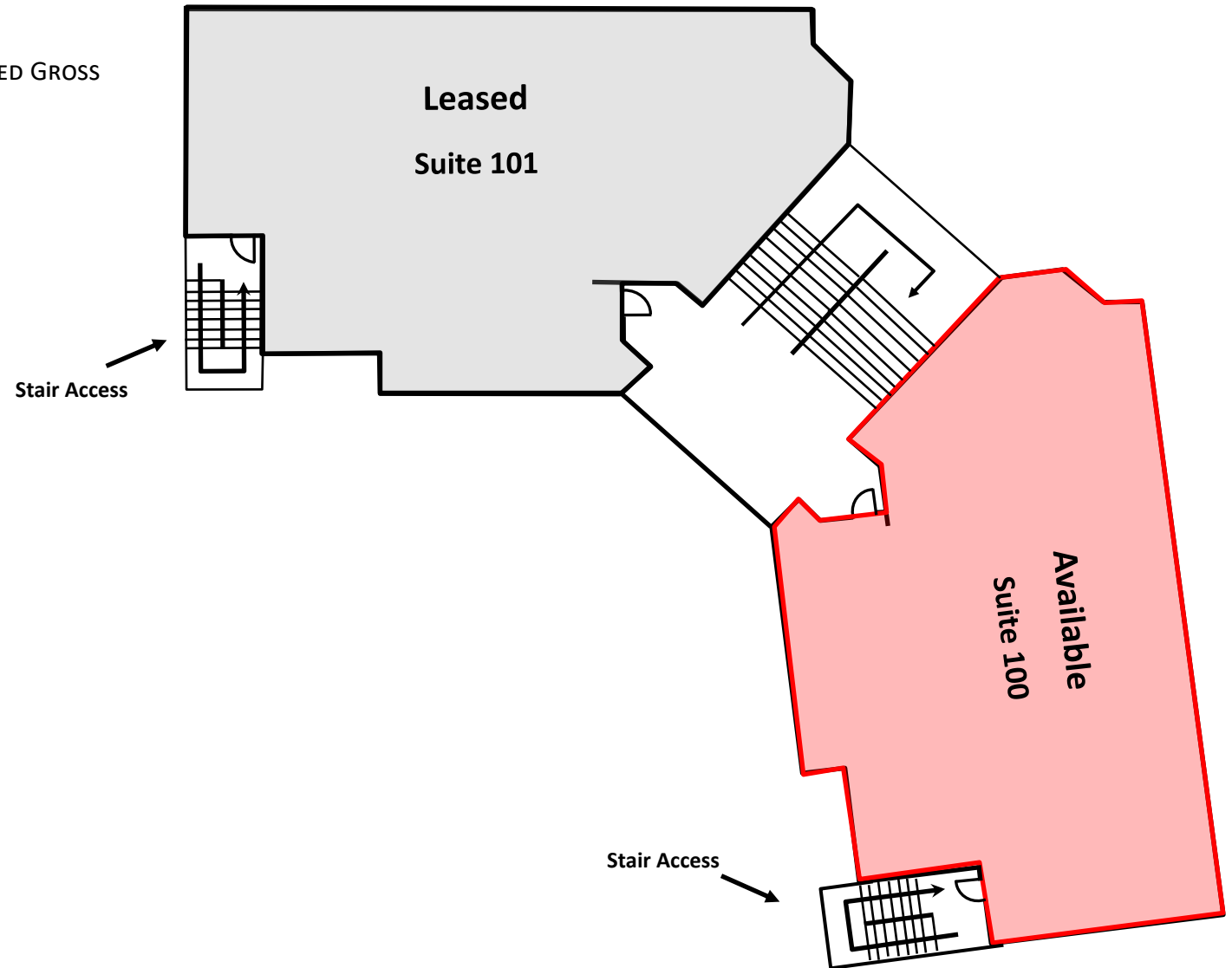


**\*Not to Scale**

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## SUITE 100 DETAILS:

- ASKING RENT: \$1,940/MO. MODIFIED GROSS
- +/- 1,940 SF (APPROX.)
- SHELL CONDITION
- OPEN FLOOR PLAN



**\*Not to Scale**



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