

For Lease | +/- 124 SF - 4,735 SF

# Professional Office Space in Downtown Bakersfield

2611 F St | Bakersfield, CA 93301

**Contact Us:**

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Subject Property

## Property Details:

<b>Address</b>	2611 F St Bakersfield, CA 93301
<b>Building Size</b>	+/- 9,700 SF
<b>Zoning</b>	C-2 (Commercial) in the City of Bakersfield
<b>Built</b>	1953 (Remodeled in 2013)

## Property Description:

This building is centrally located in the heart of Downtown Bakersfield, at the northwest corner of F street and 26th Street. The property is close to Adventist Health Hospital as well as other retail medical offices, shops and restaurants.

The contemporary design gives a unique feel to the building. The layout will accommodate many uses such as retail and general office. Parking is shared with other buildings in the Westchester Parking Association and is on a first come first serve basis.

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## Available:

### First Floor:

First Floor	+/- 4,735 RSF	\$6,800/mo. plus utilities
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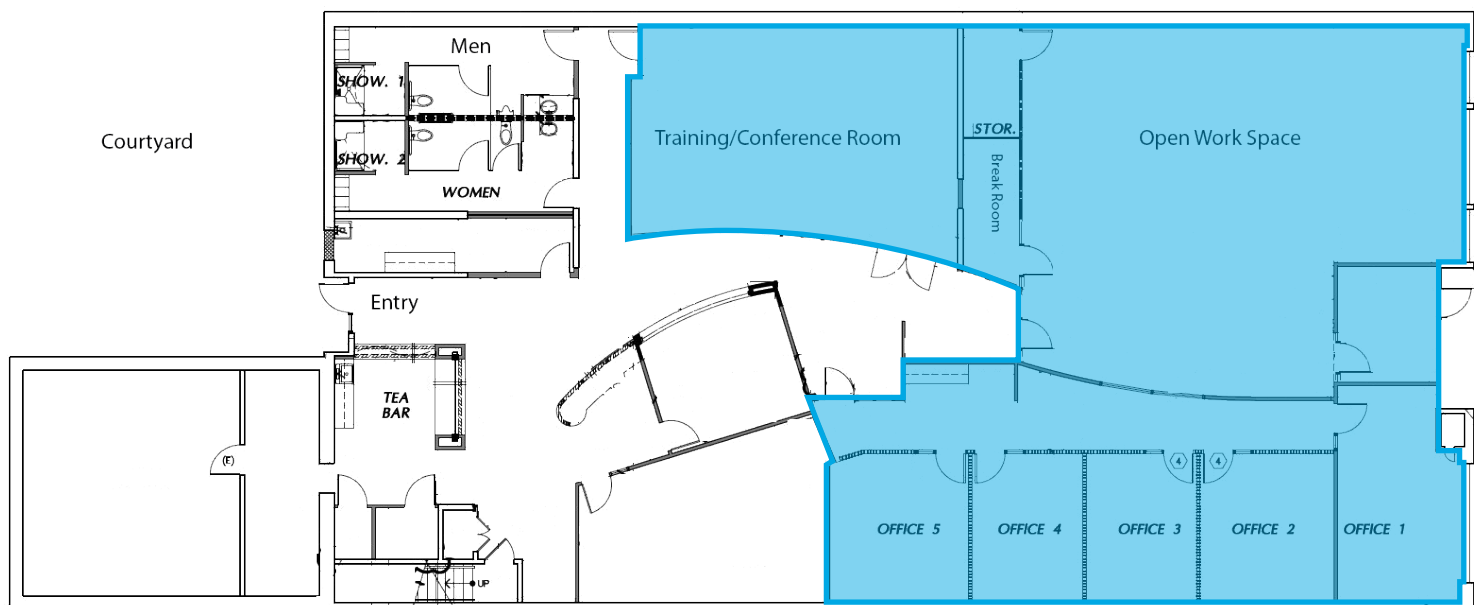
### Second Floor:

Suite 2A	+/- 767 RSF	\$1,500/mo. including utilities
Suite 2B	+/- 124 RSF	\$500/mo. including utilities
Suite 2C	+/- 446 RSF	\$995/mo. including utilities

## Property Highlights:

- An approximately 9,700 SF professional office building.
- Conveniently located in Downtown submarket.
- Building was remodeled in 2013.
- Ground floor suite consists of five (5) private offices, conference room, and open work/bullpen space.
- 2nd floor suites offer flexible lease terms that also include utilities.
- Abundant amount of parking provided by the Westchester Parking Association.
- Near public transportation.
- Tenant Improvements are negotiable.

# Floor Plan - First Floor



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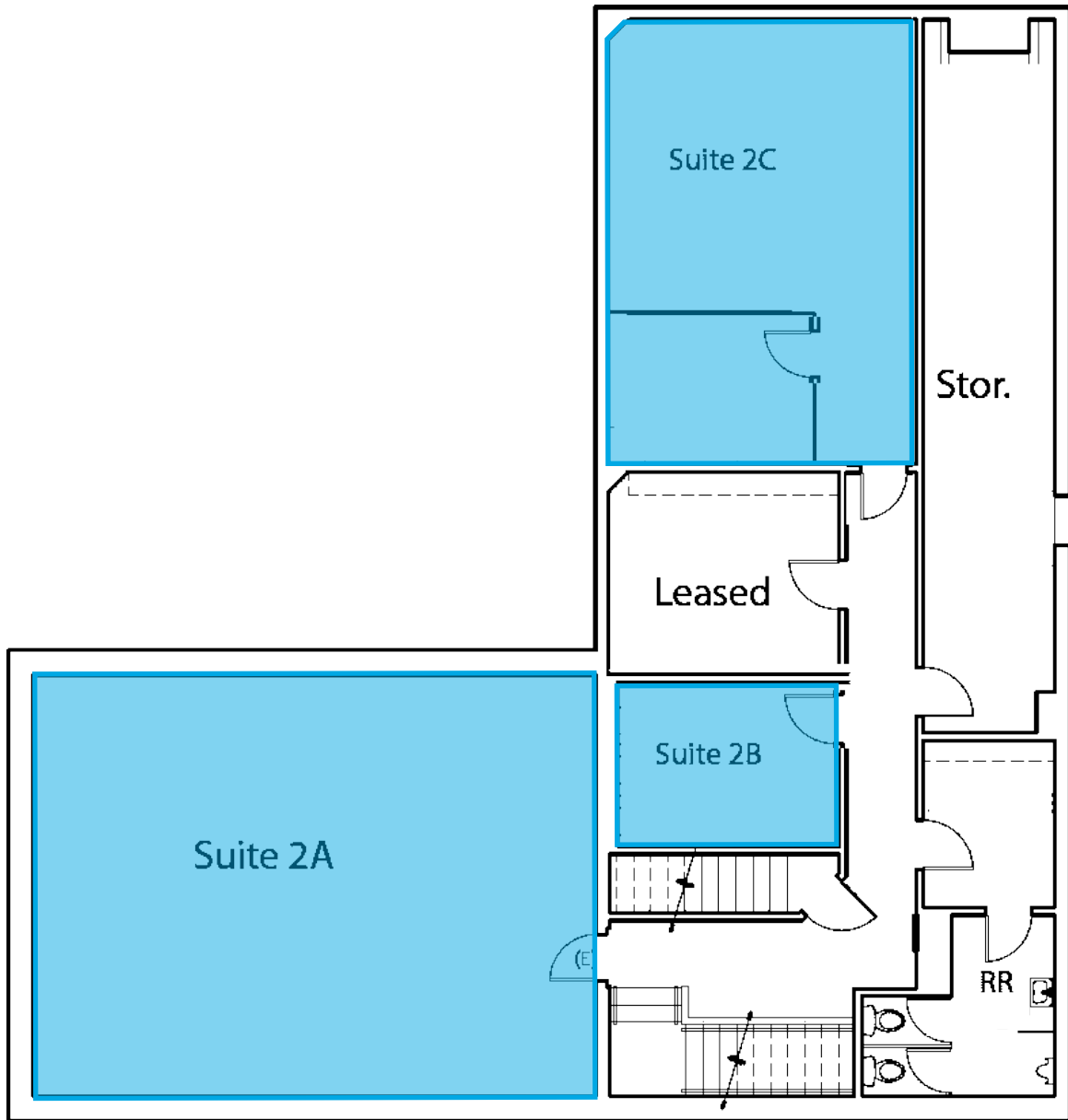
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# Floor Plan - Second Floor



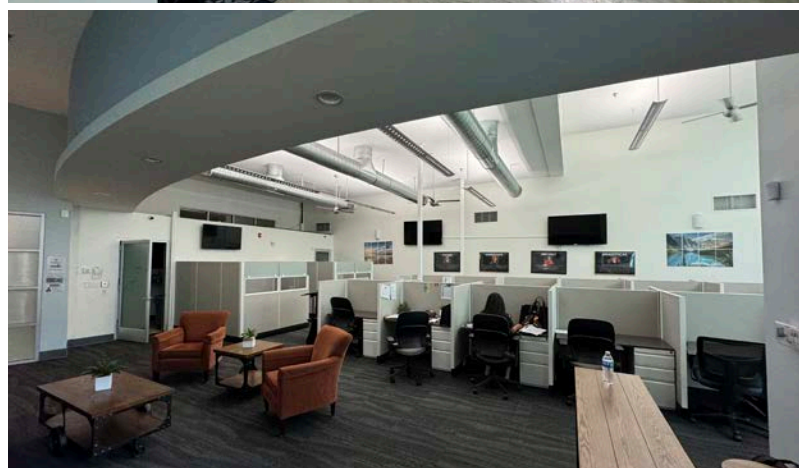
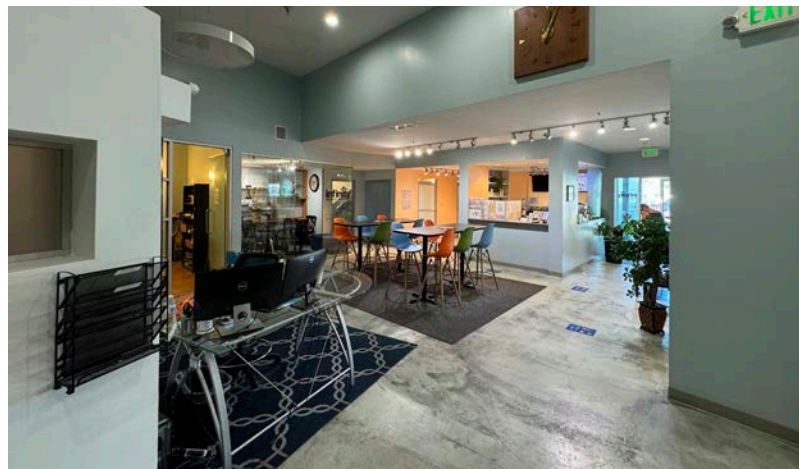
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# Photos



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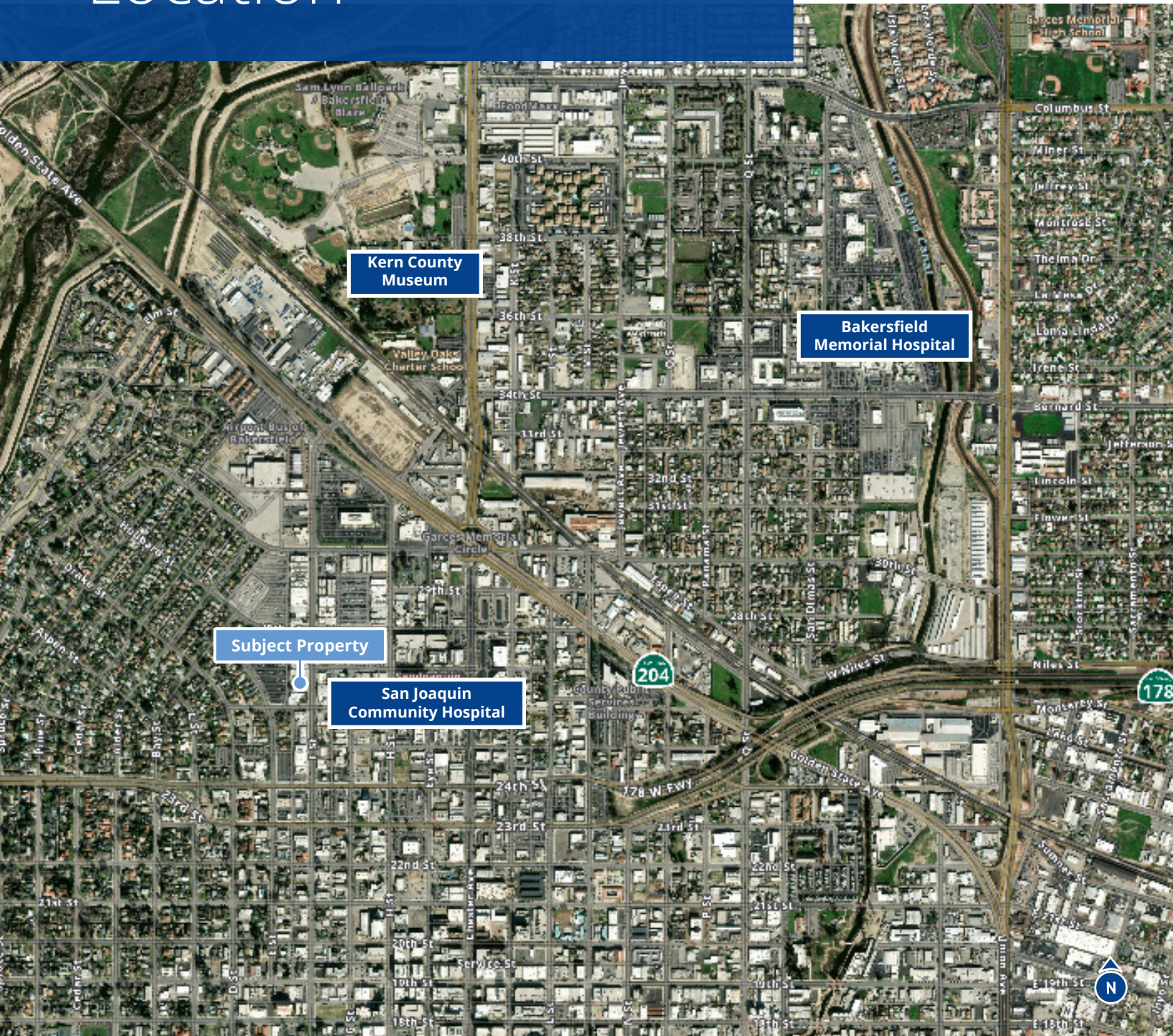
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# Location



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