

Office Building For Lease

AVAILABLE

4200
Truxtun Avenue
Bakersfield, CA

Property Highlights

- Three-story, Class A, multi-tenant office building located at NWC of Truxtun Avenue & Empire Drive
- Prominent Truxtun Avenue monument signage available
- Easy access to the Westside Parkway & Downtown Bakersfield
- Energy efficient utilities with solar
- Abundant parking
- Within steps to the Kern River Bikepath. The building features common area shower facilities



The information contained herein may have been obtained from sources other than ASU & Associates. We have not verified such information and make no guarantees, warranties or representations about such information. It is your responsibility to independently confirm its accuracy and completeness prior to purchasing/leasing the property.



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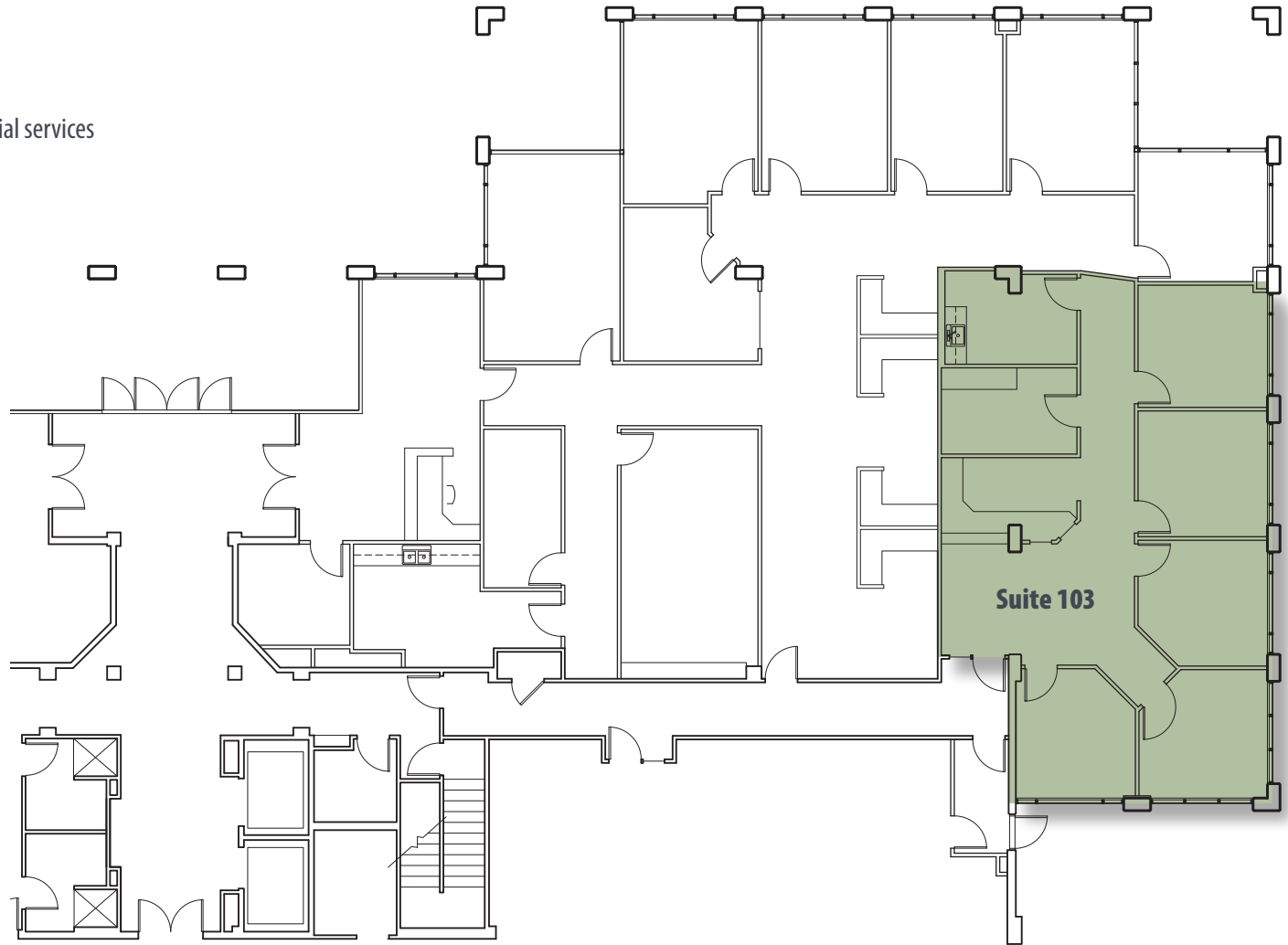
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Ground Floor Availability & Floor Plan

4200 Truxtun A • Bakersfield, CA

Property Details

- **Available Space**
Suite 103 - 1,655 RSF
- **Rental Rate** \$1.85 per SF, excluding utilities & janitorial services
- Tenant improvements negotiable
- Available now



**Plans deemed to be accurate, but not guaranteed. Plan not to scale.*



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Aerial Map

4200 Truxtun A - Bakersfield, CA



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The central location of this property allows for convenient access to downtown Bakersfield with quick access to west Bakersfield through the Westside Parkway.



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