

The Colliers logo is located in the top right corner. It consists of the word "Colliers" in a white serif font, enclosed within a blue rectangular border with a thin yellow and red stripe at the bottom.The background of the advertisement is an aerial photograph of a three-story Mechanics Bank building. The building has a tan and orange facade with multiple windows. It is situated on a street corner with trees and a clear blue sky with scattered clouds. A dark blue text box is overlaid on the left side of the image.

# For Lease Downtown Class "A" Office Space

900 Truxtun Avenue | Bakersfield, CA

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## Colliers International

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# Property Information

*900 Truxtun Avenue* is a Class A professional office building located in Downtown Bakersfield, directly across from the Rabobank Arena. The building offers a great central location, abundant parking, and even has a restaurant on the ground floor.

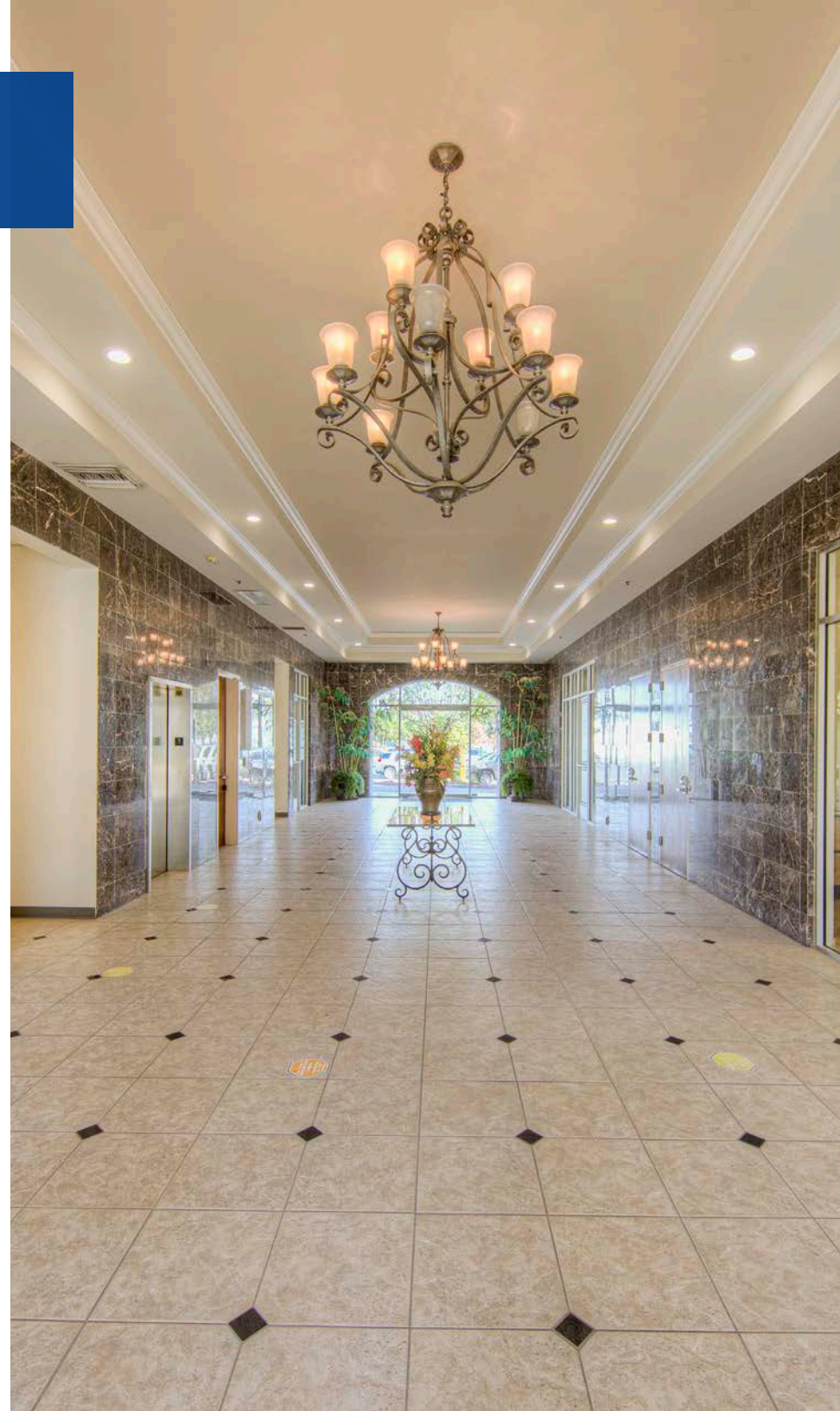
- Approximately 34,200 SF, 3-story, Class "A" building
- Abundant parking in private parking lot
- Full time building security
- Convenient downtown location
- Well maintained building
- Model suites have been completely renovated with all new fixtures and finishes
- Restaurant on ground floor
- Close to banking, restaurants, and other retail

## Available

Suite 230                      2,552 SF

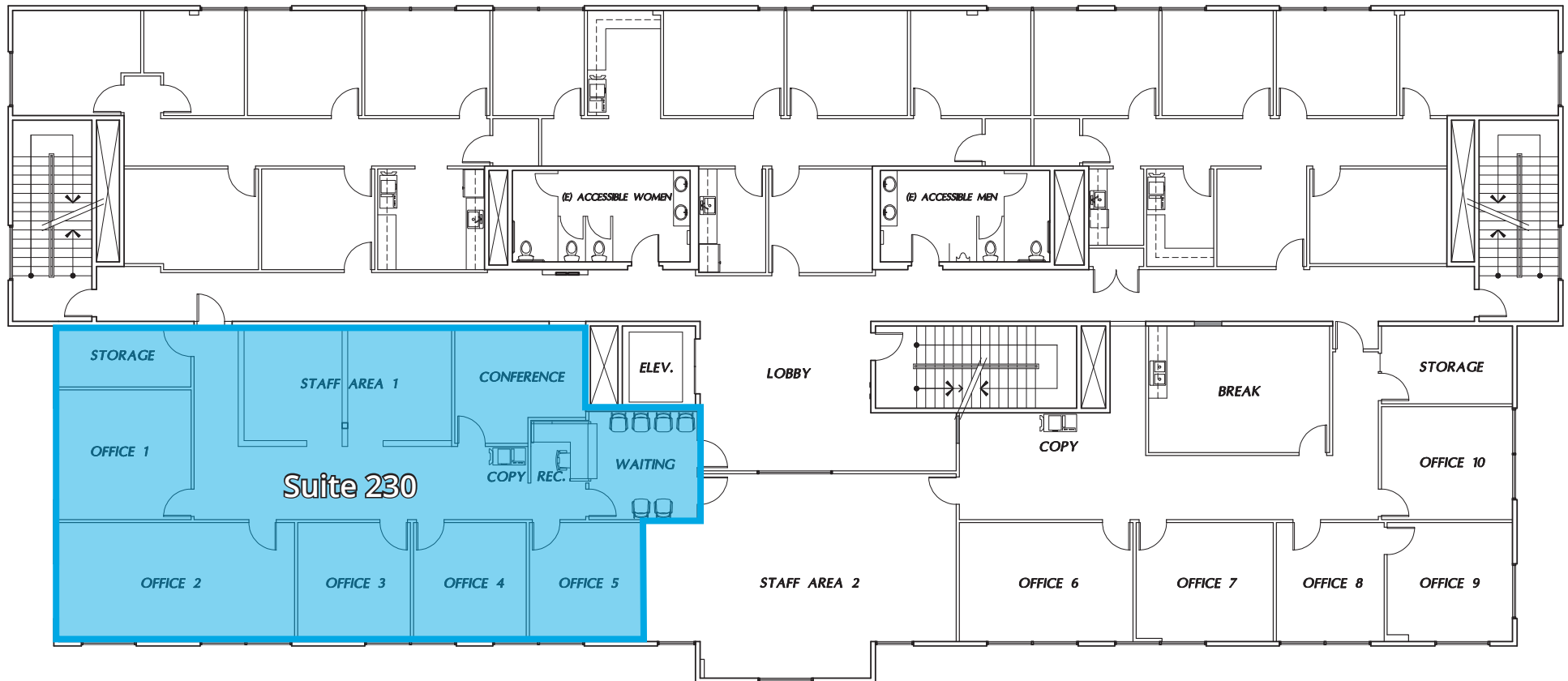
## Lease Rate

\$1.65/SF. (Excludes Janitorial & Utilities)



# Floor Plans

Suite 230: 2,552 SF



NOT TO SCALE

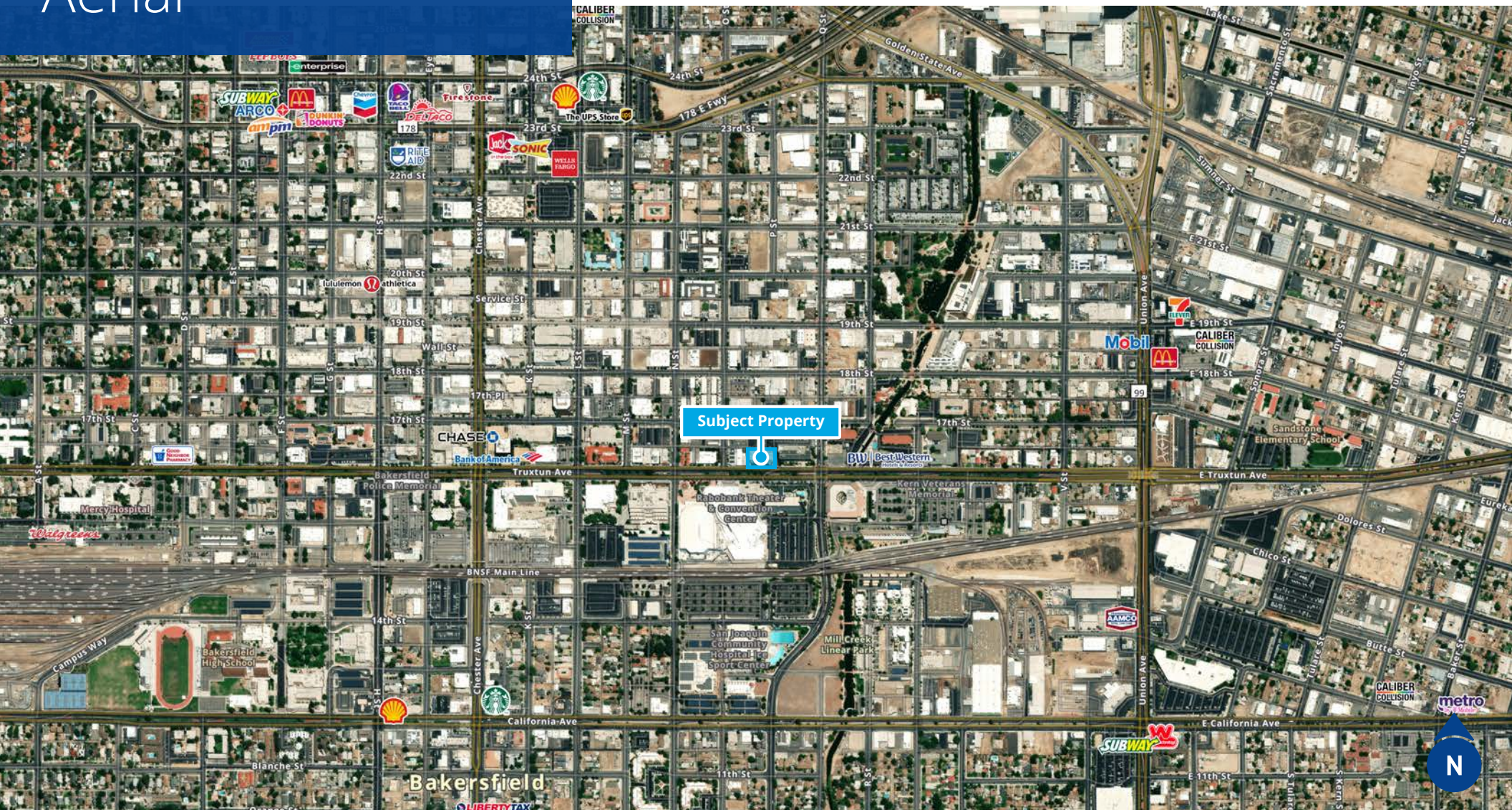


# Property Photos





# Aerial



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