

# FOR LEASE ► OFFICE OR MEDICAL

+/- 4,818 SF AVAILABLE

8224 Espresso Dr., Ste. 100 & 200

Bakersfield, CA 93312

## PROPERTY DETAILS

- SPACES AVAILABLE:
  - SUITE 200: 3,219 RENTABLE SF (APPROX.)
  - SUITE 100: 1,599 RENTABLE SF (APPROX.)
  - SUITE 100 + 200: 4,818 RENTABLE SF (APPROX.)
- (OPTIONAL) ADJACENT BUILDING - 8230 ESPRESSO DR. AVAILABLE FOR EXPANSION (+/- 3,350 SF)
- RENT: \$1.80 PSF/MO. MG
- FREESTANDING OFFICE BUILDING
- LOT SIZE: 24,829 SF (APPROX.)
- PARKED FOR MEDICAL: 8.5/1,000
- CONTEMPORARY BUILDING DESIGN
- HIGHLY FUNCTIONAL INTERIOR
- CENTRALLY LOCATED IN NORTHWEST BAKERSFIELD
- FULLY DEVELOPED AREA
- WITHIN WALKING DISTANCE TO RETAIL SHOPPING & RESTAURANTS
- REAR BUILDING SIGNAGE VISIBLE FROM COFFEE RD.
- PYLON SIGNAGE ON COFFEE RD.\*  
\*AVAILABLE FOR ADDITIONAL COST



**PYLON SIGNAGE ON COFFEE RD.\***



### OLIVIERI COMMERCIAL GROUP

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# LOCATION AERIAL

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# FLOOR PLAN

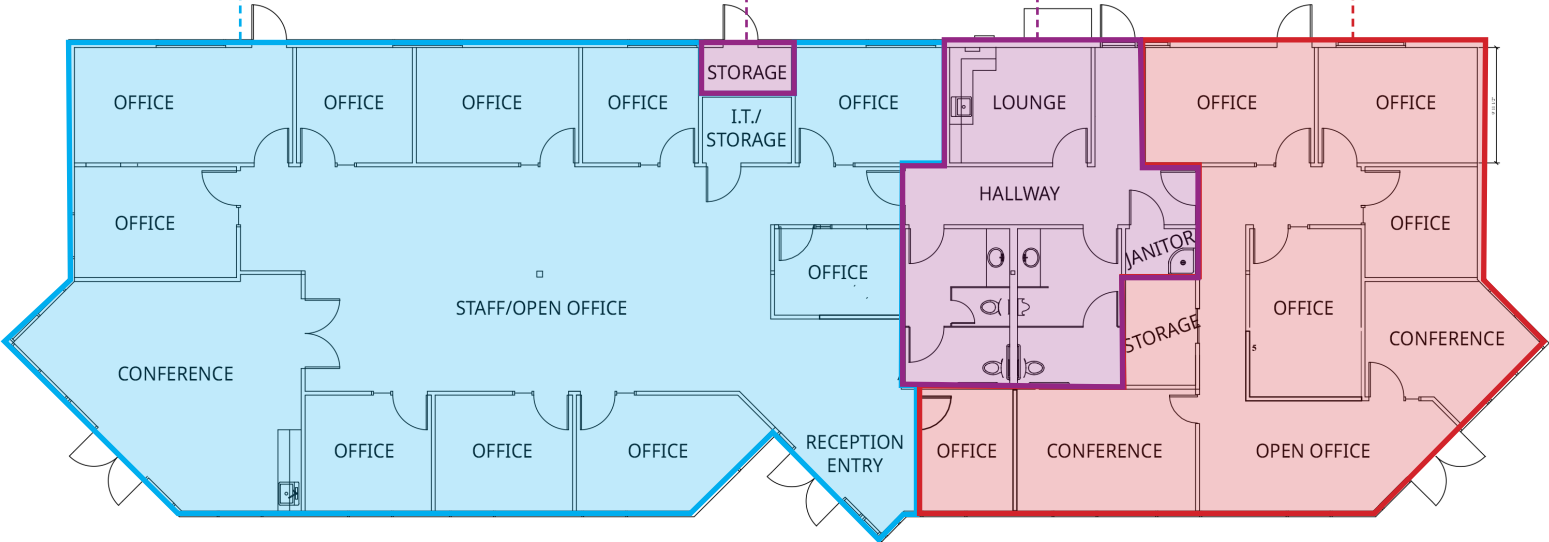
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SUITE 200: +/- 2,830 USABLE SF

COMMON SPACE: +/- 664 SF

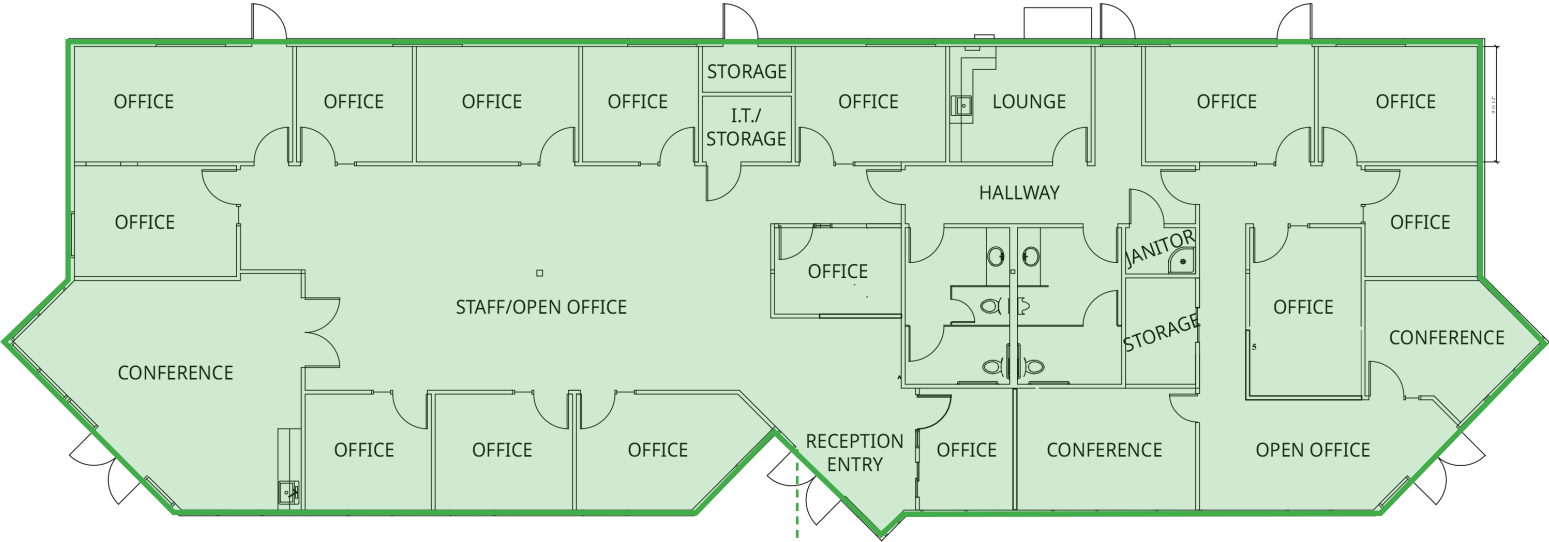
SUITE 100: +/- 1,324 USABLE SF

**- OPTION 1 -**  
**SUITE 200:**  
3,219 Rentable SF Available



**- OPTION 2 -**  
**SUITE 100:**  
1,599 Rentable SF Available

**- OPTION 3 -**  
**SUITE 200 + 100:**  
4,818 Rentable SF Available



SUITE 200 + COMMON SPACE + SUITE 100 = +/- 4,818 USABLE SF



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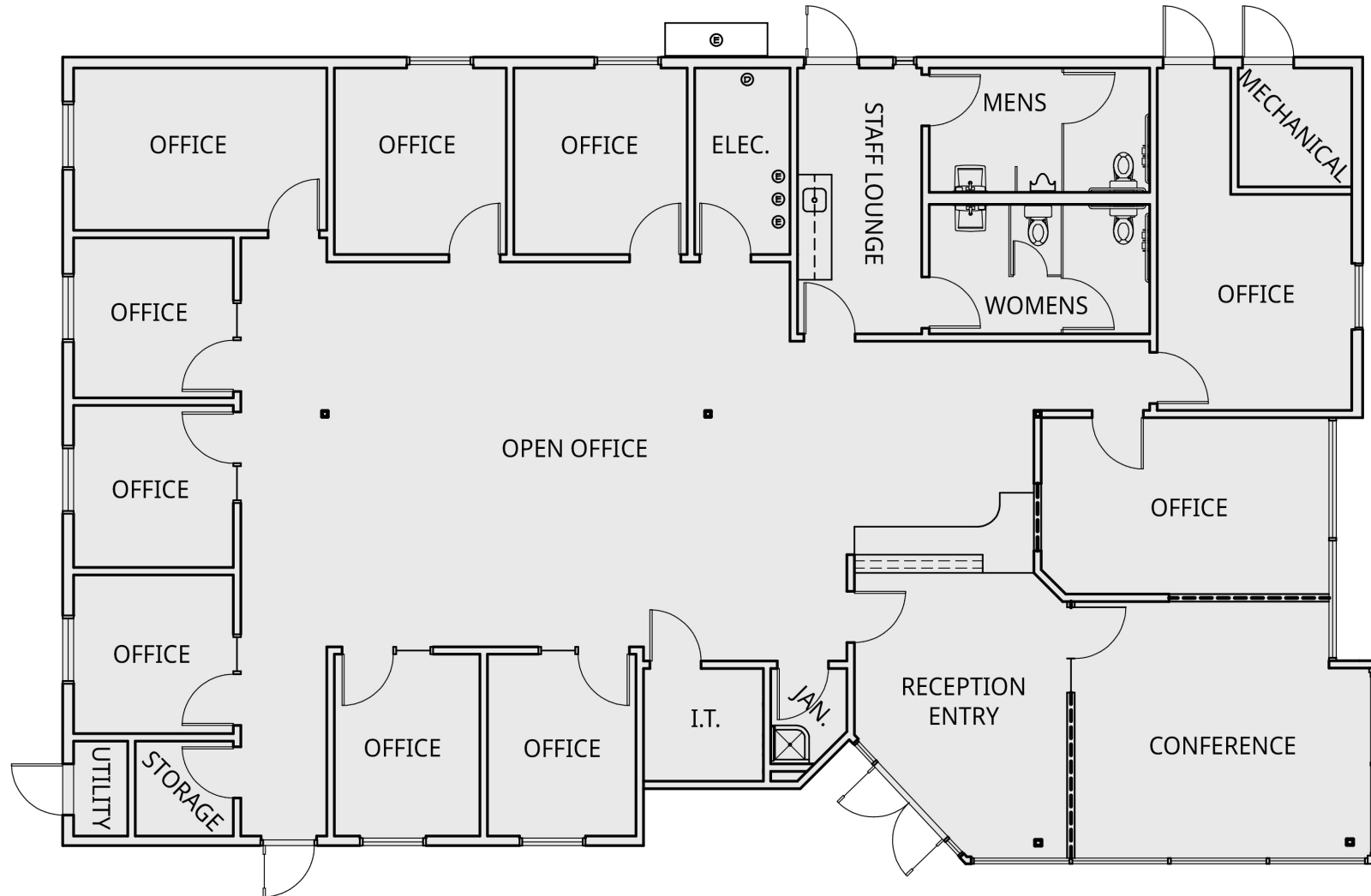
# ADJACENT BUILDING FLOOR PLAN

(Adjacent Building Available for Optional Expansion)

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8230 ESPRESSO DR., BAKERSFIELD, CA 93312  
• Additional +/- 3,350 SF available



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# PHOTOS - Suite 200

(Reception/Entry, Open Office, Conference)

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# PHOTOS - Common Space & Suite 100

(Lounge, Office, Conference, Open Office/Entry)

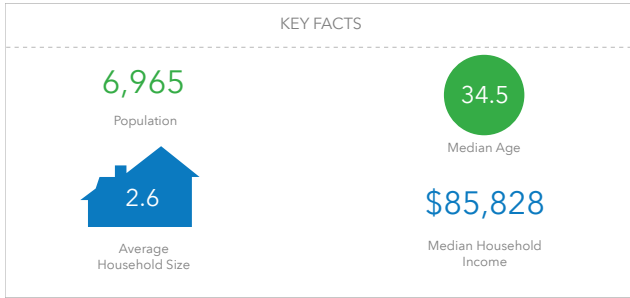
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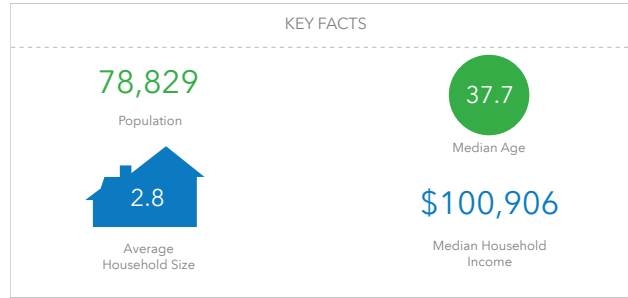
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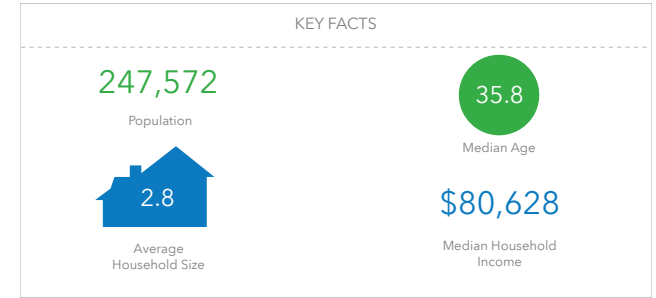
## 1-Mile Radius



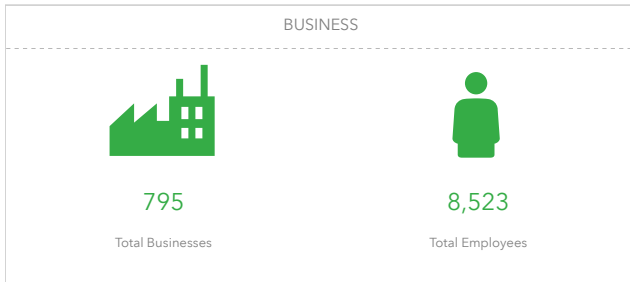
## 3-Mile Radius



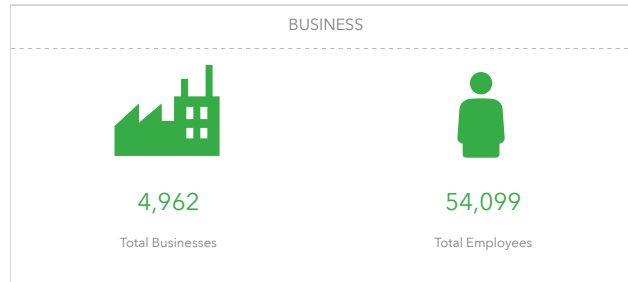
## 5-Mile Radius



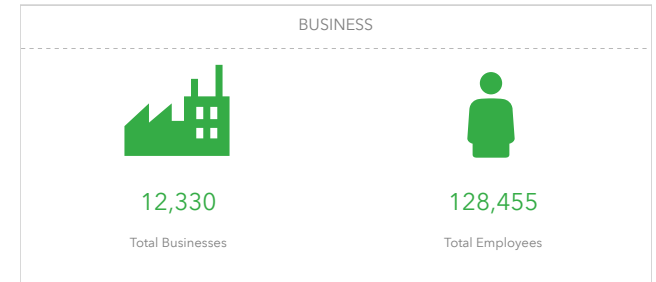
## BUSINESS



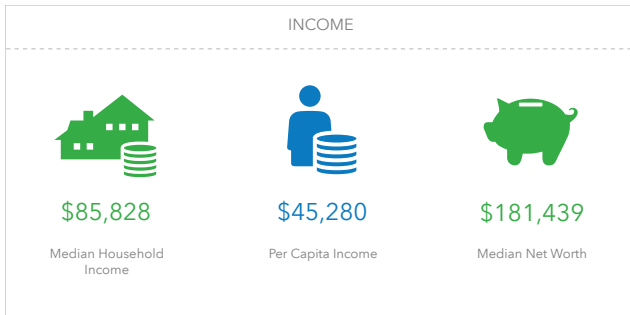
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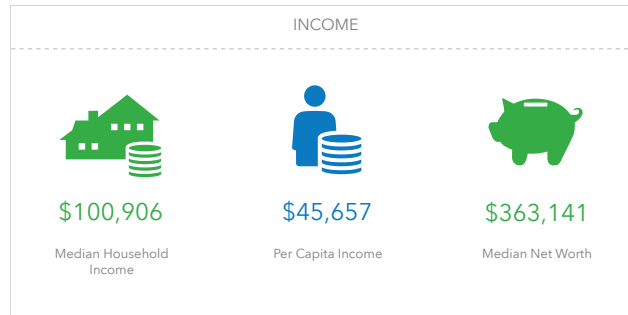
## BUSINESS



## INCOME



## INCOME



## INCOME

