



CUSHMAN &
WAKEFIELD

FOR LEASE
DOWNTOWN BUILDING

1011

18TH
STREET

BAKERSFIELD, CA 93301

N Street

18th Street

PROPERTY HIGHLIGHTS

- Building with Prominent Signage and Visibility
- Close Proximity to Mercy, Kaiser, and Adventist Hospitals.
- Located Close to Major Banks, Retail, County Buildings, and Restaurants in Downtown Bakersfield.
- Located in East Chester, the heart of Downtown redevelopment.
- Walking distance to Bakersfield Museum of Art and Mill Creek Park

AVAILABLE SPACE

- Suite 200 - ±1,322 SF
- Asking Rent: \$2.00/SF Modified Gross

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THE BALFOUR
— TEAM —

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FLOOR PLAN

1101 18th Street

18th Street



Game Haven
Bakersfield

STONE
A LUXURY BLOW DRY BAR
JANIE + CO.

N Street

Common Area
Restrooms

SUITE 200
±1,322 RSF

Private Bar



AS-BUILT FLOOR PLAN 1/8"



PROPERTY PHOTOS





THE LOCATION



Subject Property: 1101 18th Street, Bakersfield, CA

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|-------------------------|----------------------------------|
| 1. 17th Place Townhomes | 6. Marriott Bakersfield |
| 2. Cafe Smitten | 7. Bakersfield Convention Center |
| 3. The Cue Apartments | 8. Mechanics Bank Arena |
| 4. Beale Library | 9. Rice Bowl |
| 5. Mechanics Bank | 10. Blue Print Service Company |



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