

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

Alex Balfour, SIOR

Executive Director +1 661 304 2521 alex.balfour@cushwake.com LIC. 01709847

Scott Salters

Senior Director +1 661 204 6725 scott.salters@cushwake.com LIC. 02068579

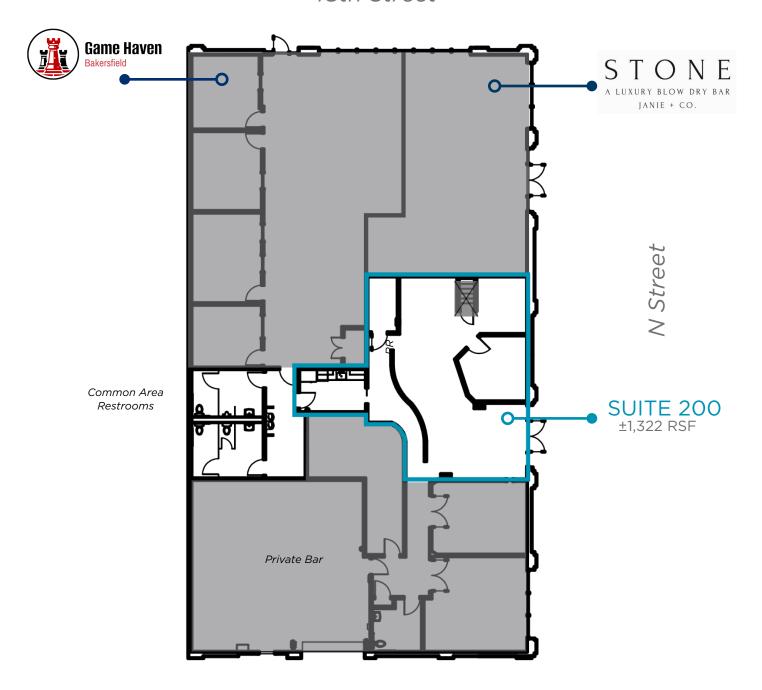


5060 California Avenue Suite 1000 Bakersfield, CA 93309 Main +1 661 327 2263 Fax +1 661 633 3801 www.cushmanwakefield.com

FLOOR PLAN

1101 18th Street

18th Street





AS-BUILT FLOOR PLAN 1/8"

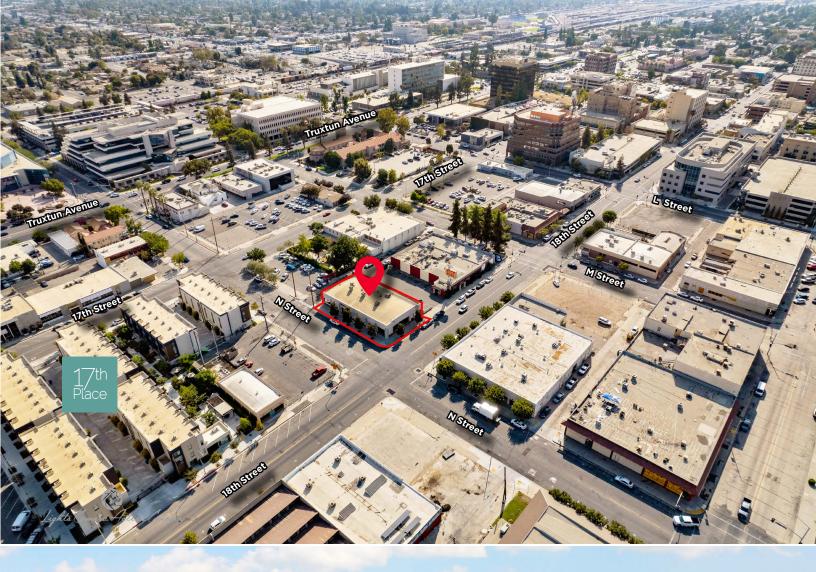


PROPERTY PHOTOS











THE LOCATION





Subject Property: 1101 18th Street, Bakersfield, CA

- 1. 17th Place Townhomes
- 2. Cafe Smitten
- 3. The Cue Apartments
- 4. Beale Library
- 5. Mechanics Bank

- 6. Marriott Bakersfield
- 7. Bakersfield Convention Center
- 8. Mechanics Bank Arena
- 9. Rice Bowl
- 10. Blue Print Service Company



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