



**CUSHMAN &  
WAKEFIELD**

**FOR LEASE**

**COFFEE ROAD CENTER**

**3612-3616**

**COFFEE  
ROAD**

**BAKERSFIELD, CA 93308**



**OFFICE SPACE IN THE NORTHWEST**

## PROPERTY HIGHLIGHTS

- Located in Highly Desirable NW Riverlakes Area
- Walking Distance to Restaurants and Other Businesses
- Separately Metered Suites
- Private Restroom
- Flexible Zoning Allows for Office, Medical, or Retail

### Suites Available:

- 3612 Coffee Road, Suite A:  $\pm$ 2,120 RSF
- Asking Rent: \$2.25/RSF Modified Gross



**Alex Balfour, SIOR**

Executive Director

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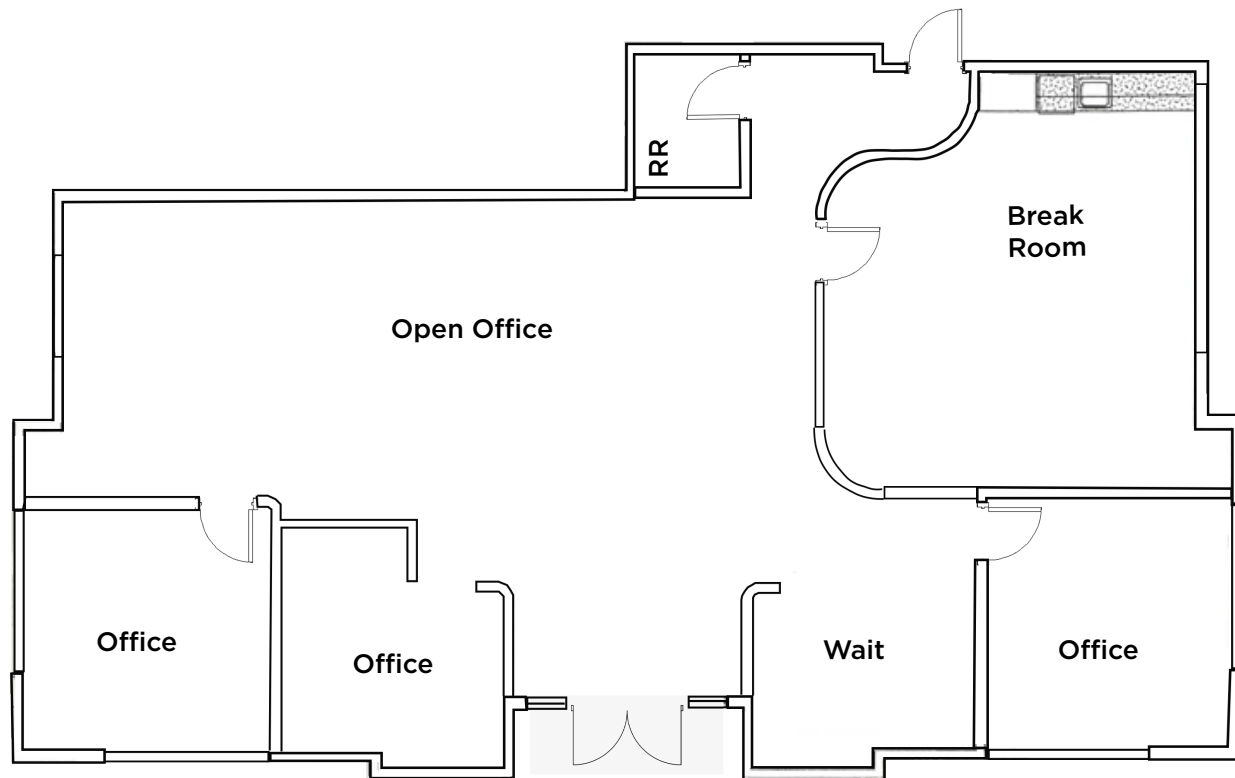
[cushmanwakefield.com](http://cushmanwakefield.com)

# FLOOR PLAN

3616 Coffee Road

## 3612 Coffee Road, Suite A

- 3612 Coffee Road, Suite A: ±2,120 RSF
- Private Restroom
- Signage Available
- Separately metered suites



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LCA CINEMA

# PROPERTY PHOTOS



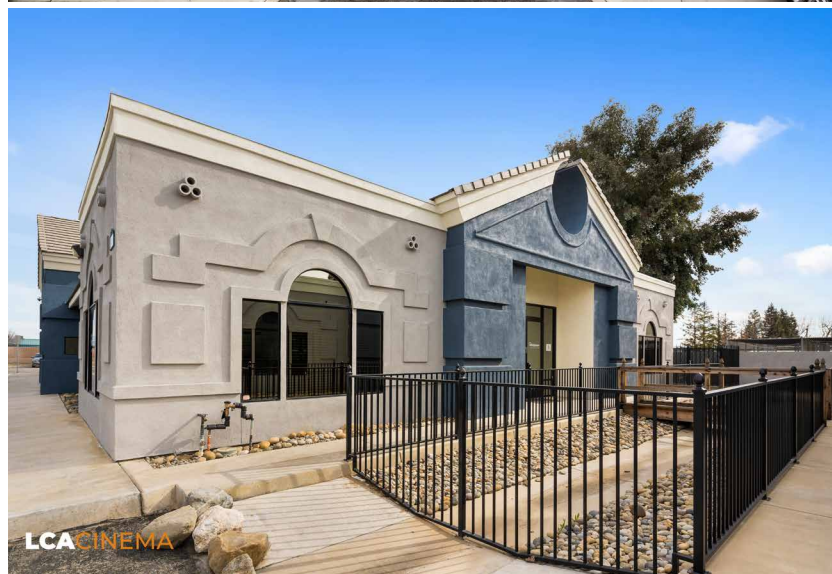
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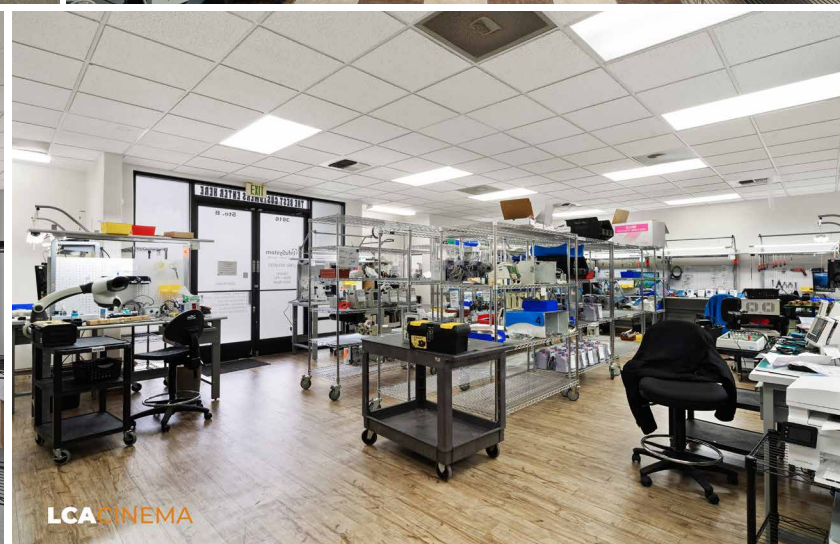
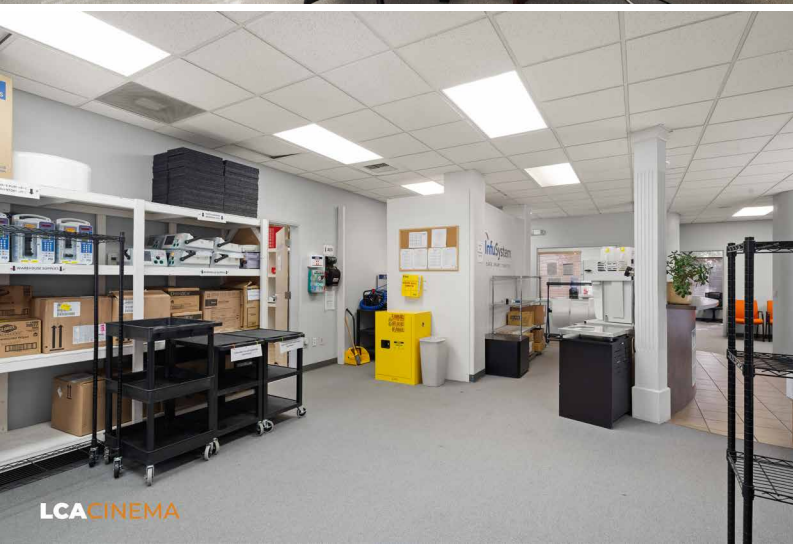
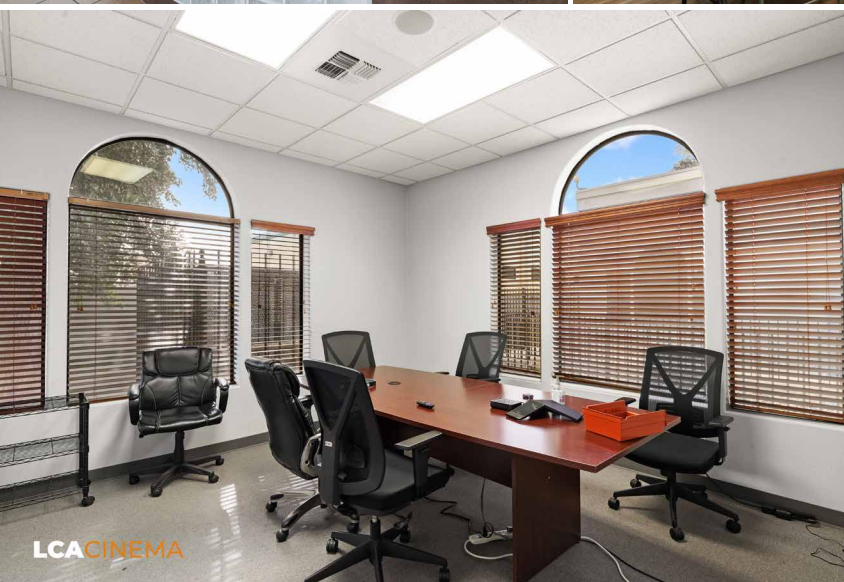


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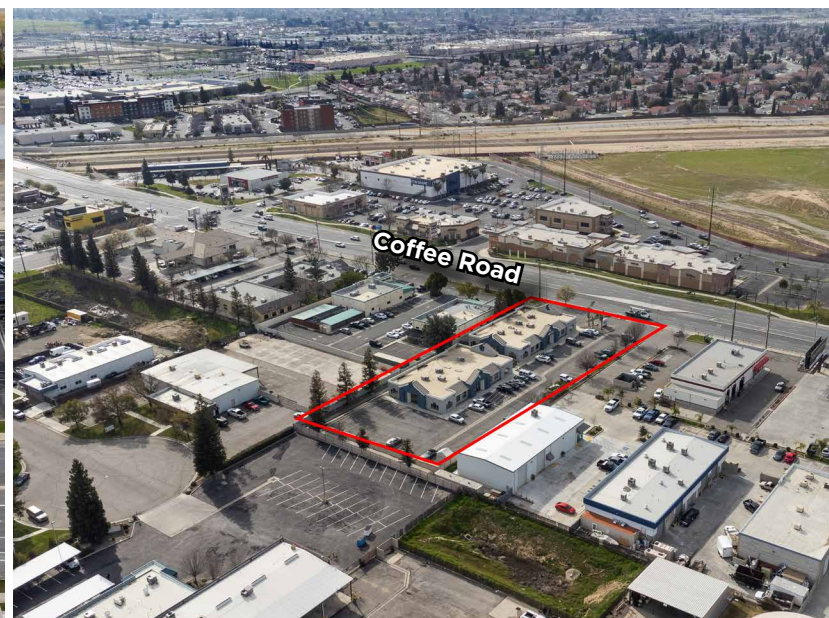
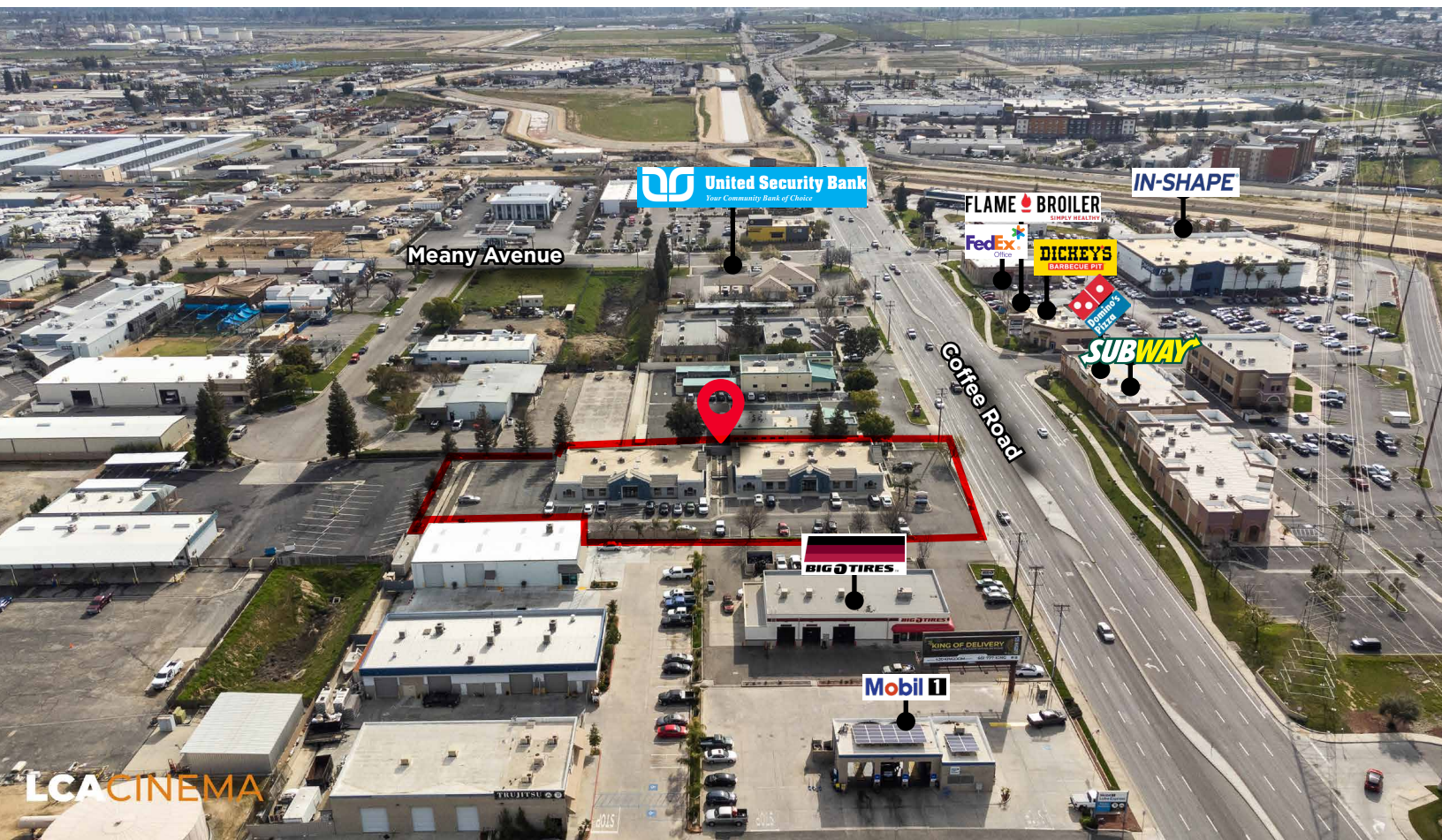






# THE LOCATION

3612-3616 Coffee Road







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