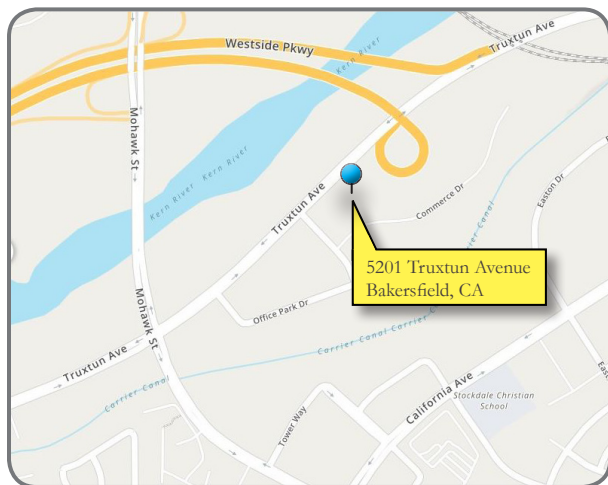


FOR LEASE

Class A Office Building in Bakersfield, California



CLASS A OFFICE BUILDING AVAILABLE

5201 Truxtun Avenue, Bakersfield, California

- 52,000 rentable square feet
- Lease Rate: \$1.75 ++
- Three-story Class A office building located in Bakersfield's California Avenue office submarket.
- High visibility location on Tuxtun Extension. Nearby to freeway access and Downtown Bakersfield. Additional freeway improvements to benefit this location include the Centennial Corridor.

Agent Contact: Don Bynum • CA License No. 01341580 • 661.395.0541 • don@bynuminc.com



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5201 TRUXTUN AVENUE

Aerial Map



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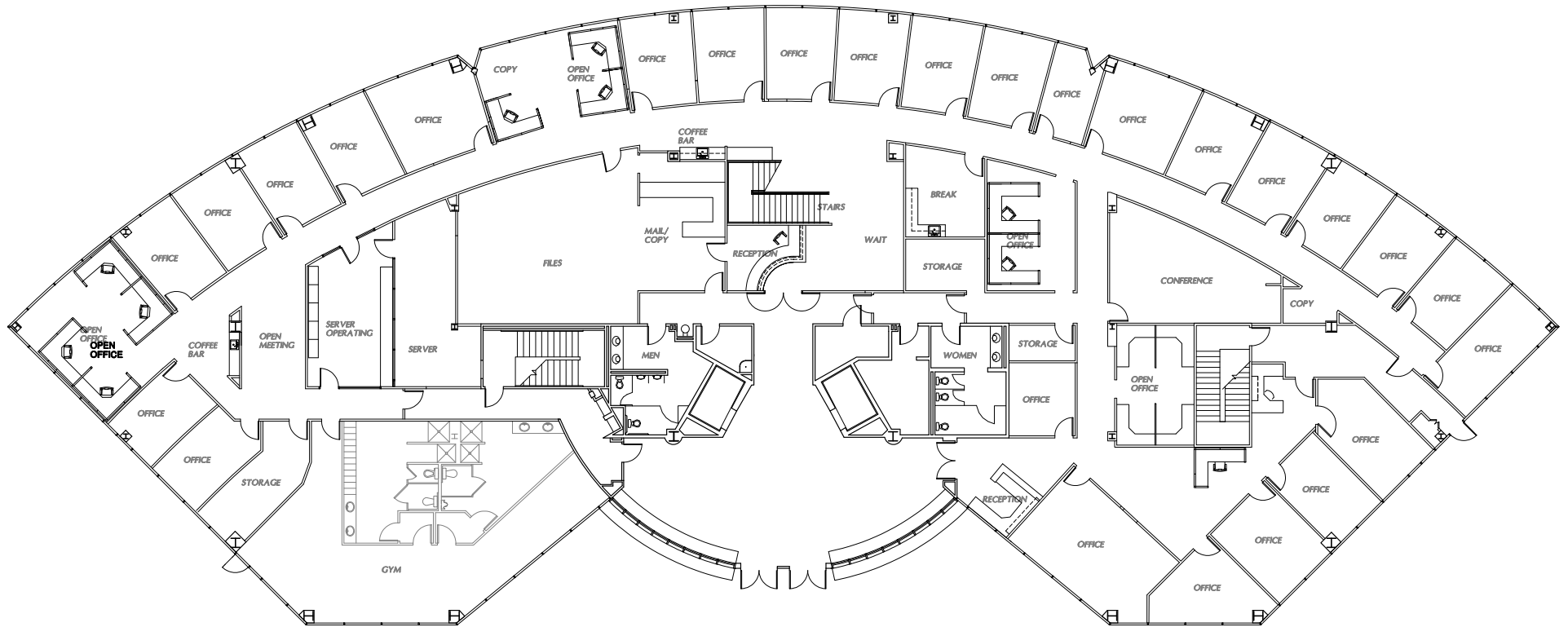
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5201 TRUXTUN AVENUE

Floor Plan

First Floor



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5601 Truxtun Ave, Suite 190
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5201 TRUXTUN AVENUE

Floor Plan

Second Floor



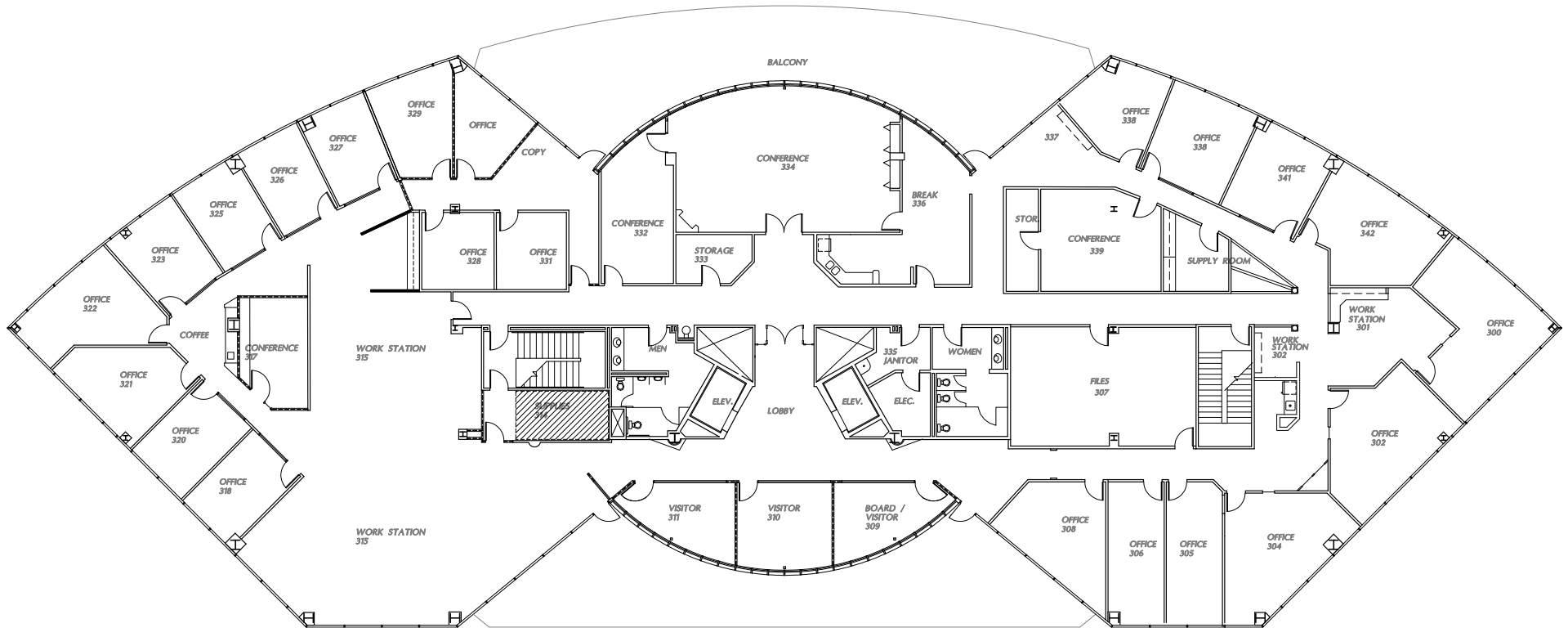
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5201 TRUXTUN AVENUE

Floor Plan

Third Floor



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