

Office Property **AVAILABLE** FOR LEASE

GEM DISCOVERY PLAZA

1200
Discovery Drive

Bakersfield, CA

Property Features

- Pre-eminent Class "A" office building in Southwest Bakersfield
- Parked at over 5 stalls per 1,000 RSF, some covered parking may be available
- Monument signage
- EMS System for controlled and efficient HVAC utilization
- Coffee house/sandwich shop on the first floor
- Professionally managed and maintained



The information contained herein may have been obtained from sources other than ASU Commercial. We have not verified such information and make no guarantees, warranties or representations about such information. It is your responsibility to independently confirm its accuracy and completeness prior to purchasing/leasing the property.



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Availability | Floor Plans

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Available Space

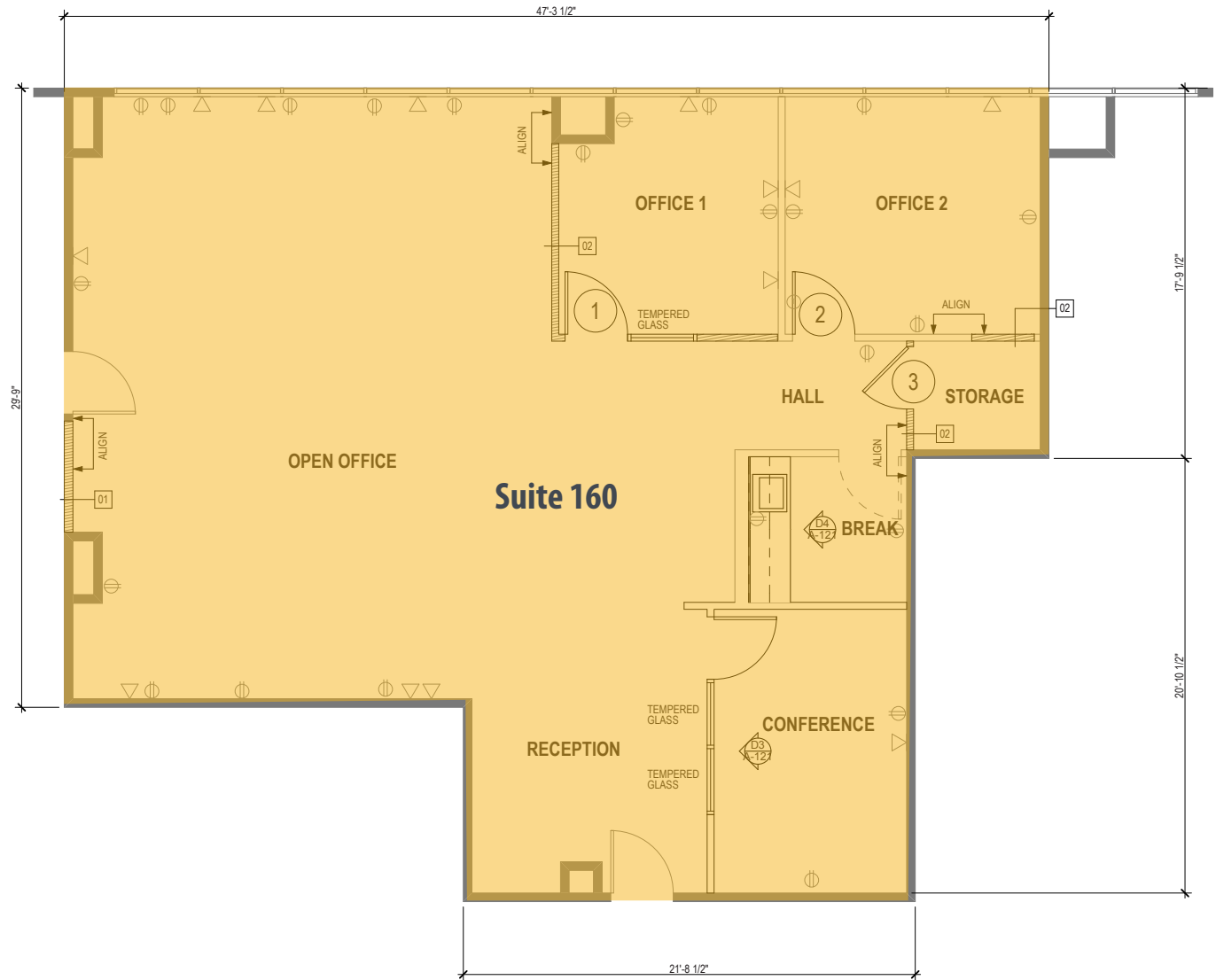
- Suite 160 1,654 SF

Offering Terms

- Rental Rate \$1.95 PSF Modified Gross
- Tenant Improvements Negotiable subject to terms of lease and Prospective tenant's financial stability

Major Building Tenants

- Sentinel Peak Resources
- GEM Mortgage Company
- Kaiser Permanente



*Plans deemed to be accurate, but not guaranteed. Plan not to scale.

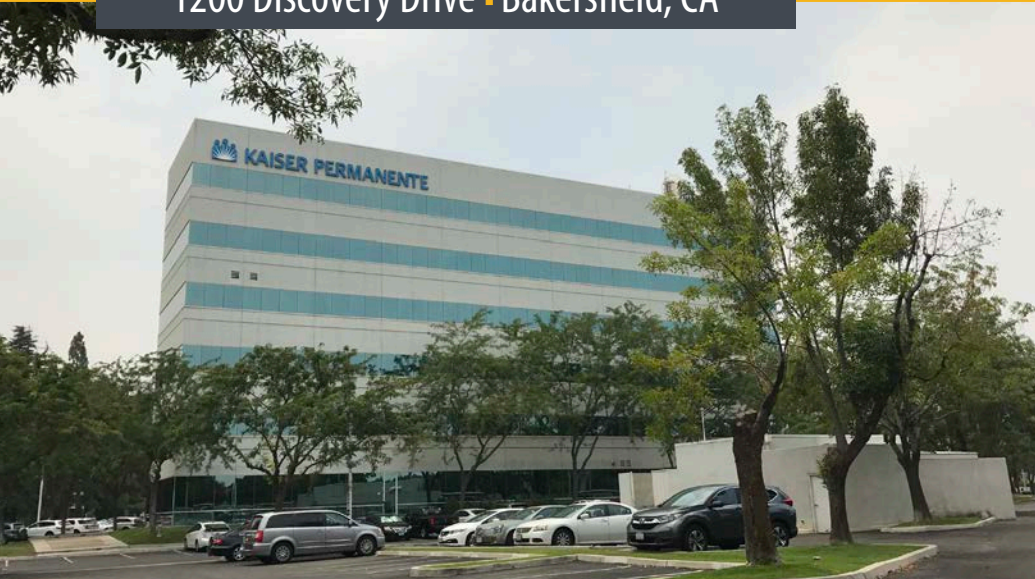


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Property Photos

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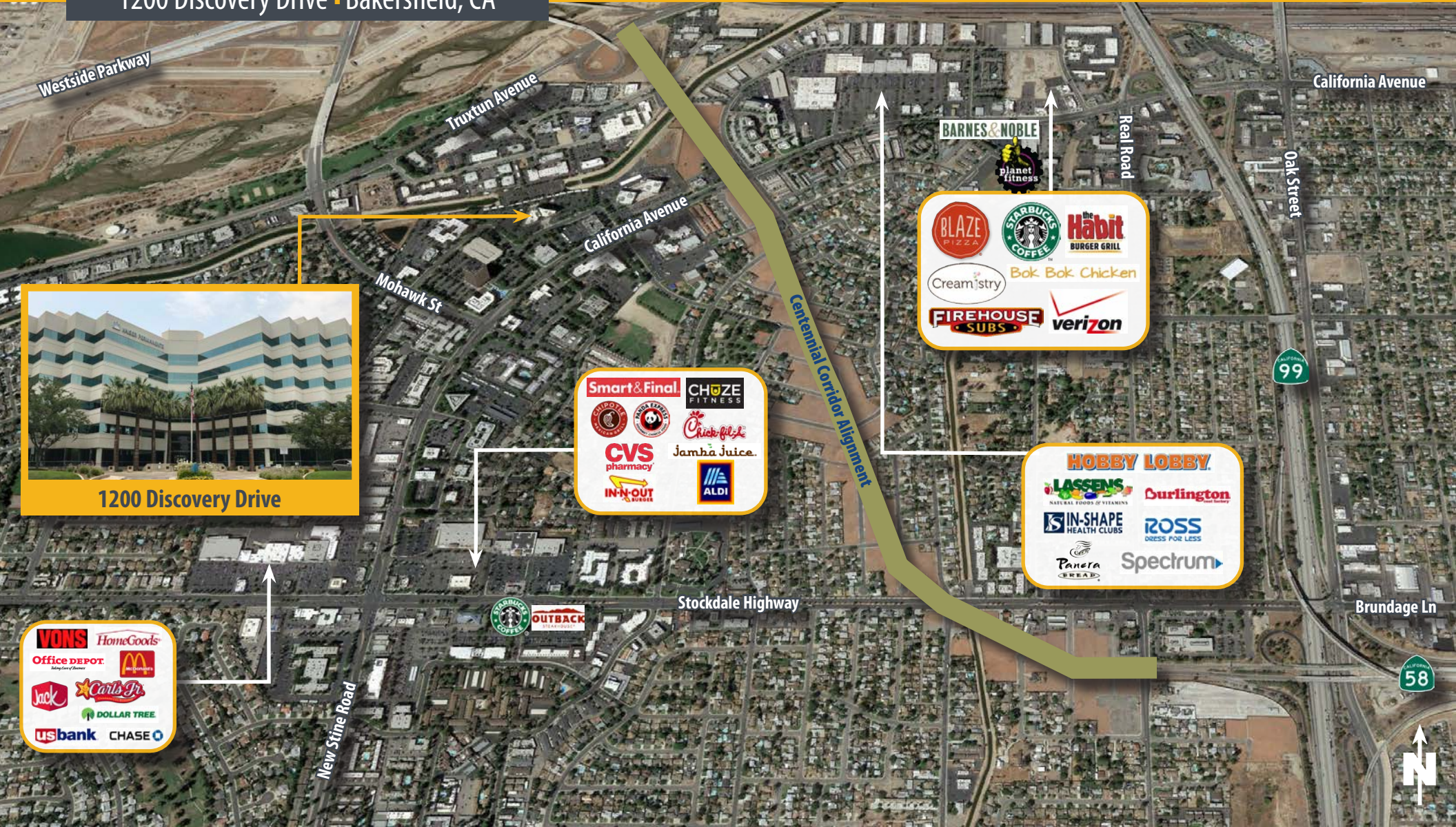
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Southwest Submarket Aerial

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