

For Lease | +/- 3,500 - 7,731 SF

# Professional Office Space in Northwest Submarket

4029 Coffee Rd | Bakersfield, CA 93308

**Contact Us:**

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## Property Overview:

4029 Coffee Road is located in northwest Bakersfield, just off the northwest corner of Coffee Road and Riverlakes Drive. Surrounding businesses include Mechanics Bank, Chicago Title Company, Citizens Business Bank, and Re/Max Golden Empire. The property is walking distance to restaurants, banking, and other retail services.

## Property Highlights:

- Ground floor space with exterior suite entry
- Fully improved suite with a mix of private offices and open work space
- Modern design with partial open ceiling
- High end wooden furniture and doorways
- Large bright executive and staff offices
- Windowed doors for open work environment
- Building signage available
- Doorstep and covered parking available
- Space can be demised as low as 3,500 sf

## Lease Rate:

\$2.05 per sf., Modified Gross

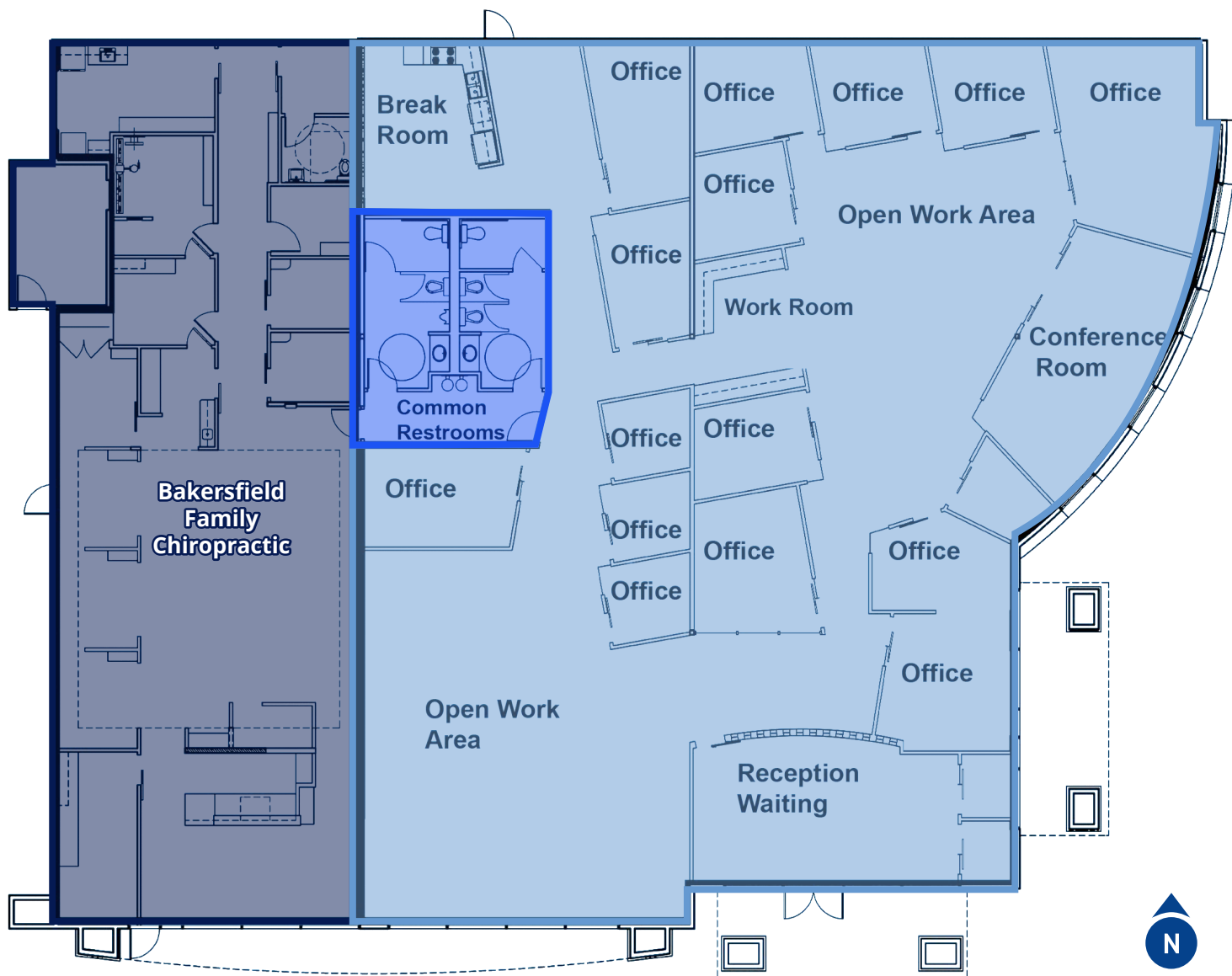
## Available:

Suite A: +/- 3,500 - 7,731 sf

## Property Details:

<b>Address</b>	4029 Coffee Rd Bakersfield, CA 93308
<b>Building Size</b>	+/- 10,358 Square Feet
<b>Lot Size</b>	+/- 0.80 Acres
<b>APN</b>	451-010-33
<b>Zoning</b>	C-1
<b>Number of Floors</b>	One (1)
<b>Year Built</b>	2006
<b>Parking Spaces</b>	40 onsite parking spaces; 14 under covered carport

# Floor Plan (As-Is)



*\*Space can be demised as low as 3,500 sf*

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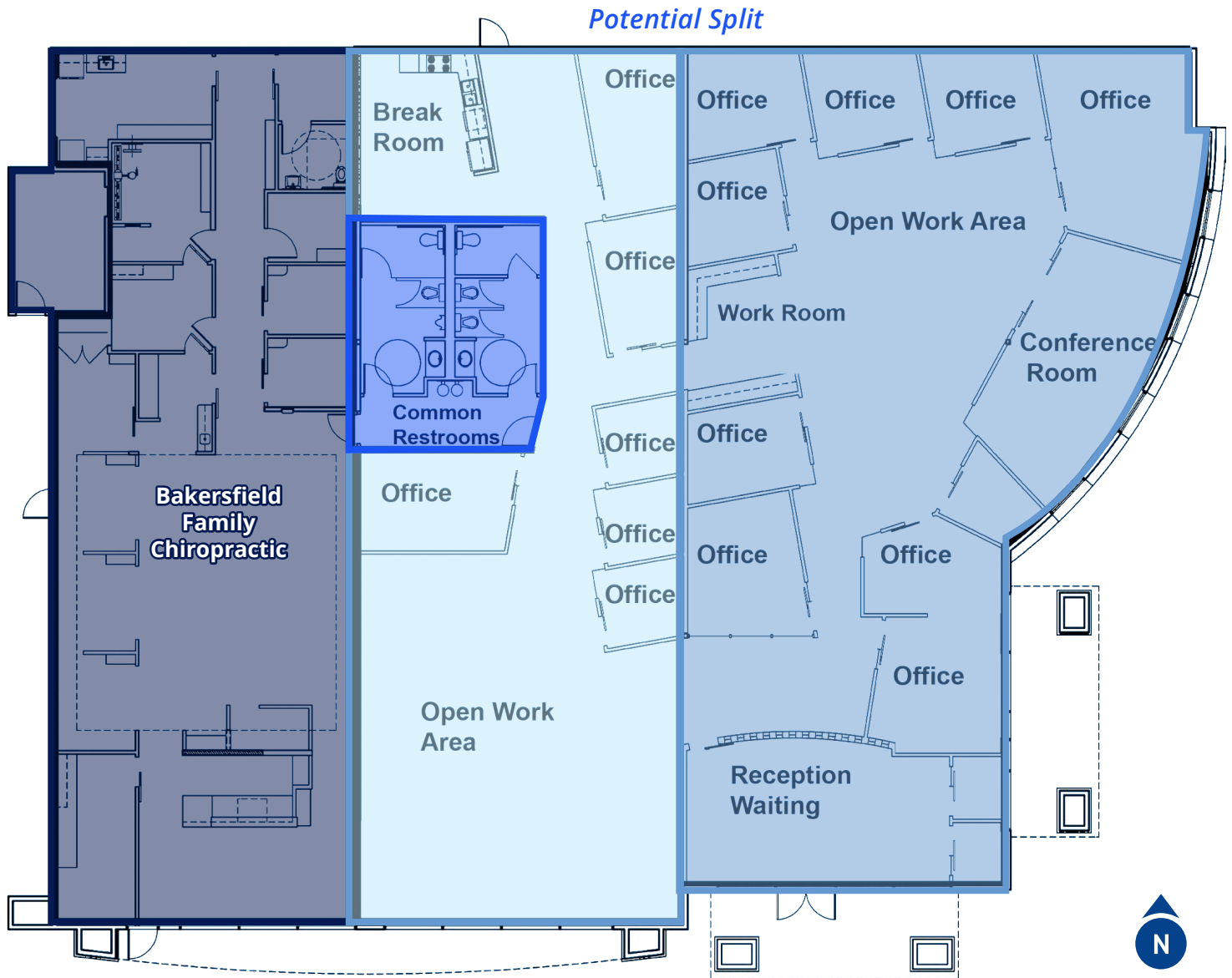
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# Floor Plan (Demised)



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# Property Photos



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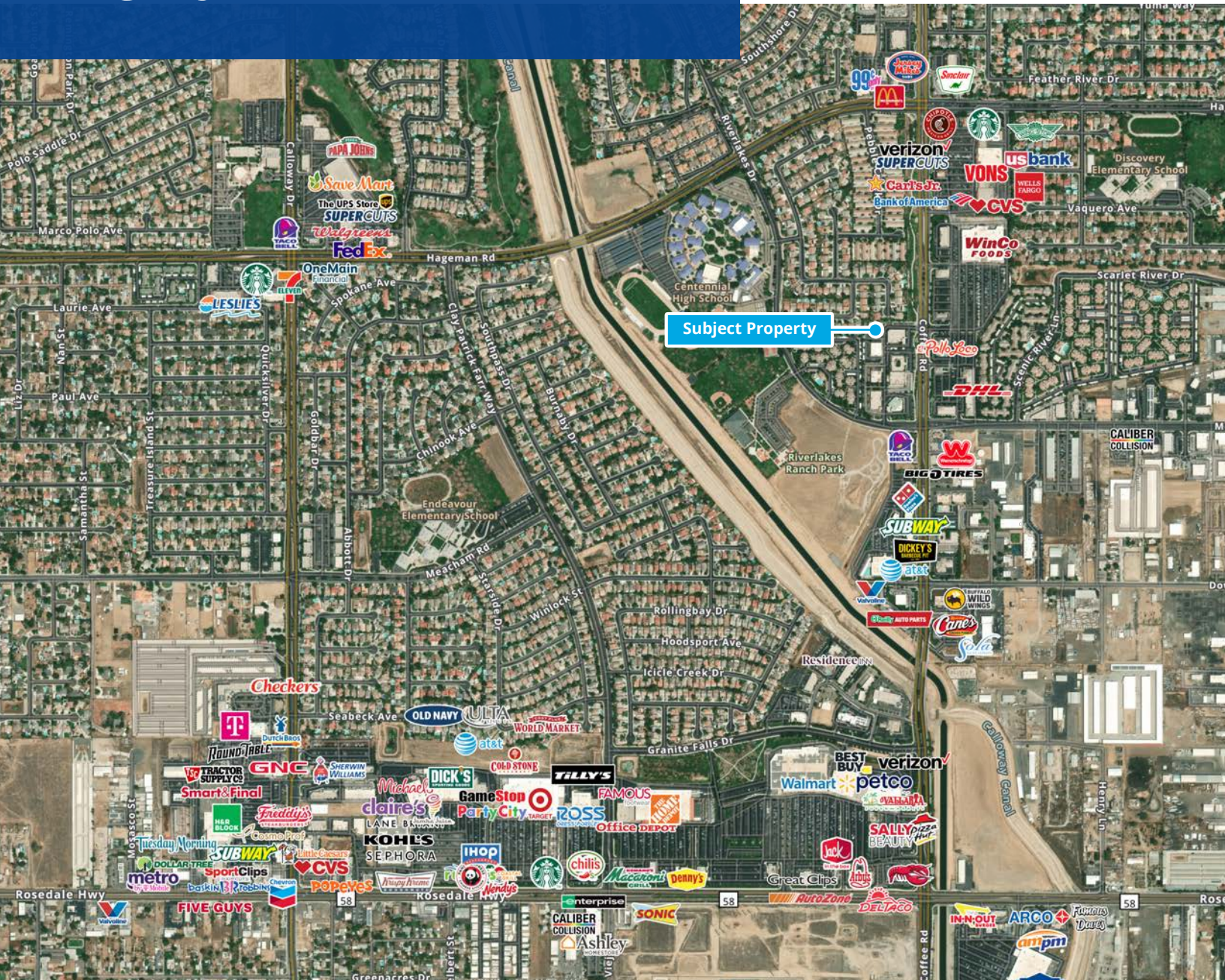
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# Aerial



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