



**CROWN**  **POINTE**  
**BUSINESS CENTRE**

For Sale or Lease | Crown Pointe Business Centre  
 New Medical Office Opportunity  
 in Bakersfield's Premier  
 Westside Medical Campus

8317 Brimhall Rd, Bldg. 2100, Bakersfield, CA 93312

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## Property Summary

Position your practice or investment within one of Bakersfield's premier medical destinations. Building 2100 is a newly constructed 3,760 SF medical office building for sale within Crown Pointe, a 195,000 SF medical campus home to more than 75 medical professionals. The project offers a highly synergistic healthcare environment with strong co tenancy, built in referrals, and a concentrated patient base, making it ideal for owner users and medical investors. Strategically located near Coffee Road and Brimhall Road with excellent visibility from the Westside Parkway and convenient access throughout Bakersfield, Building 2100 delivers new construction, premier Westside exposure, and long term value within a thriving medical corridor.

- Newly constructed medical office building available for lease
- Located within Crown Pointe, a premier 195,000 SF medical campus
- 20-building complex with over 75 on-site medical professionals
- Strong medical synergy and referral potential
- Prime West Bakersfield location near Coffee Rd & Brimhall Rd
- Excellent visibility from the Westside Parkway
- Immediate access via Coffee Road on/off-ramps
- Ideal for medical, dental, or specialty healthcare users

### Property Information

#### Sale Price

\$1,387,440 (\$369/sf)

#### Lease Rate

Call Broker for Lease Rate.

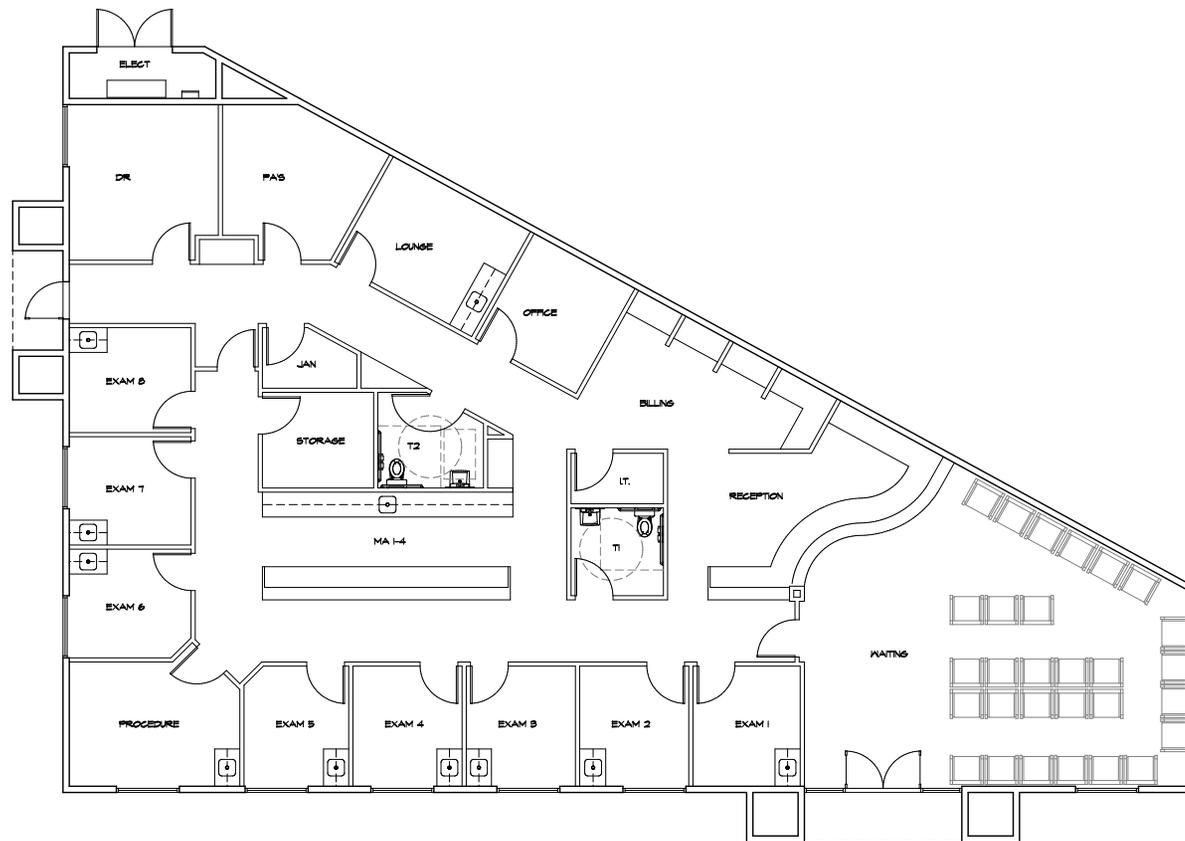
#### Availability

8317 Brimhall Rd,

3,760 SF - Newly Built Office

# Floor Plan

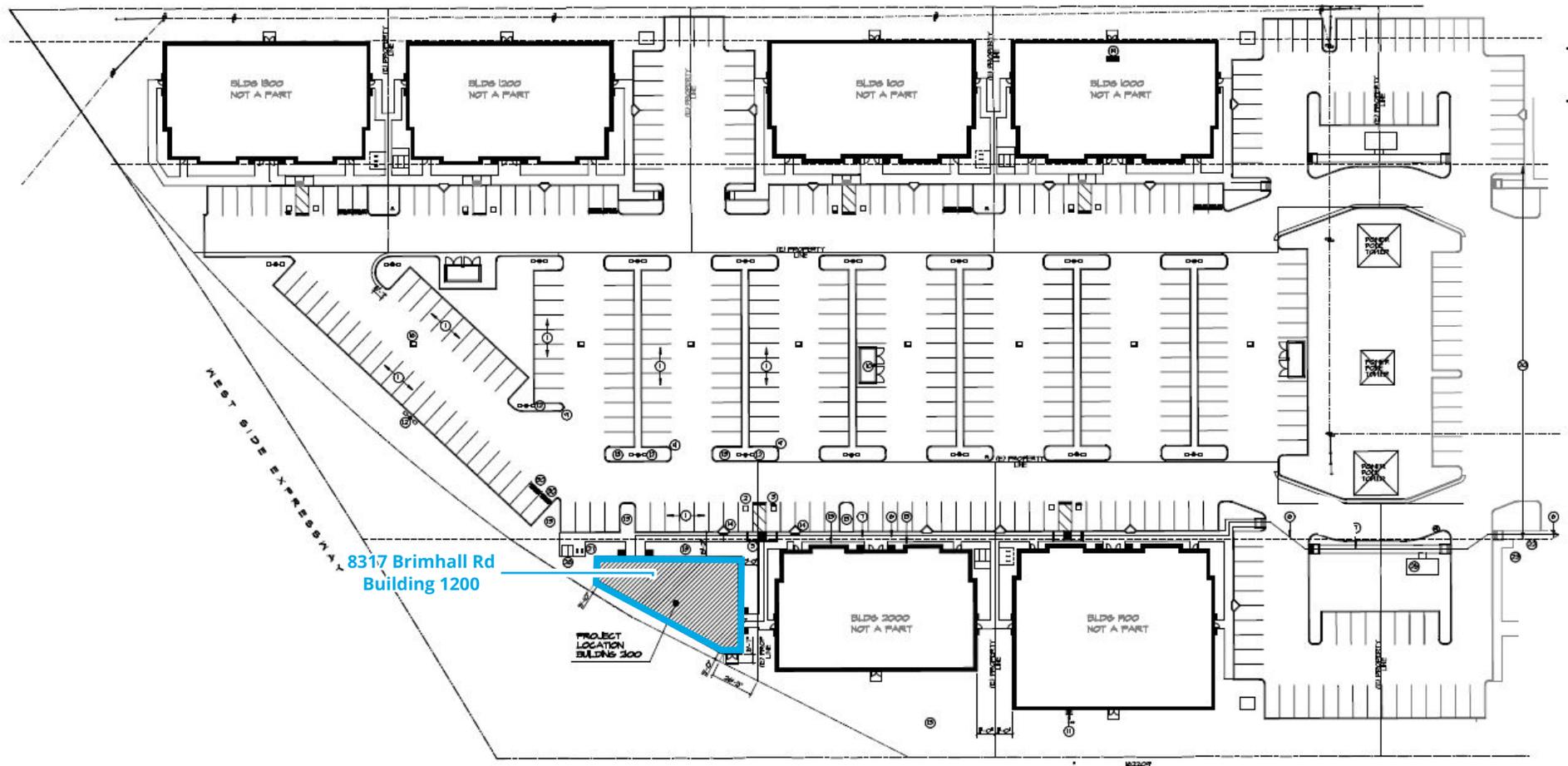
8317 Brimhall Road  
Building 2100  
3,760 SF



⬆️ FLOOR PLAN

1/4"

# Site Plan



# Aerial

