

# Office Building For Lease

## AVAILABLE

**4200**  
**Truxtun Avenue**  
Bakersfield, CA

### Property Highlights

- Three-story, Class A, multi-tenant office building located at NWC of Truxtun Avenue & Empire Drive
- Ground floor and second floor space available
- Prominent Truxtun Avenue monument signage available
- Easy access to the Westside Parkway & Downtown Bakersfield
- Energy efficient utilities with solar
- Abundant parking
- Within steps to the Kern River Bikepath. The building features common area shower facilities



The information contained herein may have been obtained from sources other than ASU & Associates. 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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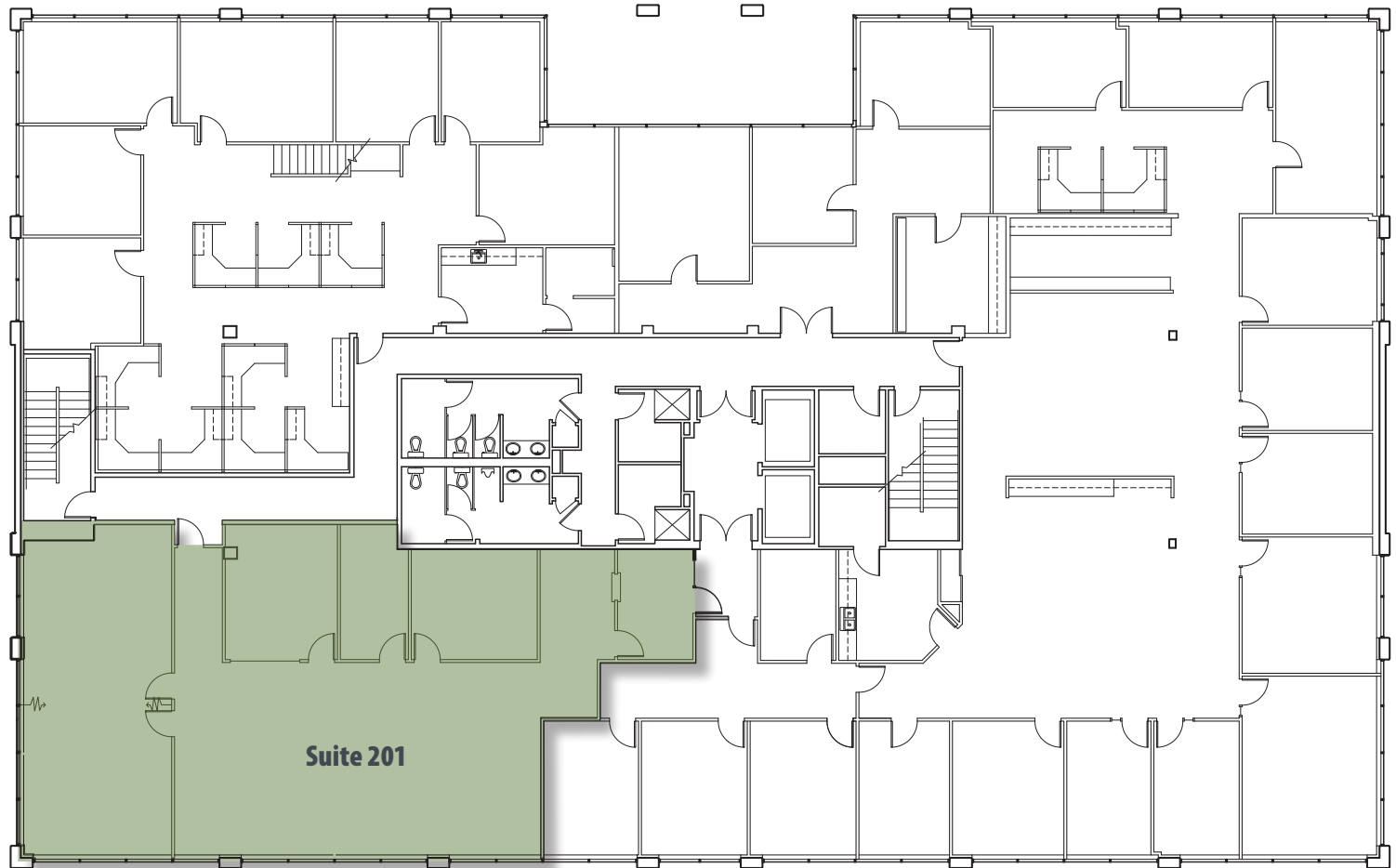
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## Second Floor Availability & Floor Plan

4200 Truxtun A • Bakersfield, CA

### Property Details

- **Available Space**  
Suite 201 - 2,958 SF\*  
*\*Term expires September 30, 2024*
- **Rental Rate** \$1.85 per SF, excluding utilities & janitorial services
- Tenant improvements negotiable



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



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## Aerial Map

4200 Truxtun A - Bakersfield, CA

The central location of this property allows for convenient access to downtown Bakersfield with quick access to west Bakersfield through the Westside Parkway.



4200 Truxtun Avenue



Westside Parkway On-Ramp

Westside Parkway Off-Ramp

Truxtun Avenue

Easton Drive

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