

FOR SALE OR LEASE

DOWNTOWN OFFICE

2118 F STREET, BAKERSFIELD, CA



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PROPERTY HIGHLIGHTS

- Single tenant free-standing office building located in Downtown Bakersfield
- Most flexible zoning in Downtown Bakersfield
- On-site dedicated parking
- Recently updated interior
- New LED lighting throughout the building
- Features 5 offices, conference room, break room, reception/bullpen area

PROPERTY FEATURES

Total Available: ±2,290 SF

Lot Size: 0.1 Acres

APN: 003-222-12-00-4

Zoning: C-C (Commercial Center), City of Bakersfield

Lease Rate: **\$3,500/month**

Asking Price: **\$550,000**



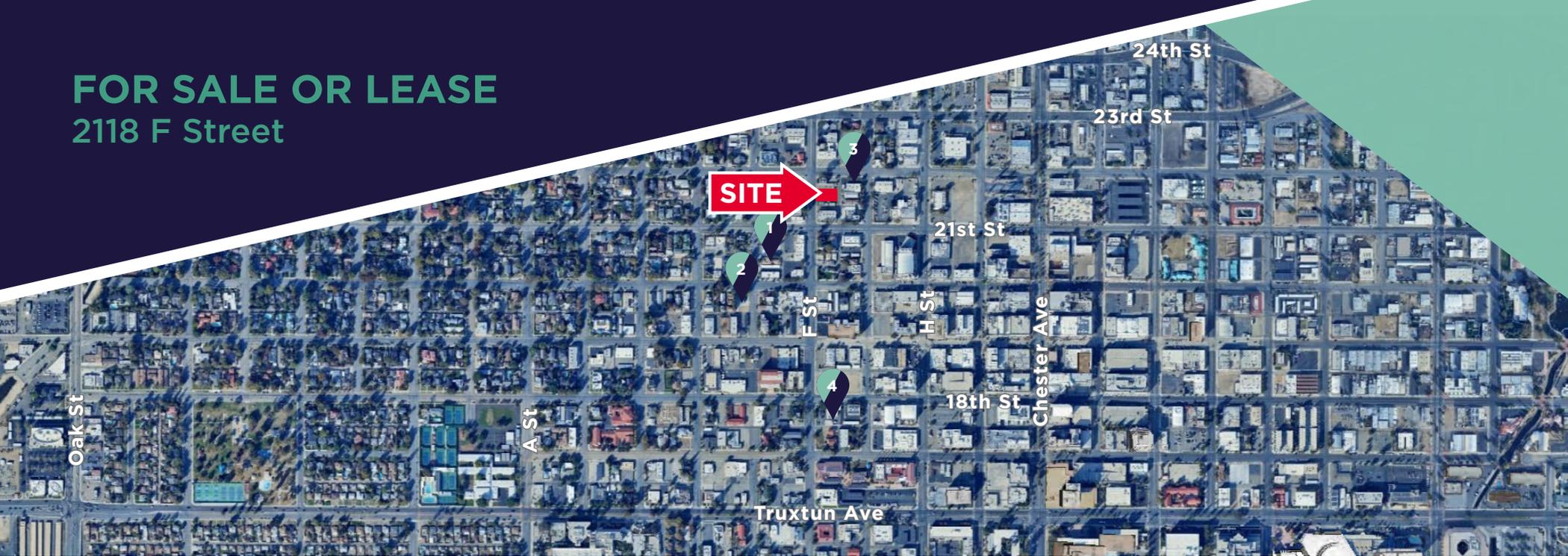
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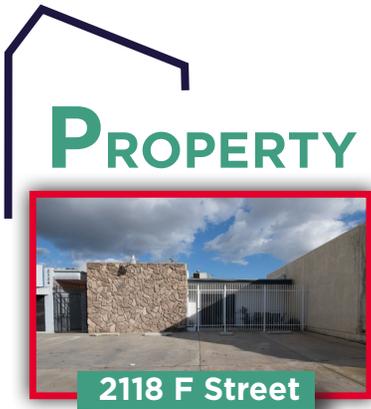


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RECENTLY SOLD



MAP #	PHOTO	ADDRESS	TOTAL (SF)	SALE PRICE	PRICE/SF
1		2012-2014 E Street	2,617 SF	\$750,000	\$286.00
2		2003 20th Street	1,600 SF	\$595,000	\$371.88
3		2131 G Street	4,354 SF	\$1,200,000	\$264.00
4		1825 18th Street	2,829 SF	\$675,000	\$238.00



FOR MORE INFORMATION, CONTACT:

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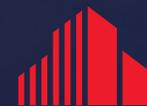
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