



DOWNTOWN OFFICE MEDICAL BUILDING

2201-2205  
19TH STREET

BAKERSFIELD, CA 93301

FOR SALE  
OR LEASE

# PROPERTY HIGHLIGHTS



2201 19th Street is a medical office suite located on the southwest corner of 19th Street and C Street in Downtown Bakersfield. Less than half a mile away from Dignity Health's Mercy Hospital Downtown, the space is conveniently located near major downtown amenities. The space is improved with up to five exam rooms, doctor's office, reception area, administrative office, and more. Exam rooms are improved with sinks and built-in cabinetry. In addition, one of the exam rooms is oversized to allow for procedures. New HVAC Units. On and off-street parking is available. Modified gross lease terms with no additional expenses for triple-net (NNN) or common area expenses.

2201 19th Street is located on the southwest corner of 19th Street and C Street in Downtown Bakersfield.

**Asking Price: \$1,299,000.00 | \$247psf**

**Asking Rent: \$1.75psf/month, Modified Gross**

 **±5,250 SF**  
BUILDING SIZE

 **1974**  
YEAR BUILT

 **1**  
STORIES

# FLOOR PLAN

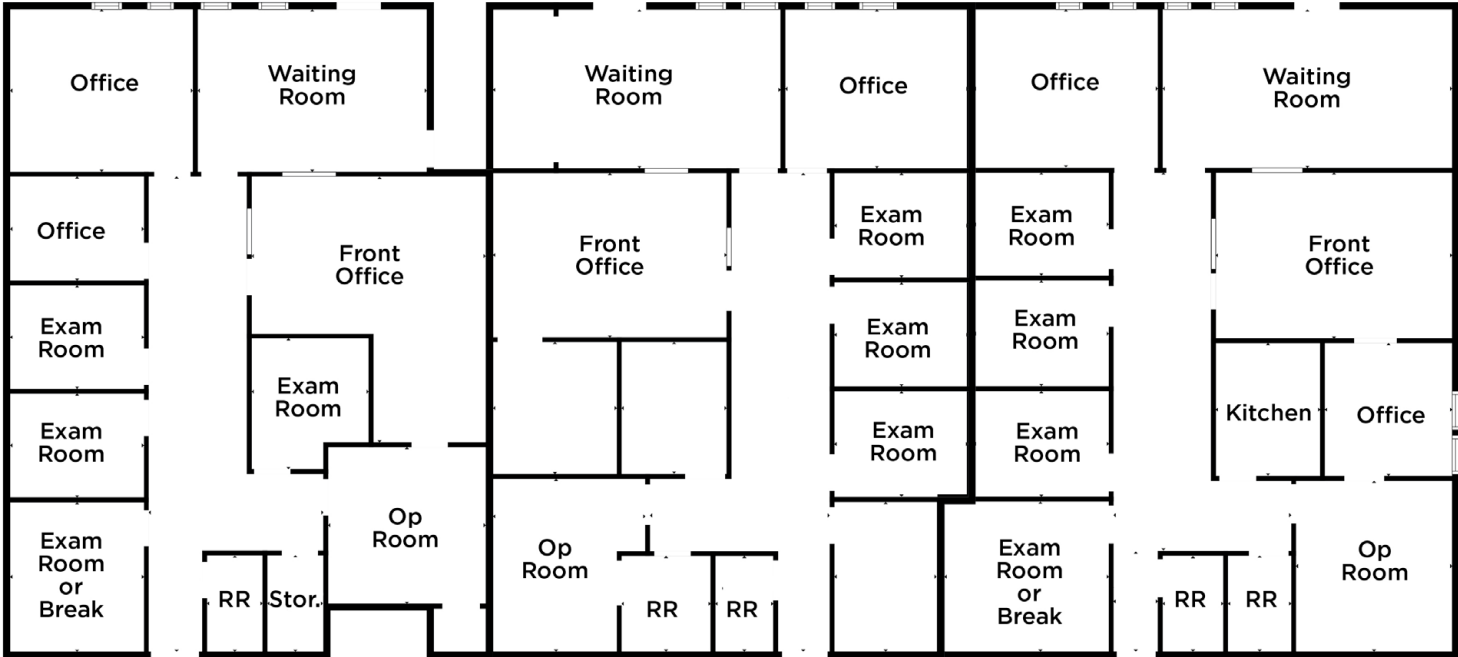
±5,250 RSF  
OFFICE BUILDING

**2205 19th Street**  
±1,750 SF

**2203 19th Street**  
±1,750 SF

**2201 19th Street**  
±1,750 SF

19TH STREET



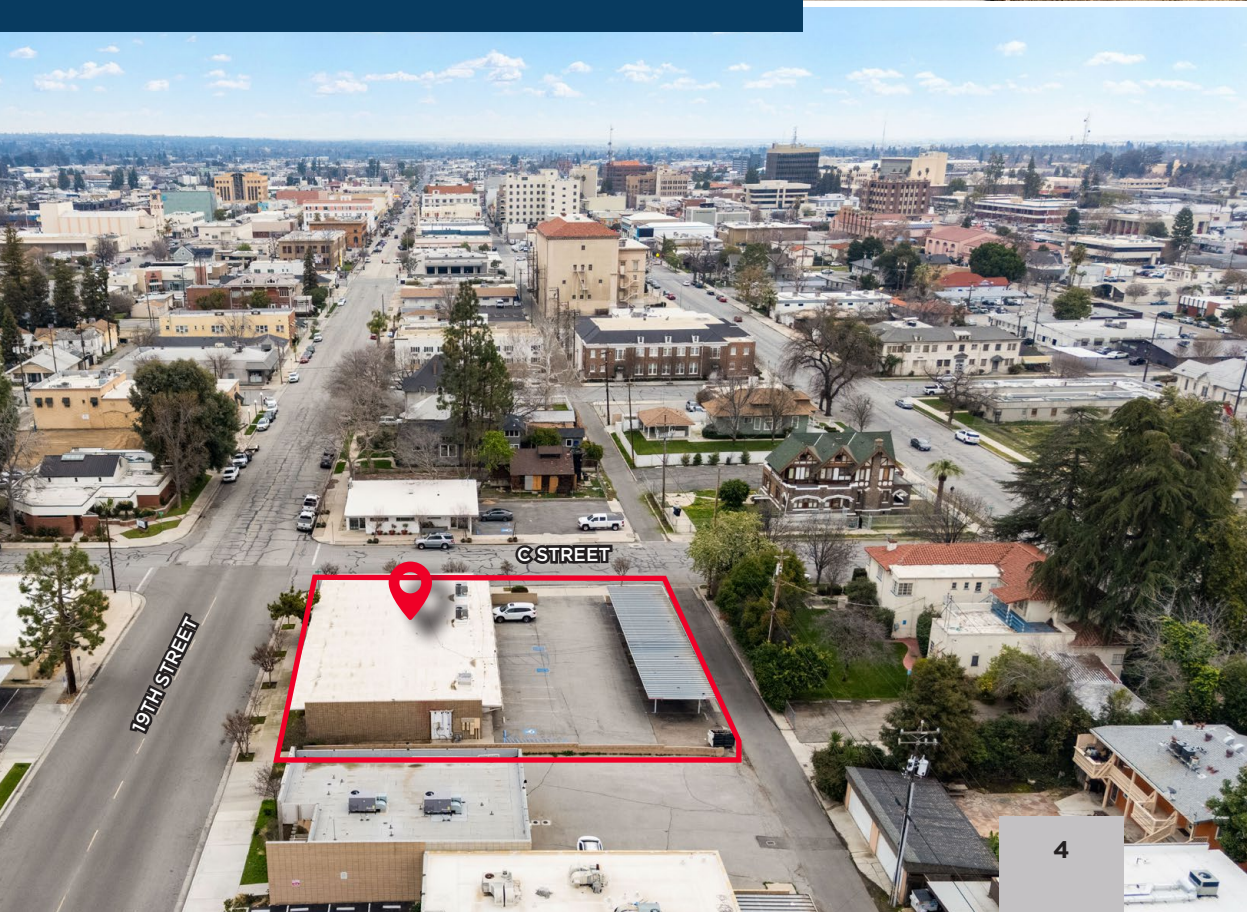
C STREET



NOTE: PLANS NOT  
DRAWN TO SCALE



PROPERTY PHOTOS







C STREET

B STREET

19TH STREET

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# SALE COMPS



Address: 2317 17th Street  
Building Size: ±1,955 SF  
Sale Price: \$542,000.00  
Price PSF: \$277psf



Address: 2325 17th Street  
Building Size: ±1,426 SF  
Sale Price: \$450,000.00  
Price PSF: \$315psf



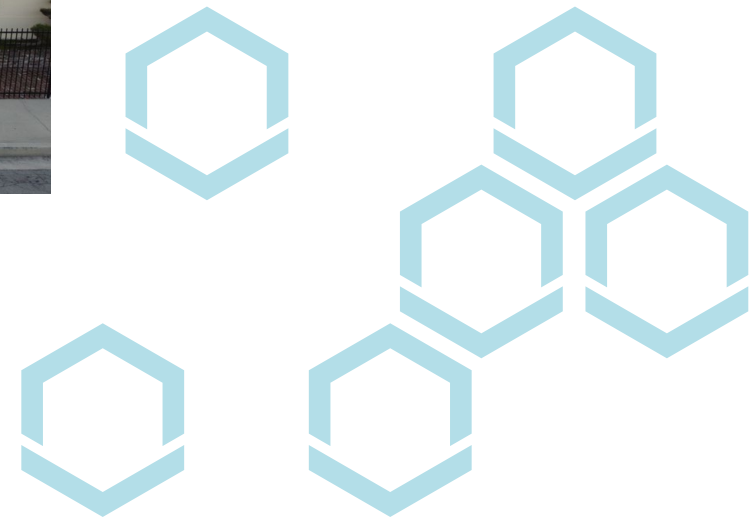
Address: 2202 19th Street  
Building Size: ±2,498 SF  
Sale Price: \$550,000.00  
Price PSF: \$220psf



Address: 1701 26th Street  
Building Size: ±4,111 SF  
Sale Price: \$1,010,000.00  
Price PSF: \$245psf



Address: 1805 27th Street  
Building Size: ±1,326 SF  
Sale Price: \$375,000.00  
Price PSF: \$282psf





**CUSHMAN &  
WAKEFIELD**



## CONTACT INFO

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