

Historical Office Building **AVAILABLE**

FOR LEASE

Located Within
Downtown Bakersfield

1707
Eye Street

Bakersfield, CA

Majority Use Building
Opportunity for the Entirety
of the Second, Third & Fourth Floors

Second Floor - 11,186 SF

Third Floor - 11,024 SF

Fourth Floor - 1,905 SF

Total Contiguous Available -
24,115 SF



The information contained herein may have been obtained from sources other than ASU Commercial. 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.



Matthew E. Starr, SIOR, CCIM • Principal • 661 616 3570 • matthew@asuassociates.com • CA RE #01367855
Jacob R. Shaw • Associate • 661 616 3571 • jake@asuassociates.com • CA RE #02283738
11601 Bolthouse Drive Suite 110 • Bakersfield, CA 93311 • 661 862 5454 main • 661 862 5444 fax

Historic Office Building Available For Lease

Property Information

1707 Eye Street • Bakersfield, CA

Summary

ASU Commercial is pleased to offer 1707 Eye Street for lease a premier historical office building located within downtown Bakersfield. Constructed in 1925 and opened in 1926 the property was placed on the National Register of Historic Places in 1983. The architecture and style have stood the test of time and offers tenants high-quality and well located office space in the heart of downtown Bakersfield.

Leasing opportunities include single office availability up to the full second, third and fourth floors consisting of 24,115 square feet.

Property Highlights

- Historical downtown Bakersfield office building formerly occupied by the Bakersfield Californian
- Prime location between 17th and 18th Streets and between Eye and H Streets
- Substantial on-site parking available to tenants and visitors
- In walking distance to restaurants, City and County offices, the Padre Hotel and many other daily needs services
- Unique architectural style throughout with occupancy ready space



Historic Office Building Available For Lease

Property Photos

1707 Eye Street • Bakersfield, CA



Historic Office Building Available For Lease

Ground Floor Offering | Floor Plan

1707 Eye Street • Bakersfield, CA

Available Suites

- **Suite 100** 1,079 SF - \$1.65 PSF
- **Suite 103** 218 SF - \$380/mo
- **Suite 106** 470 SF - \$750/mo
- **Suite 107** 184 SF - \$325/mo
- **Suite 109** 204 SF - \$340/mo
- **Suite 112** 168 SF - \$310/mo
- **Suite 150** 823 SF - \$1.65 PSF

*All rents exclude utilities and janitorial

- Square footages are estimates and are subject to change



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

Historic Office Building Available For Lease

Second Floor Offering • Floor Plan
▪ **Suite 211 Photos**

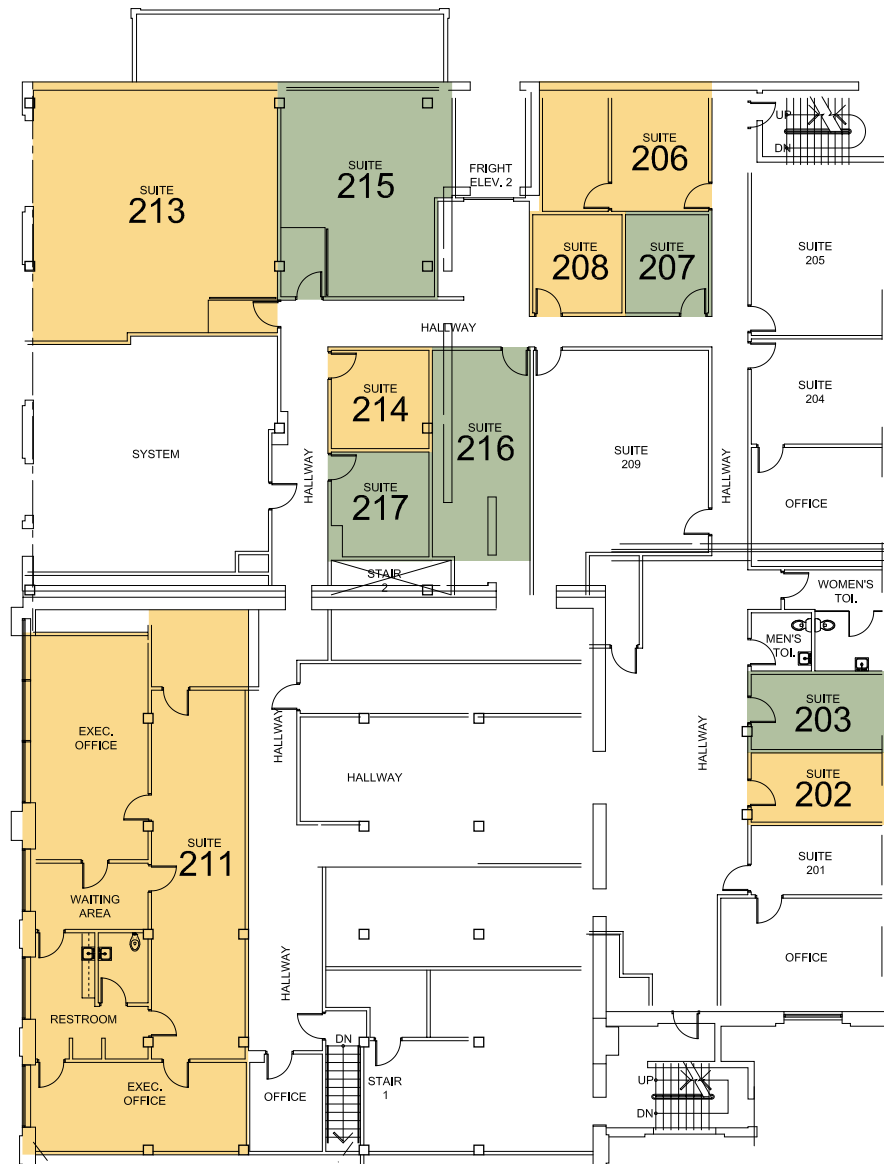
1707 Eye Street • Bakersfield, CA

Available Suites

- **Suite 211** 1,917 SF - \$1.65 PSF
- **Suite 213** 1,021 SF - \$1.65 PSF
- **Suite 215** 528 SF - \$1.55 PSF
- **Suite 202** 171 SF - \$280/mo
- **Suite 203** 174 SF - \$290/mo
- **Suite 206** 355 SF - \$585/mo
- **Suite 207** 138 SF - \$230/mo
- **Suite 208** 151 SF - \$250/mo
- **Suite 214** 160 SF - \$270/mo
- **Suite 216** 356 SF - \$585/mo
- **Suite 217** 166 SF - \$275/mo

*All rents exclude utilities and janitorial

- The entire second floor consisting of approximately 11,782 square feet can be made available.
- Square footages are estimates and are subject to change



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



Historic Office Building Available For Lease

Third Floor Offering - Multi-Tenant Floor Plan - Third Floor Photos

1707 Eye Street • Bakersfield, CA

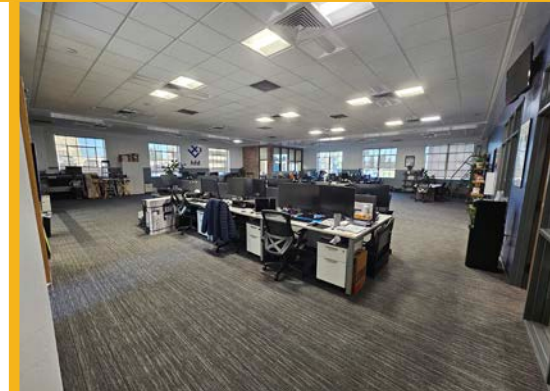
Available Suites

- **Suite 300** 4,514 SF
- **Suite 330** 3,128 SF
- Suites 300 and 330 can be combined for 7,642 SF
- **Suite 310** 1,702 SF
- **Suite 320** 1,680 SF
- Full floor occupancy of 11,024 SF Available
- **Rental Rate** \$1.55 PSF Modified Gross
- Square footages are estimates and are subject to change



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

Multi-Tenant Layout



Matthew E. Starr, SIOR, CCIM • Principal • 661 616 3570 • matthew@asuassociates.com • CA RE #01367855
 Jacob R. Shaw • Associate • 661 616 3571 • jake@asuassociates.com • CA RE #02283738
 11601 Bolthouse Drive Suite 110 • Bakersfield, CA 93311 • 661 862 5454 main • 661 862 5444 fax

Historic Office Building Available For Lease

**Third Floor Offering • Single Tenant
Floor Plan • Third Floor Photos**

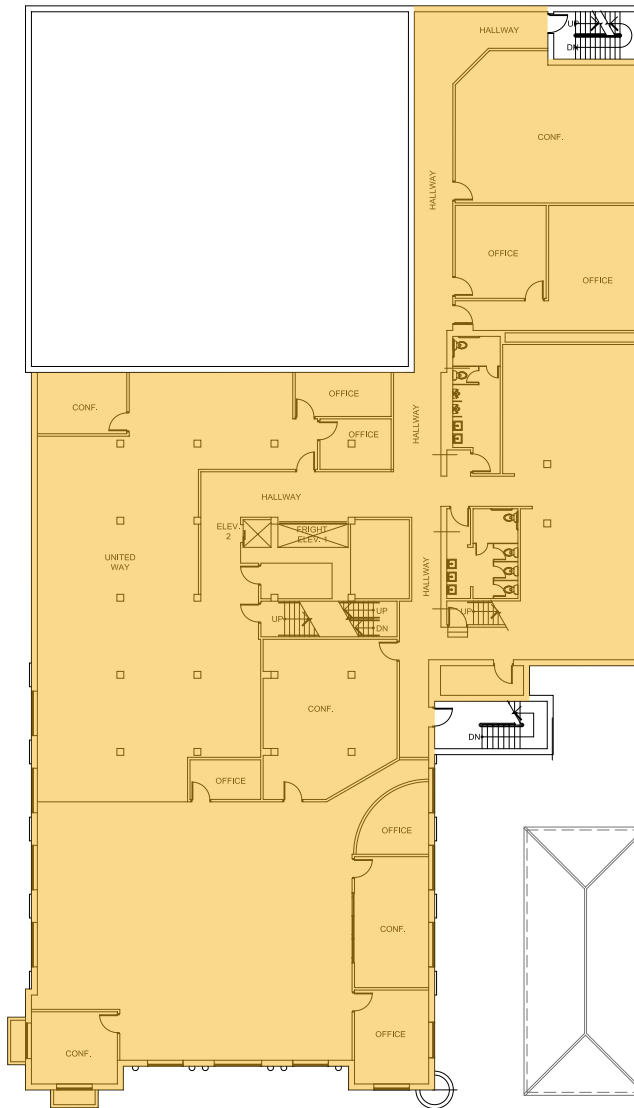
1707 Eye Street • Bakersfield, CA

Available Suite

- **Third Floor - Single Tenant Occupancy** 11,024 SF
- **Rental Rate** \$1.55 PSF Modified Gross



Full Floor Layout



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

Historic Office Building Available For Lease

Fourth Floor Offering | Floor Plan

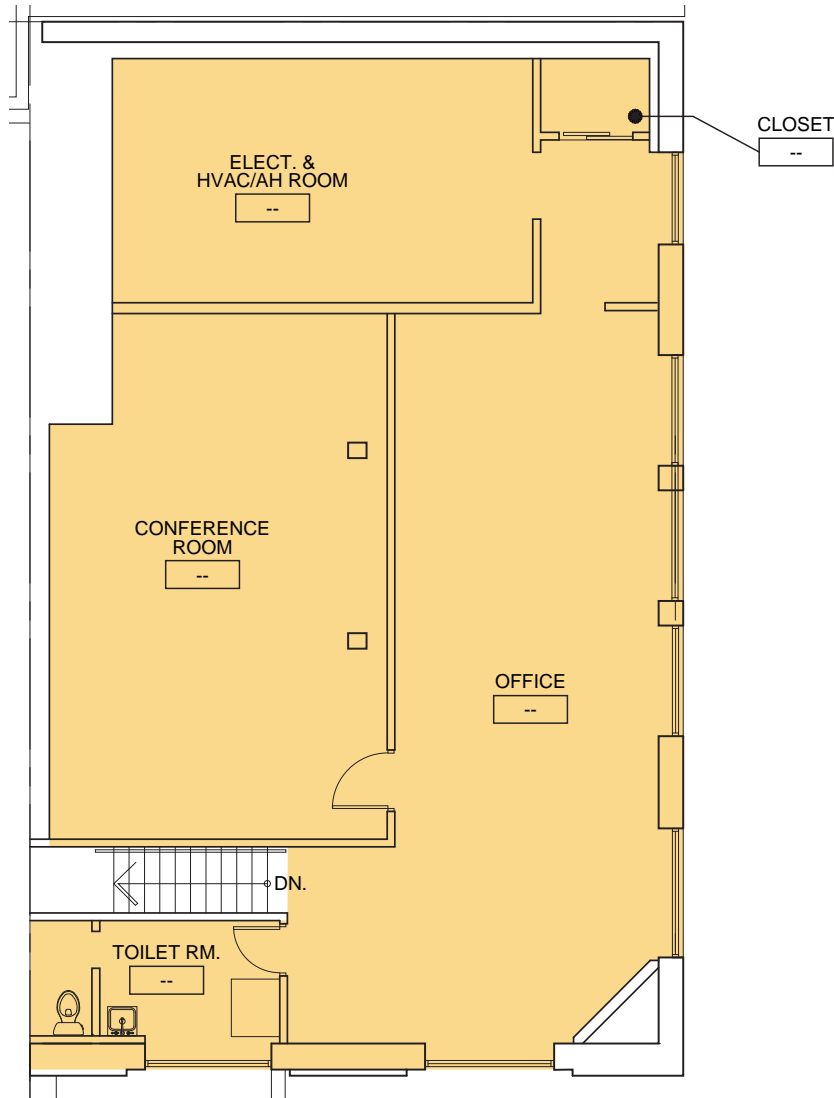
1707 Eye Street • Bakersfield, CA

Available Suites

- Suite 400 1,905 SF

Offering Terms

- Rental Rate \$1.60 PSF Modified Gross



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

Historic Office Building Available For Lease

Exterior Property Photos

1707 Eye Street • Bakersfield, CA



Historic Office Building Available For Lease

Aerial Photo Facing Southeast

1707 Eye Street • Bakersfield, CA



Historic Office Building Available For Lease

Aerial of Downtown Area Submarket & Property Location

1707 Eye Street • Bakersfield, CA



1707 Eye Street

