

FOR LEASE ► OFFICE OR MEDICAL

+/- 4,818 SF AVAILABLE

8224 Espresso Dr., Ste. 100 & 200

Bakersfield, CA 93312

PROPERTY DETAILS

- SPACES AVAILABLE:
 - SUITE 200: 3,219 RENTABLE SF (APPROX.)
 - SUITE 100: 1,599 RENTABLE SF (APPROX.)
 - SUITE 100 + 200: 4,818 RENTABLE SF (APPROX.)
- (OPTIONAL) ADJACENT BUILDING - 8230 ESPRESSO DR. AVAILABLE FOR EXPANSION (+/- 3,350 SF)
- RENT: \$1.80 PSF/MO. MG
- FREESTANDING OFFICE BUILDING
- LOT SIZE: 24,829 SF (APPROX.)
- PARKED FOR MEDICAL: 8.5/1,000
- CONTEMPORARY BUILDING DESIGN
- HIGHLY FUNCTIONAL INTERIOR
- CENTRALLY LOCATED IN NORTHWEST BAKERSFIELD
- FULLY DEVELOPED AREA
- WITHIN WALKING DISTANCE TO RETAIL SHOPPING & RESTAURANTS
- REAR BUILDING SIGNAGE VISIBLE FROM COFFEE RD.
- PYLON SIGNAGE ON COFFEE RD.*
*AVAILABLE FOR ADDITIONAL COST



PYLON SIGNAGE ON COFFEE RD.*



OLIVIERI COMMERCIAL GROUP

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Bakersfield, CA 93312
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For additional information please contact:

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SUBJECT SITE:
8224 Espresso Drive

8230 Espresso Drive
+/- 3,350 SF
Available for Expansion

LOCATION AERIAL

8224 Espresso Dr., Ste. 100 & 200
Bakersfield, CA 93312



The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determined to your satisfaction the suitability of the property for your needs. Logos are for identification purposes only and may be trademarks of their respective companies.

AERIAL OVERVIEW

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FLOOR PLAN

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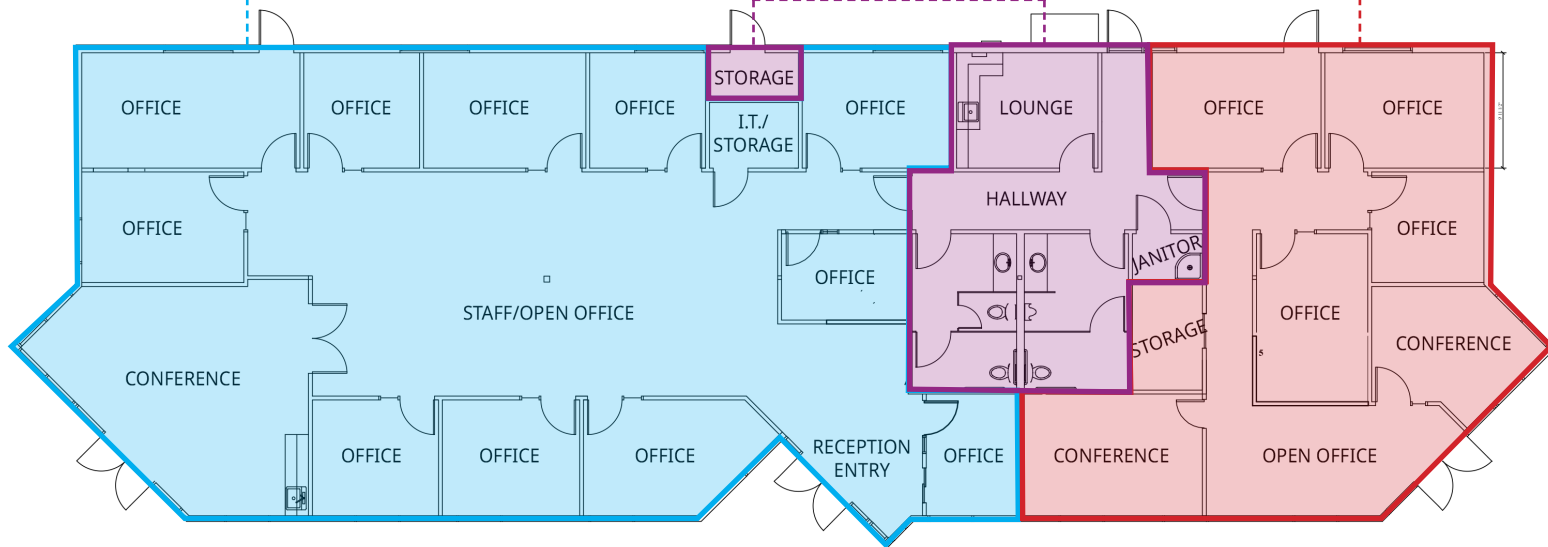
SUITE 200: +/- 2,830 USABLE SF

COMMON SPACE: +/- 664 SF

SUITE 100: +/- 1,324 USABLE SF

- OPTION 1 -

SUITE 200:
3,219 Rentable SF
Available

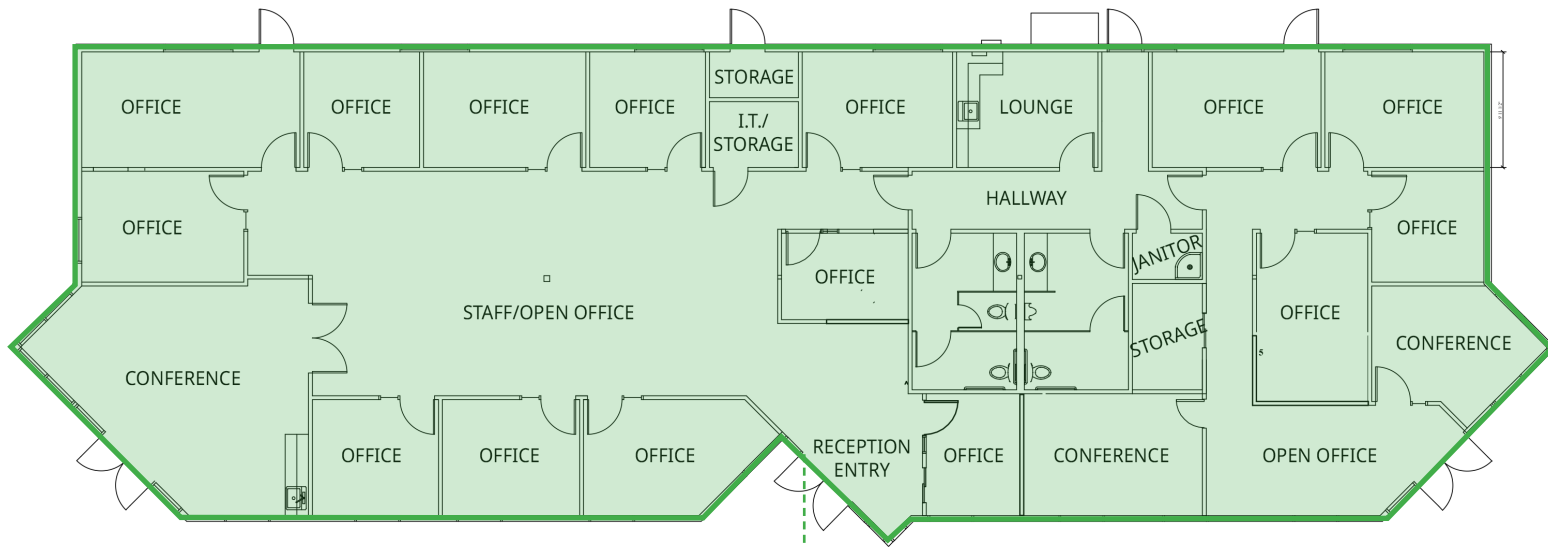


- OPTION 2 -

SUITE 100:
1,599 Rentable SF
Available

- OPTION 3 -

SUITE 200 + 100:
4,818 Rentable SF
Available



SUITE 200 + COMMON SPACE + SUITE 100 = +/- 4,818 USABLE SF



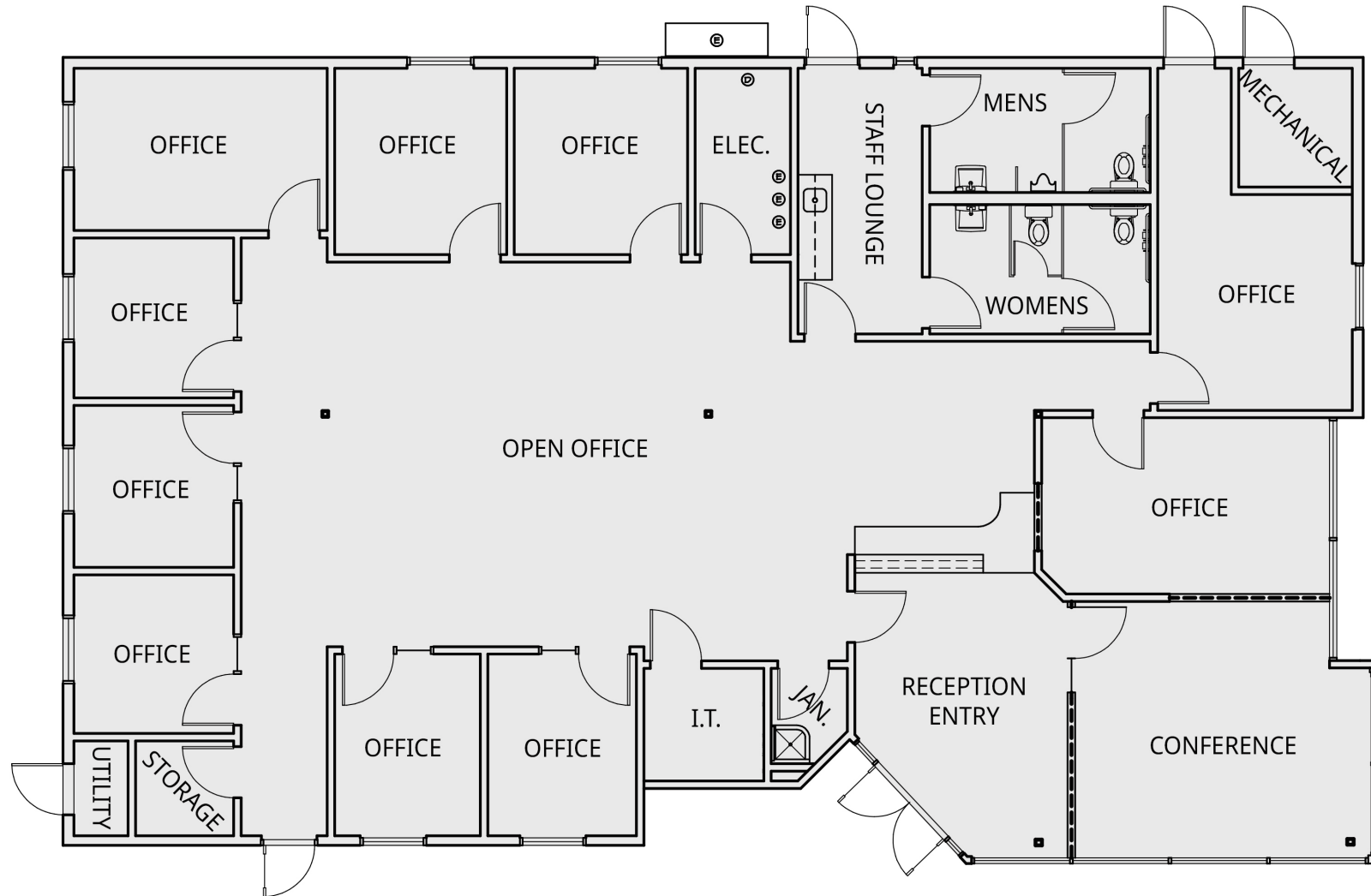
ADJACENT BUILDING FLOOR PLAN

(Adjacent Building Available for Optional Expansion)

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Bakersfield, CA 93312

8230 ESPRESSO DR., BAKERSFIELD, CA 93312
• Additional +/- 3,350 SF available



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PHOTOS - Suite 200

(Reception/Entry, Open Office, Conference)

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PHOTOS - Common Space & Suite 100

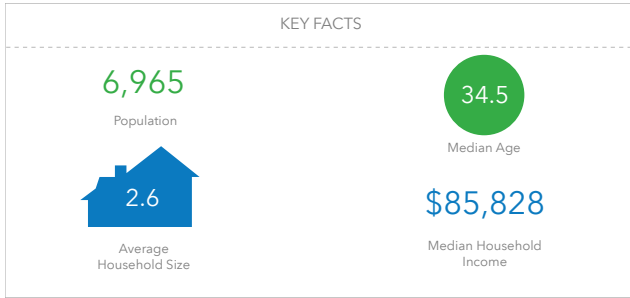
(Lounge, Office, Conference, Open Office/Entry)

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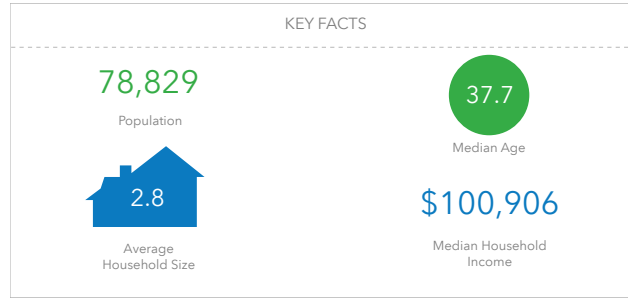


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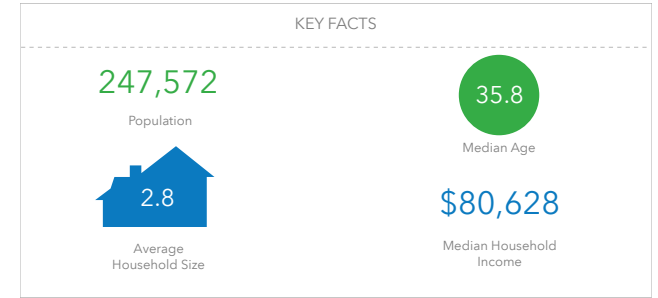
1-Mile Radius



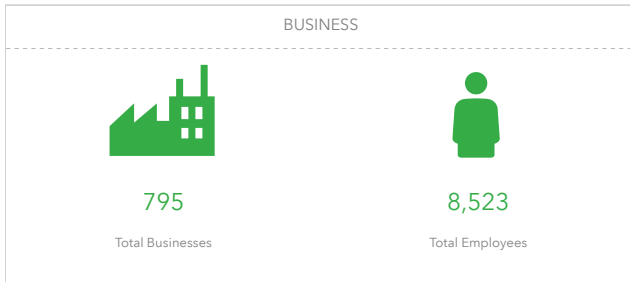
3-Mile Radius



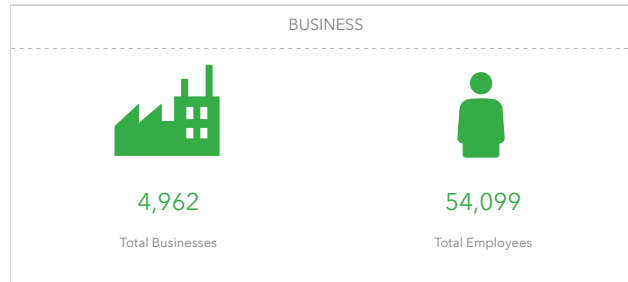
5-Mile Radius



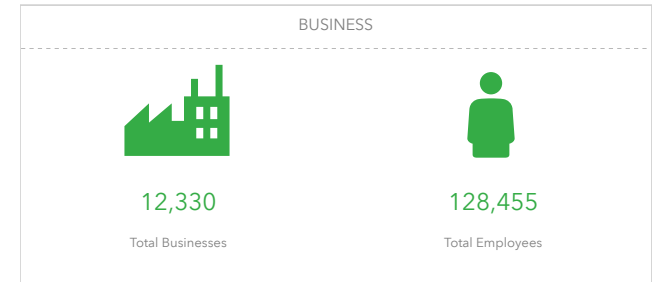
BUSINESS



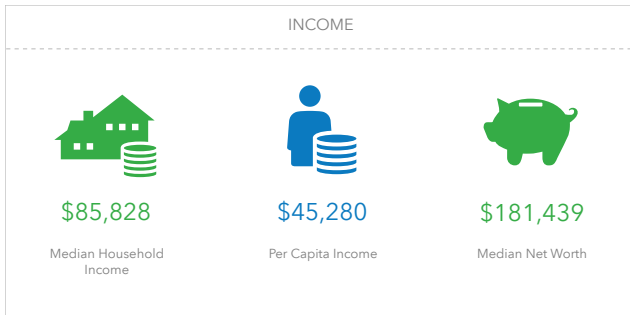
BUSINESS



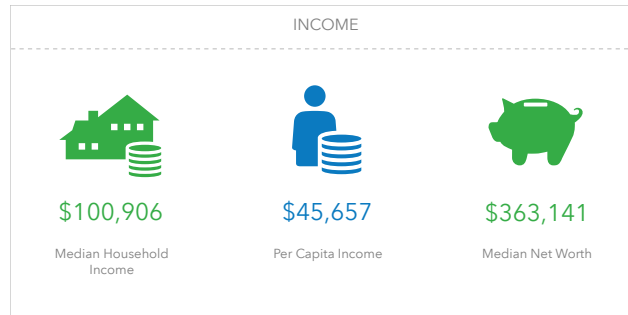
BUSINESS



INCOME



INCOME



INCOME

