



COLDWELL BANKER
PREFERRED,
REALTORS®

MEDICAL OFFICES FOR LEASE

3801 SAN DIMAS ST

Bakersfield, CA 93301



- Ideally located across from Memorial Hospital Corridor
- ZONED C-O
- Completely Remodeled
- Proximity to many Medical Facilities/Conveniences
- Well connected to Major Highways

Vikram Reddy

Coldwell Banker Preferred, Realtors

DRE #01845883 | Co.DRE# 01100927

661 836 2345 office | 661 900 1596 cell

vreddy1@yahoo.com

PROPERTY INFORMATION

**Rent: \$1.75 per sq. ft. / Month
(Modified Gross)**

BUILDING A - LEASED

Approx. 2,900 rentable sq. ft.

8 Exam rooms

Waiting & Reception area

Doctors' Offices

Break room & 3 Restrooms

Lots of Storage

BUILDING B

Approx. 2,900 sq. ft. Office Space

5+ Exam Rooms

X-Ray room / Exam room

Waiting & Reception Area

Doctors' Offices

Break room & 3 Restrooms

Lots of storage space



COLDWELL BANKER
PREFERRED,
REALTORS®

MEDICAL OFFICES FOR LEASE

3801 SAN DIMAS ST

Bakersfield, CA 93301



Vikram Reddy

Coldwell Banker Preferred, Realtors

DRE #01845883 | Co.DRE# 01100927

661 836 2345 office | 661 900 1596 cell

vreddy1@yahoo.com



COLDWELL BANKER
PREFERRED,
REALTORS®

MEDICAL OFFICES FOR LEASE

3801 SAN DIMAS ST

Bakersfield, CA 93301



Vikram Reddy

Coldwell Banker Preferred, Realtors

DRE #01845883 | Co.DRE# 01100927

661 836 2345 office | 661 900 1596 cell

vreddy1@yahoo.com



COLDWELL BANKER
PREFERRED,
REALTORS®

MEDICAL OFFICES FOR LEASE

3801 SAN DIMAS ST

Bakersfield, CA 93301



Vikram Reddy

Coldwell Banker Preferred, Realtors

DRE #01845883 | Co.DRE# 01100927

661 836 2345 office | 661 900 1596 cell

vreddy1@yahoo.com



3801 SAN DIMAS ST

Bakersfield, CA 93301

Site plan showing the layout of the property, including Building A (Leased) and Building B. The plan includes dimensions for various sections and setbacks.

Building A (Leased):

- Top setbacks: 12' 3" (left), 12' 8" (right)
- Top-right corner setbacks: 12' 6" (left), 18' 5" (right)
- Right setbacks: 22' 0" (top), 6' 11" (middle), 24' 5" (bottom)
- Bottom setbacks: 18' 3" (left), 12' 5" (right)
- Bottom-right corner setbacks: 12' 0" (left), 18' 8" (right)
- Left setbacks: 14' 3" (top), 11' 3" (middle), 34' 3" (bottom)
- Left-side setbacks: 14' 3" (top), 14' 3" (middle), 14' 3" (bottom)
- Internal dimensions: 52' 3" (width), 47' 5" (length)

Building B:

- Left setbacks: 14' 3" (top), 11' 3" (middle), 34' 3" (bottom)
- Left-side setbacks: 14' 3" (top), 14' 3" (middle), 14' 3" (bottom)
- Internal dimensions: 11' 3" (width), 34' 3" (length)

Other Features:

- Storage Utility areas are located at the top-right, middle-left, and bottom-right corners.
- Setbacks from the property lines are indicated by dashed lines.

The floor plan is organized into several functional areas:

- Top Left:** A vertical column of five rooms: DOCTOR'S OFFICE, EXAM #1, EXAM #2, EXAM #3, and EXAM #4.
- Top Center:** A vertical column of three rooms: DOCTOR'S OFFICE, EXAM #6, and EXAM #7.
- Top Right:** A large rectangular area containing a DOCTOR'S OFFICE and a RECEPTION area.
- Bottom Left:** A vertical column of two rooms: EXAM #5 and a BATH.
- Bottom Center:** A horizontal row of three rooms: COUNTER + STORAGE, BREAK ROOM, and COUNTERS WITH STORAGE.
- Bottom Right:** A large rectangular area containing a WAITING ROOM and a BATH.

Room labels are as follows:

- DOCTOR'S OFFICE (Top Left)
- EXAM #1
- EXAM #2
- EXAM #3
- EXAM #4
- EXAM #5
- BATH (Bottom Left)
- DOCTOR'S OFFICE (Top Center)
- EXAM #6
- EXAM #7
- DOCTOR'S OFFICE (Top Right)
- RECEPTION (Top Right)
- COUNTER + STORAGE (Bottom Center)
- BREAK ROOM (Bottom Center)
- COUNTERS WITH STORAGE (Bottom Center)
- WAITING ROOM (Bottom Right)
- BATH (Bottom Right)

The floor plan shows the following rooms and dimensions:

- Overall Dimensions:** 6.00' (left), 52.50' (top), 15.00' (left), 40.00' (right).
- Utility:** 6.00' (left), 49.50' (right).
- Storage:** 6.00' (left), 4.00' (right).
- Exam Rooms:**
 - BIG EXAM/PROCEDURE ROOM: 6.00' (left), 18.00' (bottom).
 - EXAM 2: 6.00' (left), 13.25' (bottom).
 - EXAM 3: 6.00' (left), 13.25' (bottom).
 - EXAM 4: 6.00' (left), 13.25' (bottom).
 - EXAM 5: 6.00' (left), 13.25' (bottom).
- Communication Room:** 6.00' (left), 13.25' (bottom).
- Doctor's Office:** 6.00' (left), 13.25' (bottom).
- X-Ray/Exam Room:** 6.00' (left), 13.25' (bottom).
- Bath:** 6.00' (left), 13.25' (bottom).
- Storage:** 6.00' (left), 13.25' (bottom).
- Doctor Office:** 6.00' (left), 13.25' (bottom).
- Bath:** 6.00' (left), 13.25' (bottom).
- Break Room:** 6.00' (left), 13.25' (bottom).
- Waiting Room:** 6.00' (left), 13.25' (bottom).
- Reception & General Office:** 6.00' (left), 13.25' (bottom).
- Covered:** 6.00' (left), 13.25' (bottom).

(Not to Scale)

Vikram Reddy

Coldwell Banker Preferred, Realtors

DRE #01845883 | Co.DRE# 01100927

661 836 2345 office | 661 900 1596 cell

vreddy1@yahoo.com

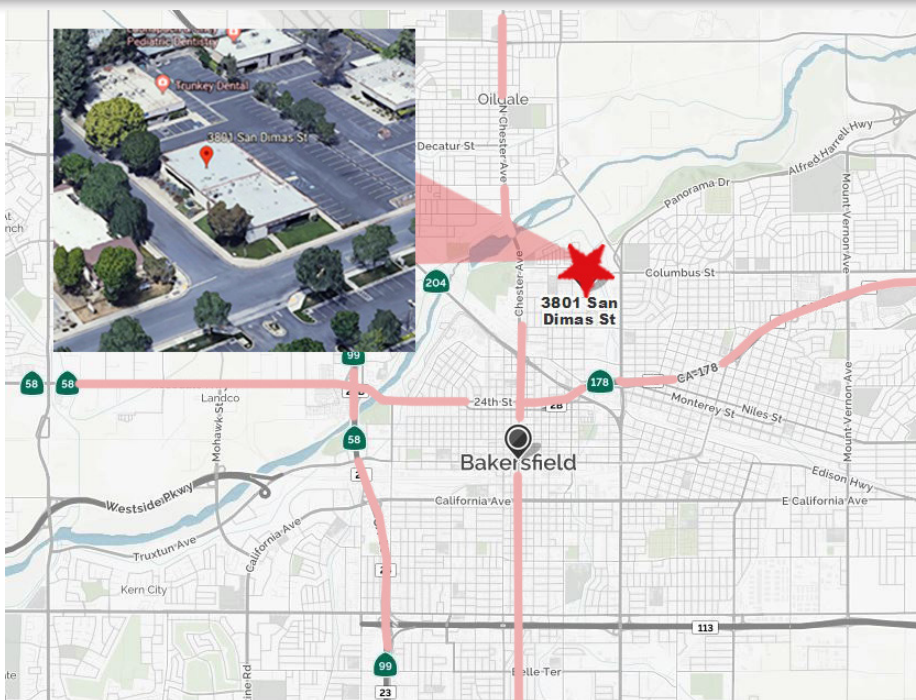


COLDWELL BANKER
PREFERRED,
REALTORS®

MEDICAL OFFICES FOR LEASE

3801 SAN DIMAS ST

Bakersfield, CA 93301



Vikram Reddy

Coldwell Banker Preferred, Realtors

DRE #01845883 | Co.DRE# 01100927

661 836 2345 office | 661 900 1596 cell

vreddy1@yahoo.com