

For Lease - Class A Medical Office Condominium

9900 Stockdale Hwy, Suite 105
Bakersfield, CA 93311



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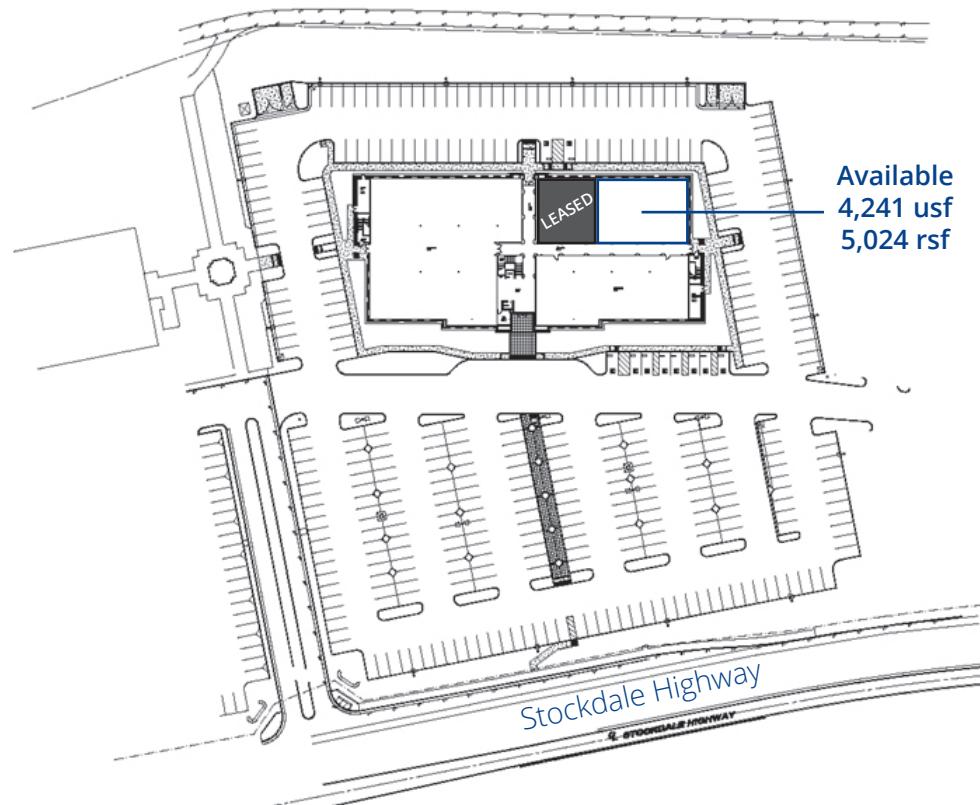
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9900 Stockdale Highway is an approximately 57,703 square foot two-story Class A modern medical office development located directly north of Dignity's Mercy Southwest Hospital. The Stockdale Highway medical corridor, which contains approximately 500,000 square feet of medical office space, is the most sought-after location for medical practitioners in the City of Bakersfield because of its close proximity to Dignity's Mercy Southwest Hospital and other medical uses located along Stockdale Highway. The development consists of the highest quality medical building in the City and is impeccably maintained.

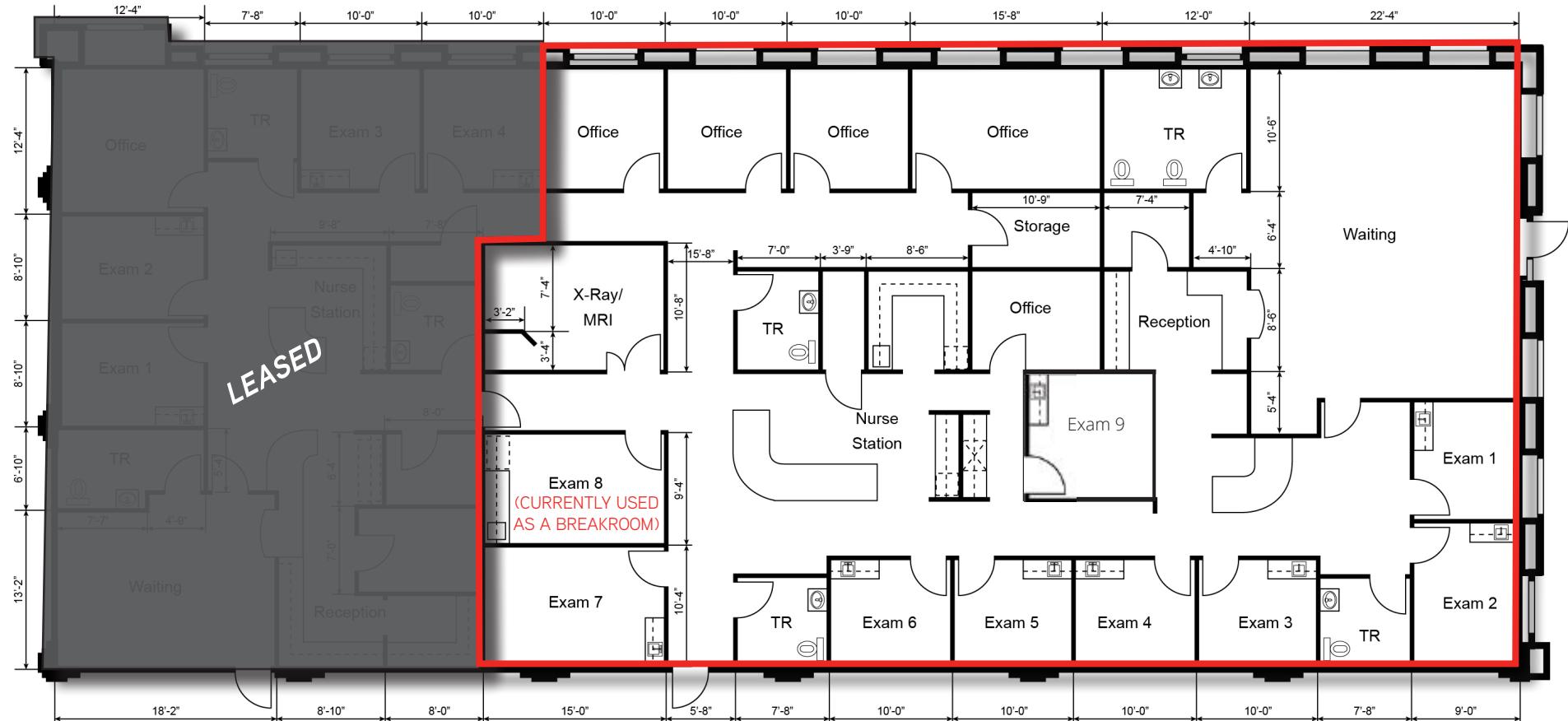
Features & Amenities

- Approximately 4,241 usf / 5,024 rsf existing medical suite located on the ground floor
- Class A medical office space
- Located just north of Mercy Southwest Hospital
- Near public transportation
- Stockdale Hwy monument signage
- Conventional medical floor plan includes: Large waiting and reception area, nine (9) exam rooms with sink, two (2) nurse stations, one (1) exam room, five (5) private offices, and four (4) restrooms
- Abundant excess parking with easy access from Stockdale Hwy
- Located in most desirable medical sub-market in Bakersfield with many other medical building and medical practitioners
- Zoned C-O (Commercial Office) per the City of Bakersfield
- Tenant Improvements - Negotiable

Site plan



Floor plan



Available

Suite 105 - For Lease

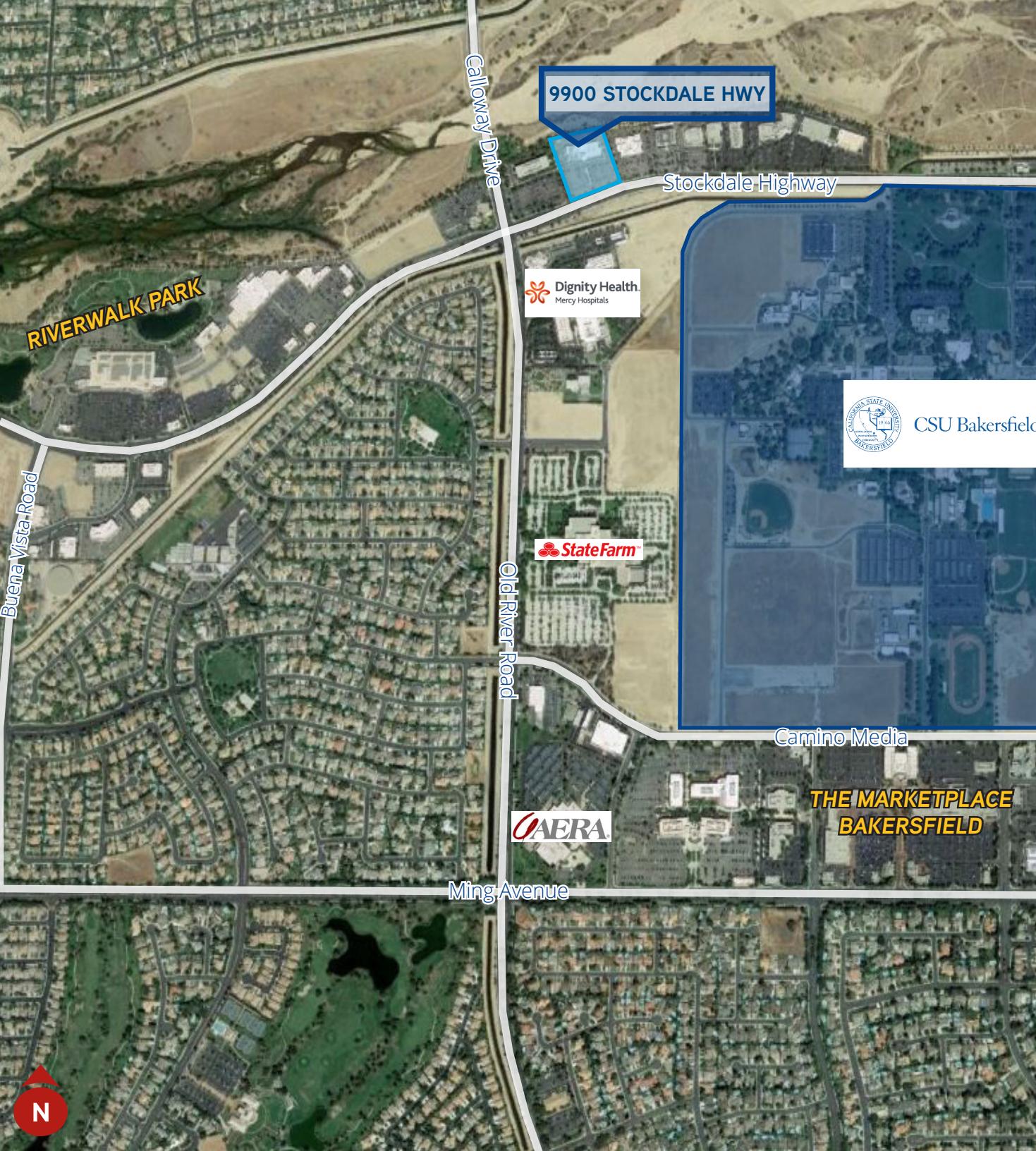
• Available Size: 4,241 usf / 5,024 rsf

Basic Lease Rate

\$2.00/sf NNN

Suite Features

- Nine (9) exam rooms
- Four (4) toilet rooms
- Large waiting and reception area
- Two (2) nurse's stations
- One (1) x-ray room
- Five (5) private offices



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