



For Sale | +/- 34,361 SF

The Iconic Oak Park Tower

3200 21st | Bakersfield, CA 93301

Contact Us:

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For the first time in three decades, Colliers International is pleased to present the opportunity to acquire Oak Park Tower, a well-known office asset located at the signalized corner of Oak Street and 21st Street in downtown Bakersfield. The 5 story Tower was originally constructed as a luxury apartment building, with two suites on each floor. The property eventually became a multi-tenant office building. Positioned on approximately 2.42 acres, the property consists of three buildings totaling $\pm 34,361$ square feet, offering a rare combination of scale, visibility, and flexible repositioning potential.

Sales Price:

\$3,950,000 (\$103/per SF)

Available:

Building A
(5-Story Building) +/- 29,426 SF

Building B
(Freestanding Single Story) +/- 1,900 SF

Building C
(Freestanding Two Story) +/- 3,035 SF

Total Building Area: +/- 34,361 SF

Lot Size: +/- 2.42 AC

Parking: 82 Onsite Spaces

Year Built: 1970

Zoning: C-O (Commercial Office)

APN #: 003-16107



Current Tenancy:

- **Building A:** Partially occupied by Stockdale Counseling who leases approximately half of the first floor (month-to-month).
- **Building B:** Leased to Kern Autism Network (month-to-month).
- **Building C:** Leased to Bakersfield DUI Attorneys (month-to-month).

Investment Highlights:

Significant Value-Add Opportunity

- Predominantly vacant asset with short-term tenancy allows for immediate lease-up or adaptive reuse strategy.

Iconic Downtown Presence

- One of Bakersfield's most recognizable mid-rise office buildings with strong identity and visibility.

Flexible Multi-Building Configuration

- Campus-style layout supports multi-tenant office, medical conversion, or owner-user scenarios.

Vertical Access & Infrastructure

- Elevator-served tower with existing office improvements.

Secured Site

- Gated property with perimeter block wall and controlled access.

Strategic Location

- Prominent corner location with strong access to core downtown amenities and transportation corridors.



Building A



Building C



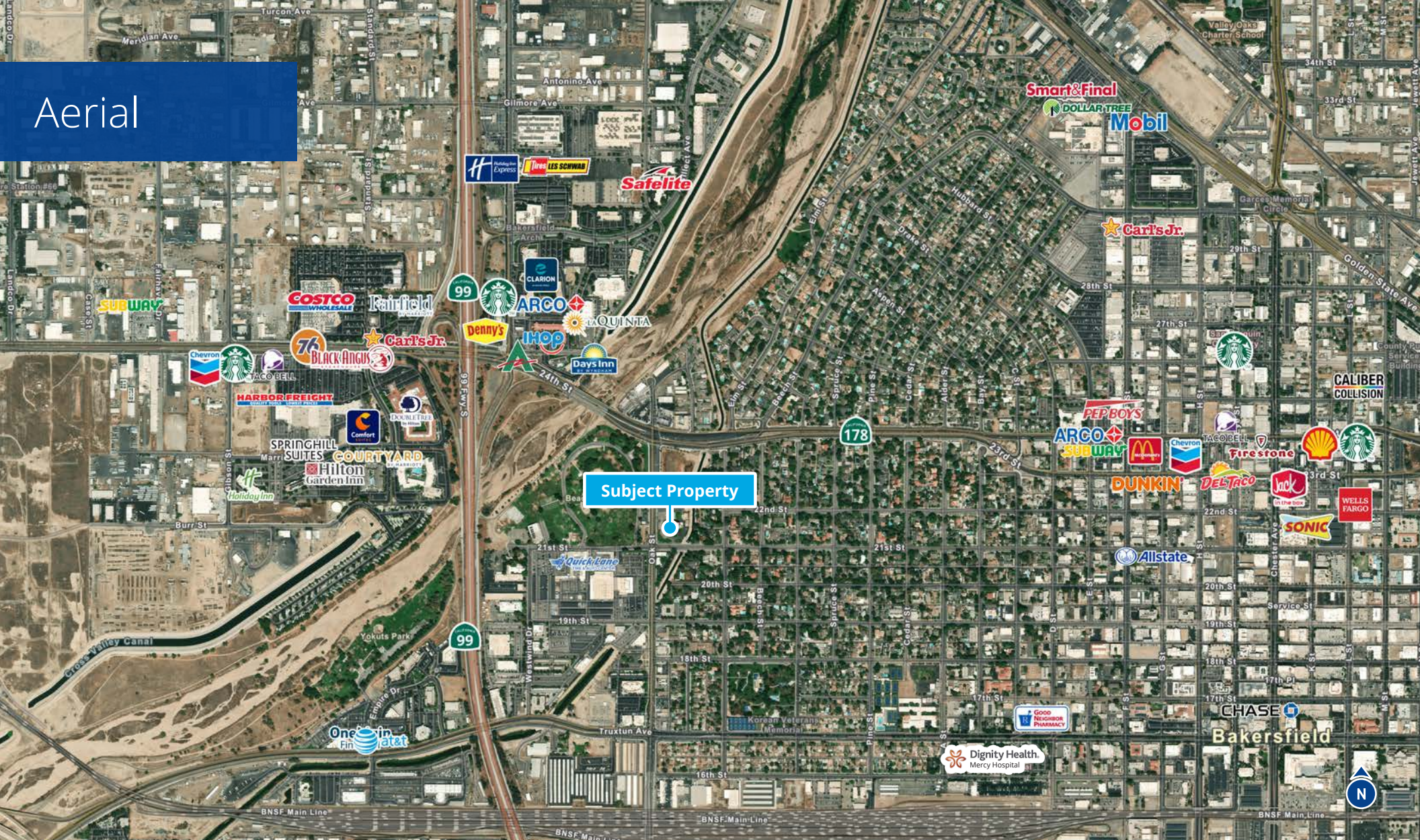
Building B







Aerial



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