



For Sublease | +/- 5,733 SF
**Professional Medical
Office Building**

3807 Union Ave | Bakersfield CA

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Property Overview

3807 Union Ave is an approximately 5,733 square foot, single story, professional medical office building being offered for Sublease. The property is located on the west side of Union Ave, between Columbus Street and 34th Street. Situated to the east of Dignity Memorial Hospital, the building offers a great location near other medical and professional services.

Available:

Total Building Size: +/- 5,733 SF

* Sublease expires June 30, 2025

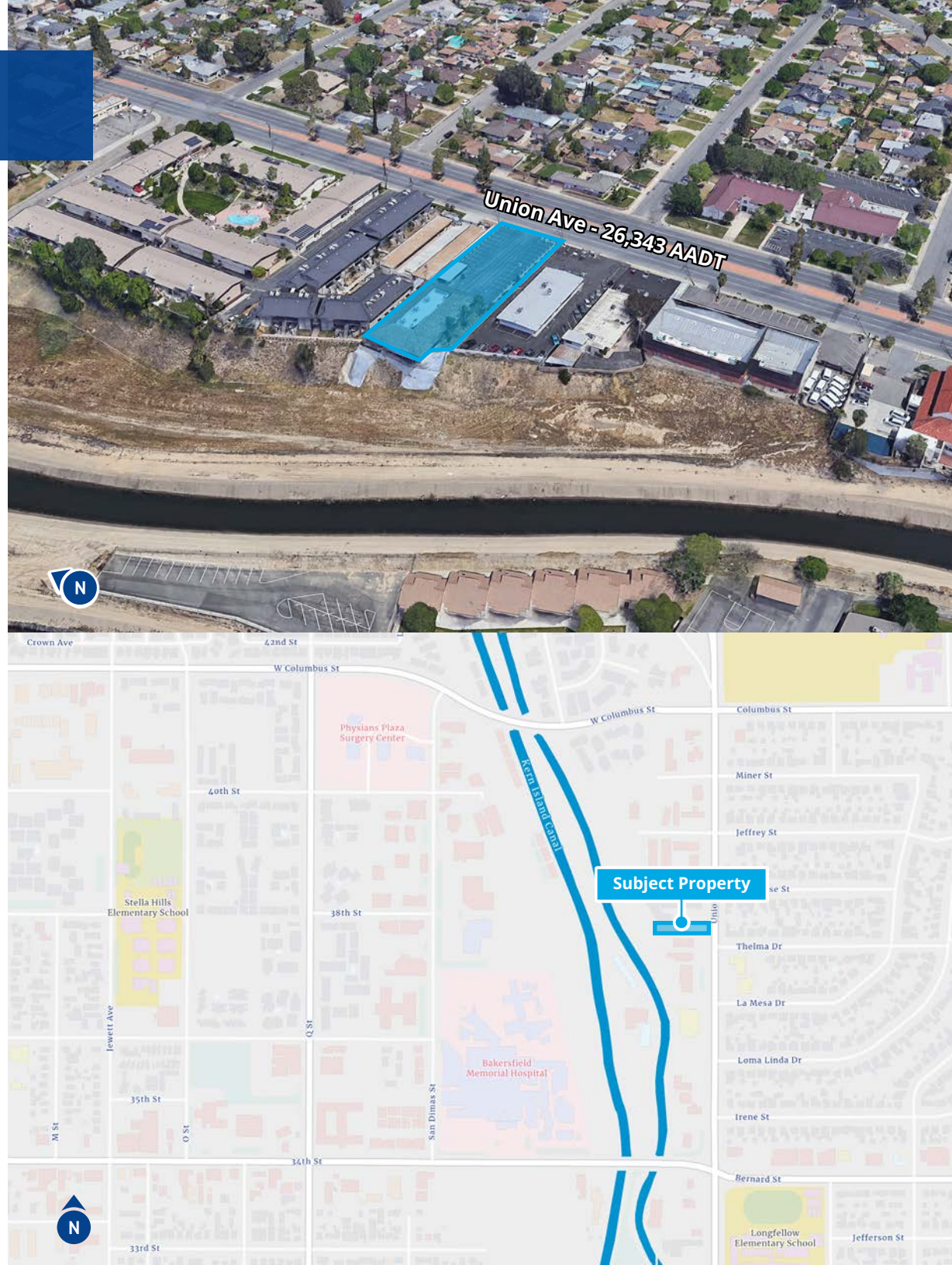
Sublease Rate:

\$1.25/SF Gross

Property Highlights:

- Single story professional medical office building.
- Approximately 5,733 square feet.
- Possibility of demising space into smaller suites.
- Conventional medical office floor plan.
- Ready to occupy.
- 31 onsite parking spaces (includes two ADA parking stalls) – 5.41 per 1,000.
- Pylon sign on Union Ave.
- Zoned CO (Professional Office) – per City of Bakersfield.

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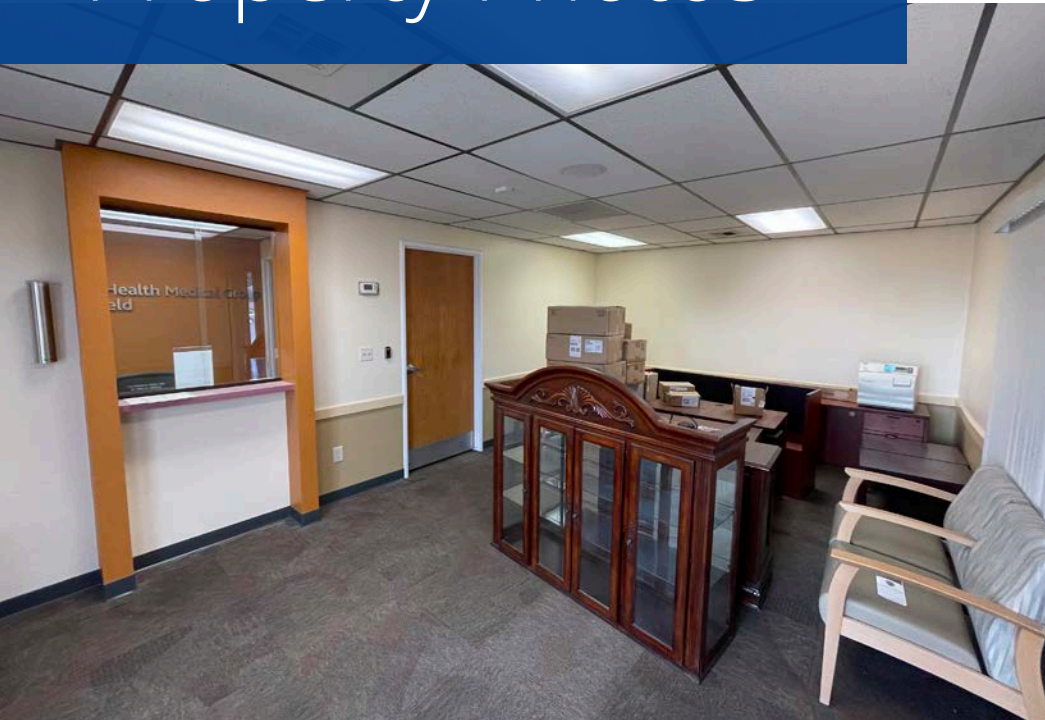


Floor Plan



Possibility of demising space into smaller units

Property Photos



Aerial



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