

FOR LEASE ► MEDICAL

+/-. 1,686 SF AVAILABLE

9450 Ming Ave, Suite 2

Bakersfield, CA 93311

PROPERTY DETAILS

- **TOTAL SPACE AVAILABLE:**
 - **SUITE 2: +/- 1,686 RENTABLE SF**
- **LEASE RATE: \$2.85 PSF/MO. NNN***
 - */- \$0.63 PSF/MO.
- **MULTI-TENANT MEDICAL OFFICE BUILDING**
- **3 EXAM ROOMS, 2 OFFICES, & RECEPTIONIST AREA**
- **PARKED FOR MEDICAL: 8.5/1,000**
- **CONTEMPORARY BUILDING DESIGN**
- **HIGHLY FUNCTIONAL INTERIOR**
- **CENTRALLY LOCATED IN WEST BAKERSFIELD**
- **FULLY DEVELOPED AREA**
- **WITHIN WALKING DISTANCE TO RETAIL SHOPPING & RESTAURANTS**
- **MONUMENT SIGNAGE ON MING AVE.**
- **CO-TENANCY WITH SENDAS URGENT CARE**
- **ZONING: C-O (COMMERCIAL & PROFESSIONAL OFFICE), CITY OF BAKERSFIELD**

TURNKEY MEDICAL OFFICE



OLIVIERI COMMERCIAL GROUP
9810 Brimhall Road
Bakersfield, CA 93312
www.oliviericommercial.com

For additional information please contact:

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CLOSE-UP AERIAL PROFILE

9450 Ming Ave, Suite 2

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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 determine 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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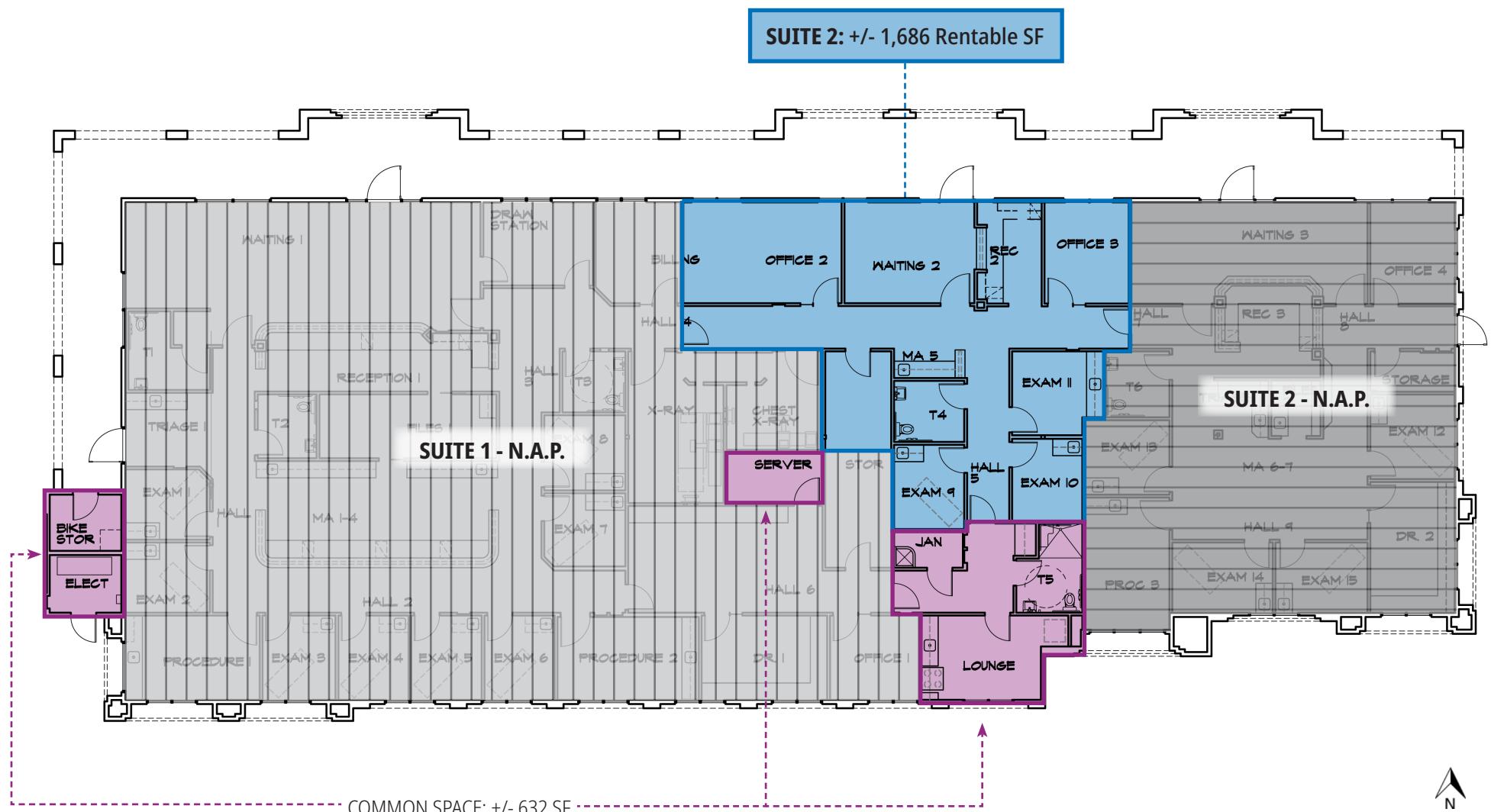


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FLOOR PLAN

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PHOTOS - Suite 2

(Reception, Office, Exam Room, Lounge*)

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