



Office Building Available FOR LEASE

2001 North Chester Avenue • Bakersfield, CA



OFFERING

- Approximately 4,900 SF stand-alone office building
- Rental Rate: \$1.45 psf Modified Gross excluding utilities and janitorial services
- Tenant Improvements Negotiable
- Available Late 2019

PROPERTY DETAILS

- Located in North Bakersfield/Oildale along well traveled arterial
- On-site parking. Close to public transit – GET bus stop in front of building
- Low vacancy rate submarket
- Built in 2004
- Prominent signage available



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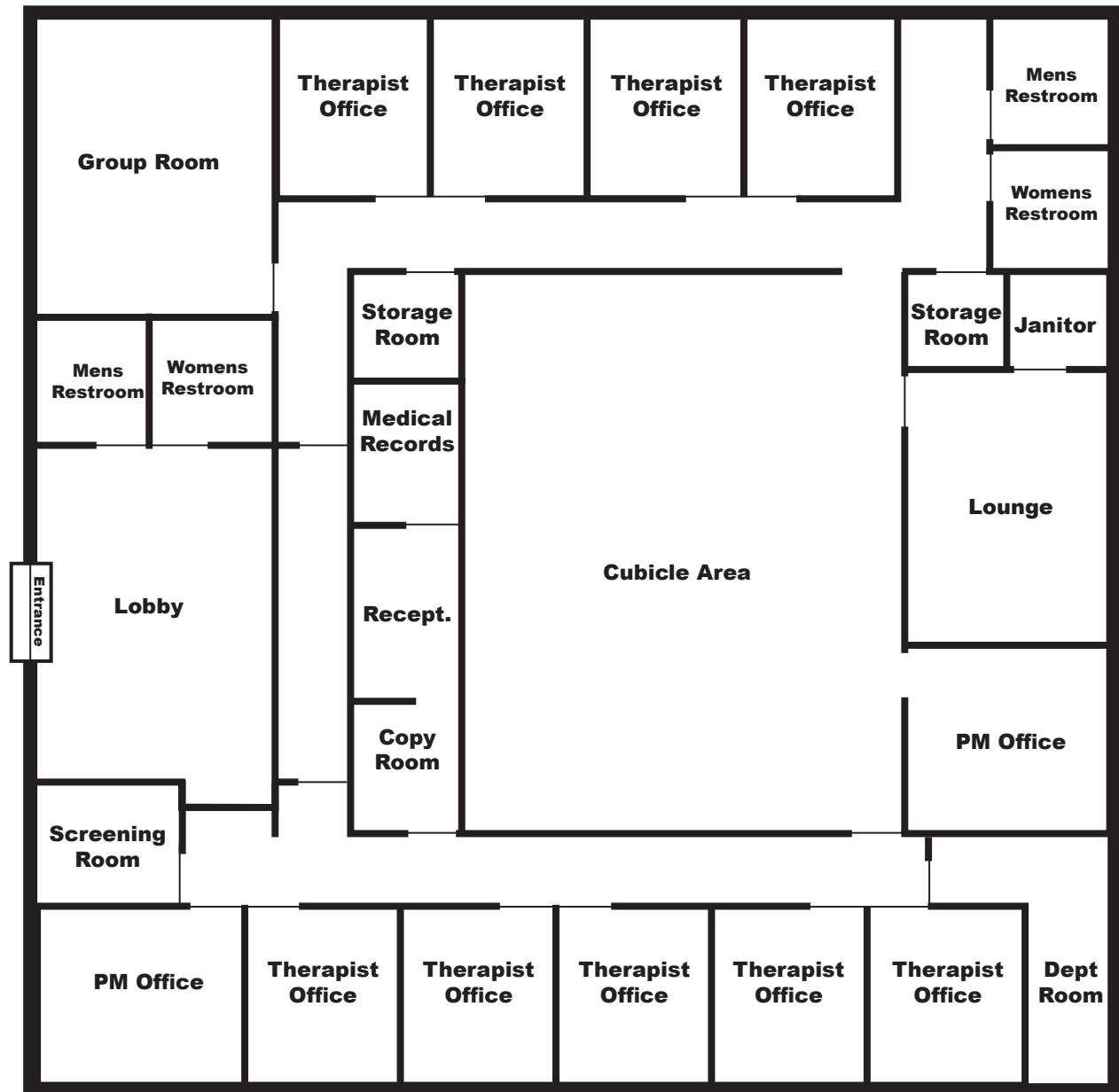
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Floor Plan & Summary

SUMMARY

2001 North Chester is a stand-alone office building which will be available for occupancy in late 2019. The building was constructed for Henrietta Weill Memorial Child Guidance Clinic in 2004. They will be vacating to expand their programs leaving a fully improved building ready for occupancy. The building includes a mix of private and open office area, on-site parking and the opportunity for prominent building signage.



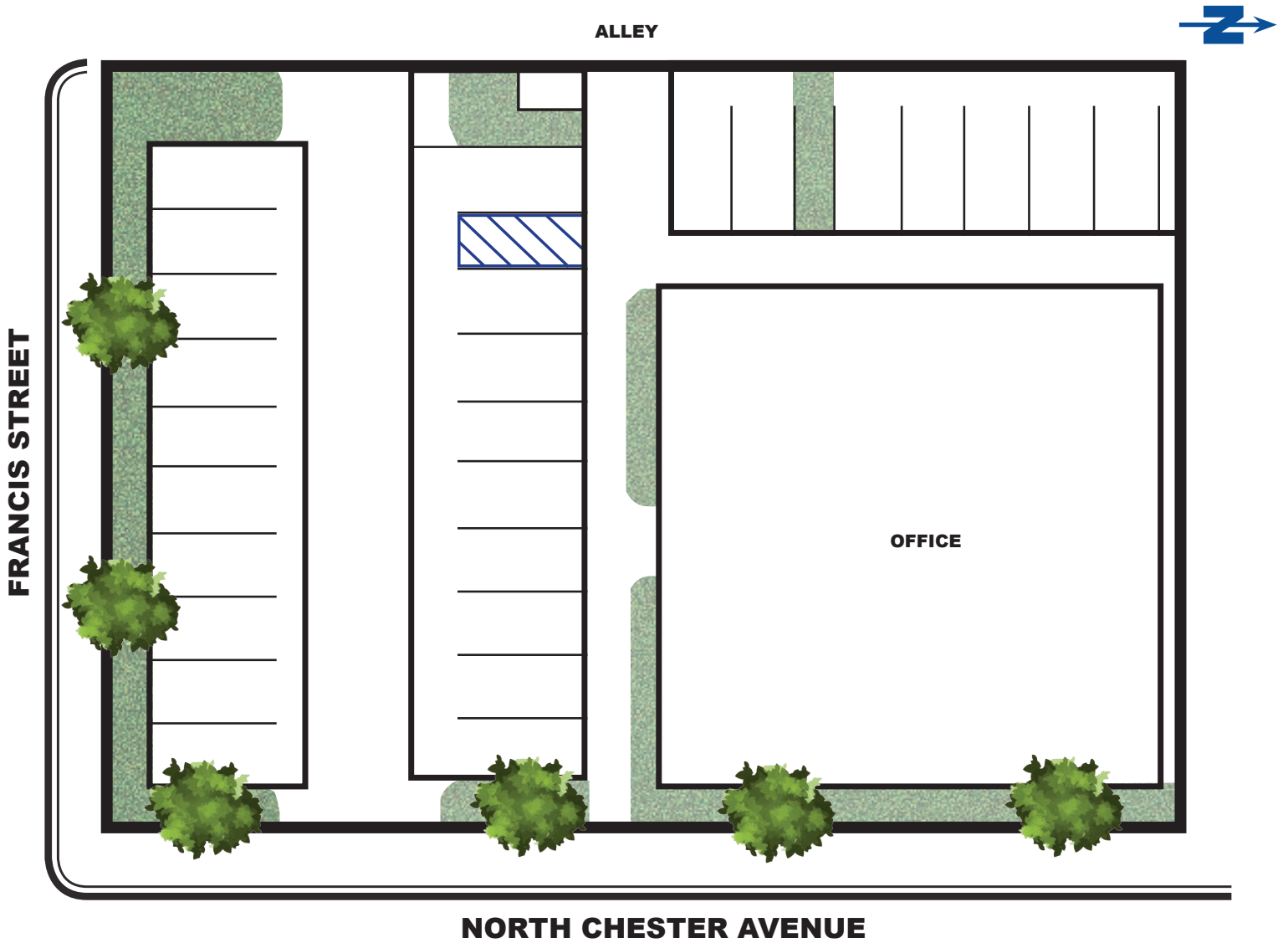
*Plans deemed to be accurate, but not guaranteed. Plan not to scale.



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Site Plan



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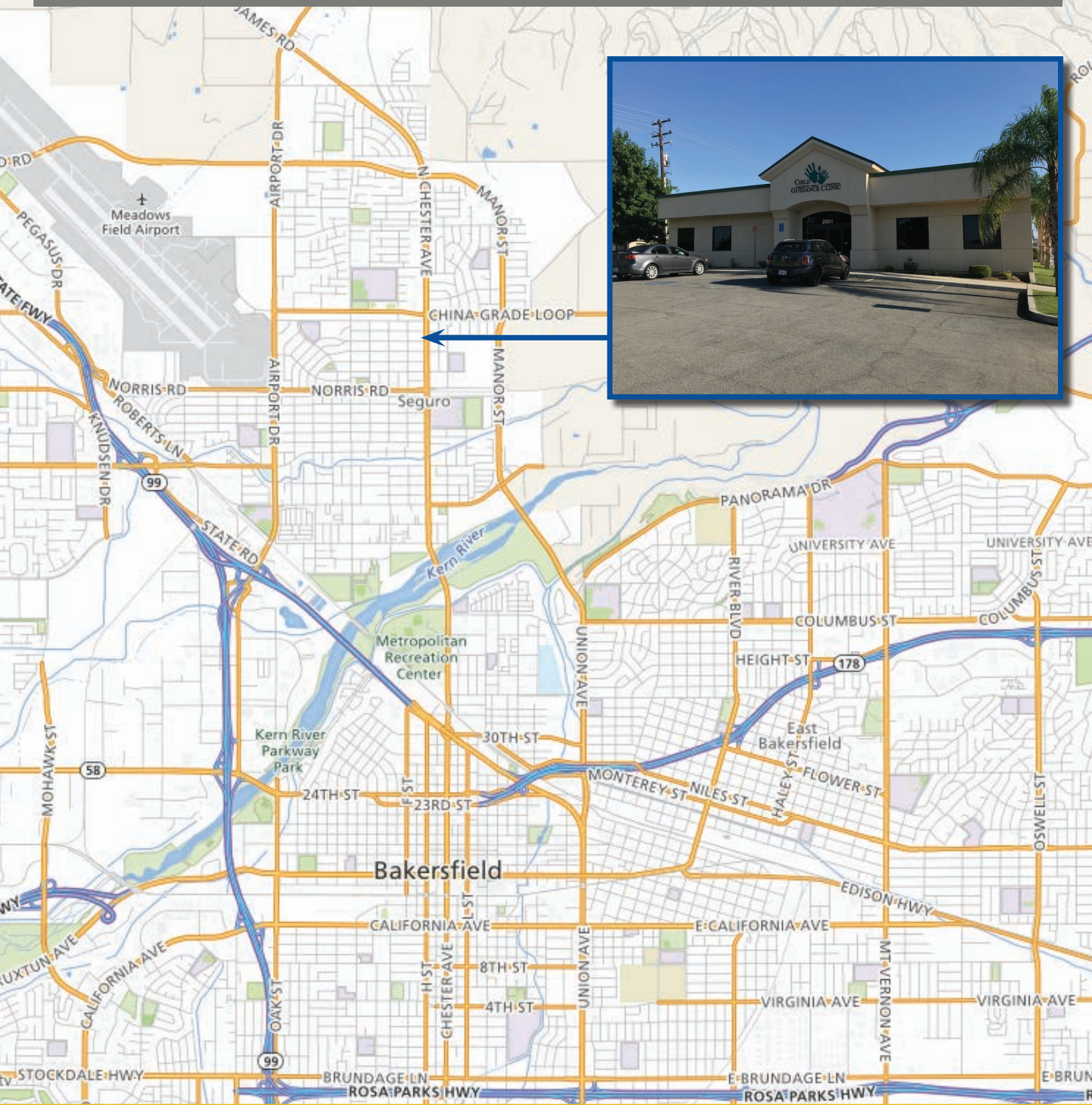
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Area Location Map



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