

FOR LEASE ► OFFICE OR MEDICAL

+/-. 1,421 SF AVAILABLE

8224 Espresso Dr., Suite 100

Bakersfield, CA 93312

PROPERTY DETAILS

- SPACE AVAILABLE:
 - SUITE 100: 1,421 RENTABLE SF (APPROX.)
- RENT: \$1.80 PSF/MO. MG
- FREESTANDING OFFICE BUILDING
- LOT SIZE: 24,829 SF (APPROX.)
- PARKED FOR MEDICAL: 8.5/1,000
- CONTEMPORARY BUILDING DESIGN
- HIGHLY FUNCTIONAL INTERIOR
- CENTRALLY LOCATED IN NORTHWEST BAKERSFIELD
- FULLY DEVELOPED AREA
- WITHIN WALKING DISTANCE TO RETAIL SHOPPING & RESTAURANTS
- REAR BUILDING SIGNAGE VISIBLE FROM COFFEE RD.
- PYLON SIGNAGE ON COFFEE RD.*

*AVAILABLE FOR ADDITIONAL COST



PYLON SIGNAGE ON COFFEE RD.*



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

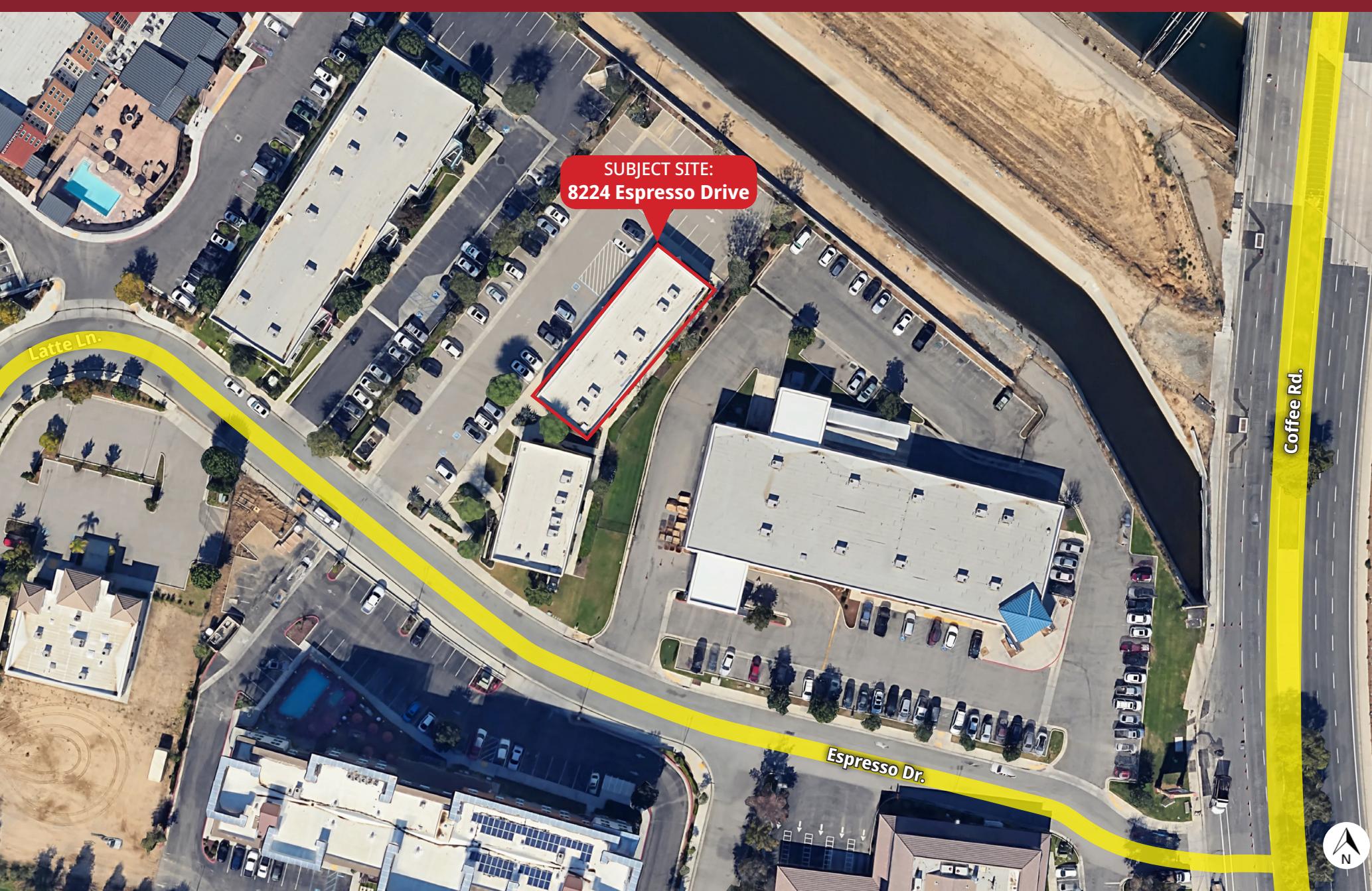
For additional information please contact:

Giana Olivieri
Senior Vice President
LIC. #01973774
(661) 616-4453
giana@oliviericommercial.com

CLOSE-UP AERIAL PROFILE

8224 Espresso Dr., Suite 100

Bakersfield, CA 93312



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LOCATION AERIAL

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Bakersfield, CA 93312

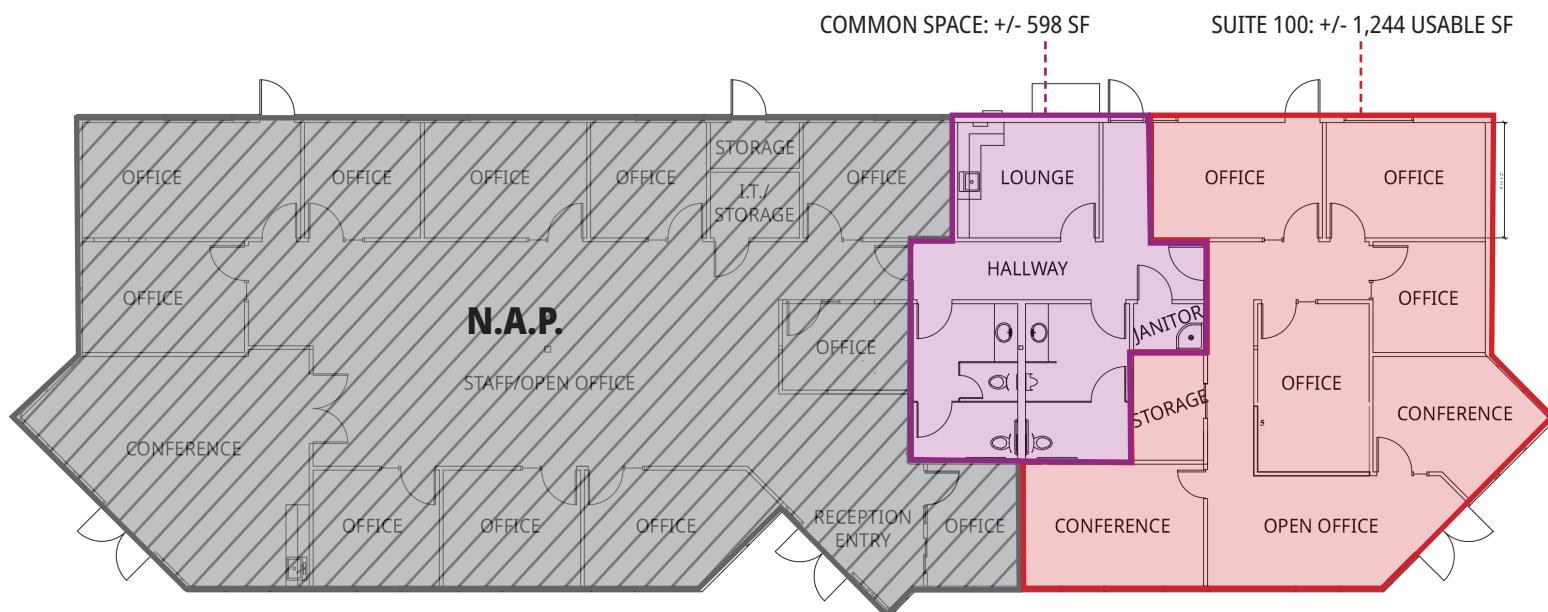


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SUITE 100:
+/- 1,421 Rentable SF
Available



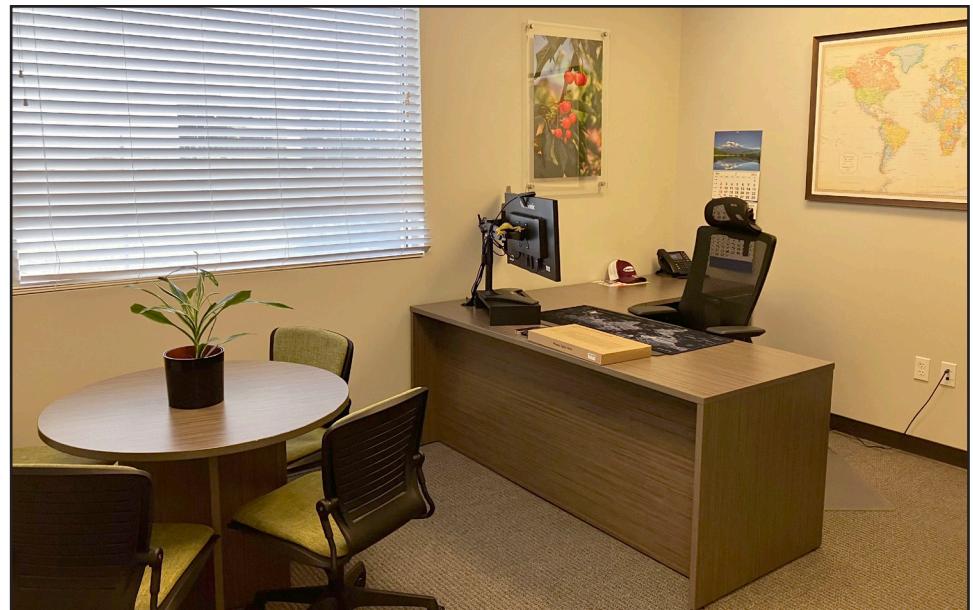
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PHOTOS - Suite 100

(Lounge*, Office, Conference, Open Office/Entry)

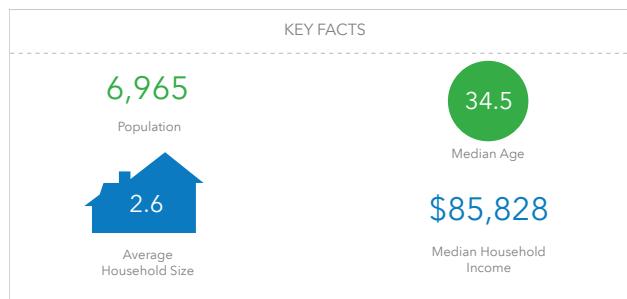
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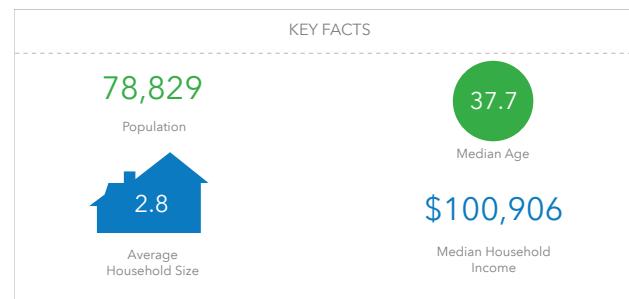


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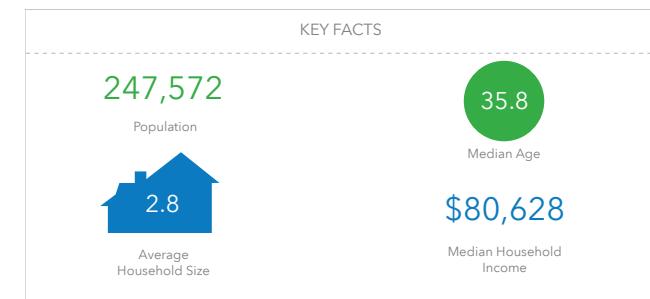
1-Mile Radius



3-Mile Radius



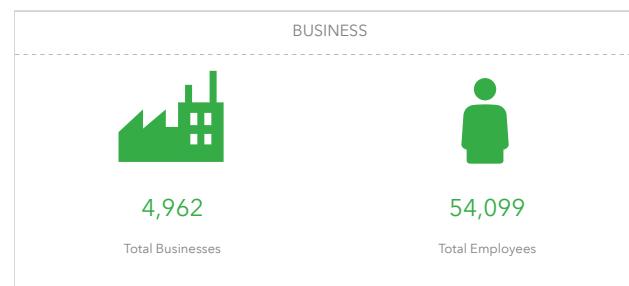
5-Mile Radius



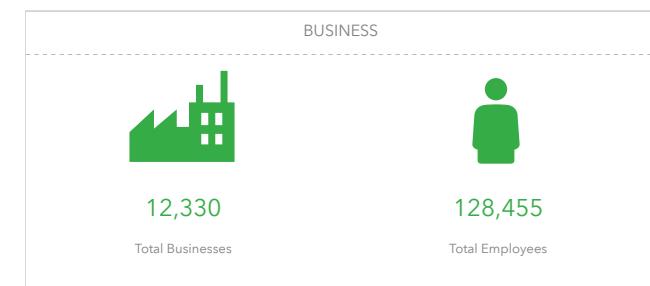
BUSINESS



BUSINESS



BUSINESS



INCOME



INCOME



INCOME



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