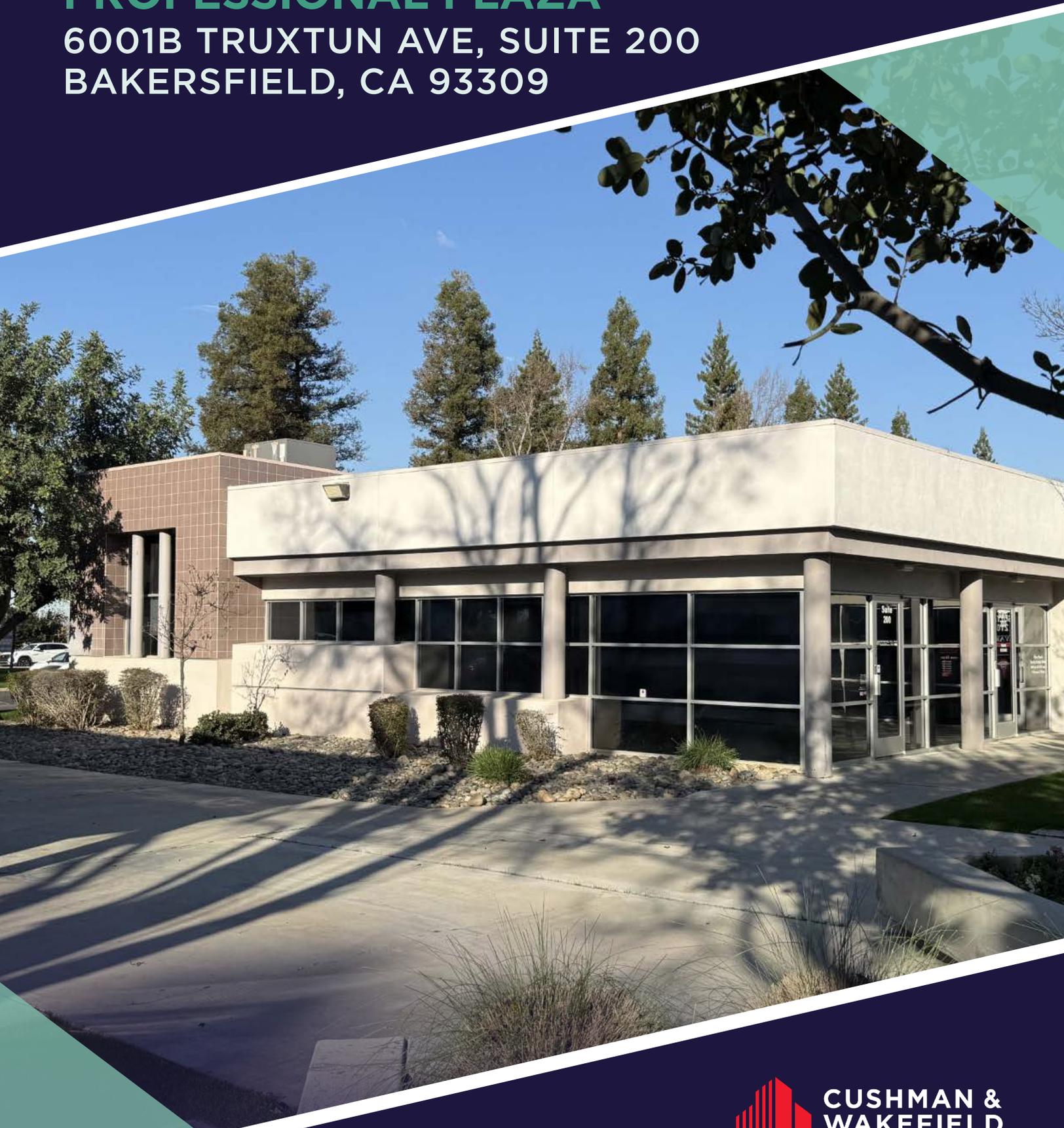


FOR LEASE

LAKE TRUXTUN PROFESSIONAL PLAZA

6001B TRUXTUN AVE, SUITE 200
BAKERSFIELD, CA 93309



CUSHMAN &
WAKEFIELD

LAKE TRUXTUN PROFESSIONAL PLAZA

6001 B Truxtun Avenue, Suite 200



Now available for lease, this turnkey medical office suite is located in the highly sought-after Lake Truxtun Professional Plaza. Situated in a busy, high-traffic corridor near downtown Bakersfield, 6001B Truxtun Avenue delivers exceptional visibility, convenient access, and close proximity to leading healthcare providers, government offices, and the Stockdale Hwy/99 interchange.

PROPERTY HIGHLIGHTS

- This approximately ±1,442 SF suite features:
- Three private exterior entrances for patient and doctors' convenience
- Welcoming reception area with front office
- Five (5) well-sized exam rooms or private offices.
- Recently refreshed interior with new flooring and paint
- Functional layout ideal for a range of healthcare or professional uses
- The property benefits from ample shared surface parking with carport space, landscaped common areas, and professional neighboring tenants
- Monument signage available on Truxtun Avenue
- Lease Rate: \$2.25/RSF/Month NNN
- Tenant Improvements negotiable

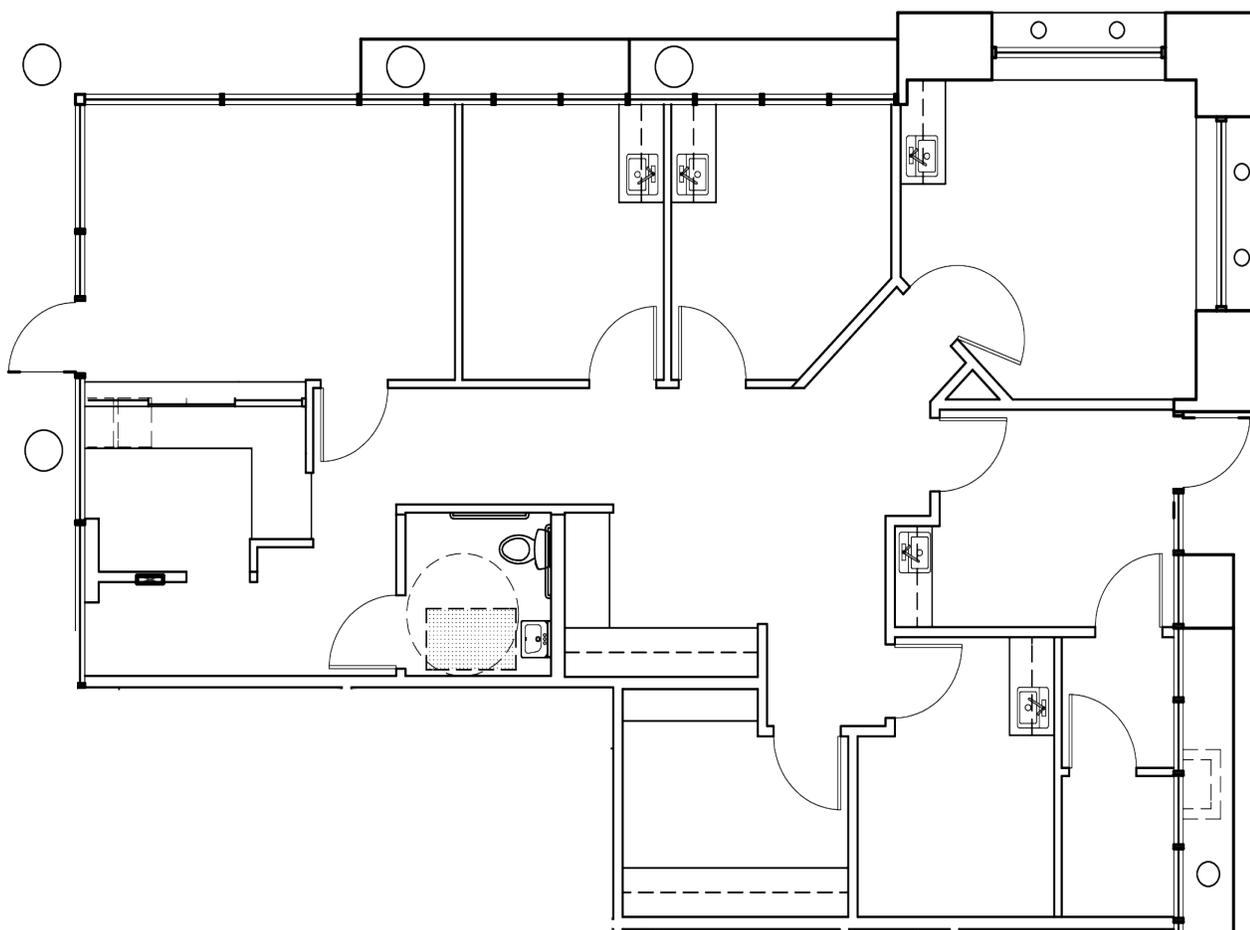
LAKE TRUXTUN PROFESSIONAL PLAZA

6001 B Truxtun Avenue, Suite 200

FLOOR PLAN

SUITE
200

±1,442 SF



LAKE TRUXTUN PROFESSIONAL PLAZA

6001 B Truxtun Avenue, Suite 200



LAKE TRUXTUN PROFESSIONAL PLAZA

6001 B Truxtun Avenue, Suite 200



**AERIAL
MAP**



**CUSHMAN &
WAKEFIELD**

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