

Historical Office Building **AVAILABLE**

FOR LEASE

Located Within
Downtown Bakersfield

1707
Eye Street

Bakersfield, CA

Majority Use Building
Opportunity for the Entirety
of the Second, Third & Fourth Floors

Second Floor - 9,469 SF

Third Floor - 12,350 SF

Fourth Floor - 1,719 SF

Total Contiguous Available -
23,538 SF



The information contained herein may have been obtained from sources other than ASU Commercial. We have not verified such information and make no guarantees, warranties or representations about such information. It is your responsibility to independently confirm its accuracy and completeness prior to purchasing/leasing the property.



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Historic Office Building Available For Lease

Property Information

1707 Eye Street • Bakersfield, CA

Summary

ASU Commercial is pleased to offer 1707 Eye Street for lease a premier historical office building located within downtown Bakersfield. Constructed in 1925 and opened in 1926 the property was placed on the National Register of Historic Places in 1983. The architecture and style have stood the test of time and offers tenants high-quality and well located office space in the heart of downtown Bakersfield.

Leasing opportunities include single office availability up to the full second, third and fourth floors consisting of 23,538 square feet.

Property Highlights

- Historical downtown Bakersfield office building formerly occupied by the Bakersfield Californian
- Prime location between 17th and 18th Streets and between Eye and H Streets
- Substantial on-site parking available to tenants and visitors
- In walking distance to restaurants, City and County offices, the Padre Hotel and many other daily needs services
- Unique architectural style throughout with occupancy ready space



Historic Office Building Available For Lease

Property Photos

1707 Eye Street • Bakersfield, CA



Historic Office Building Available For Lease

Ground Floor Offering | Floor Plan

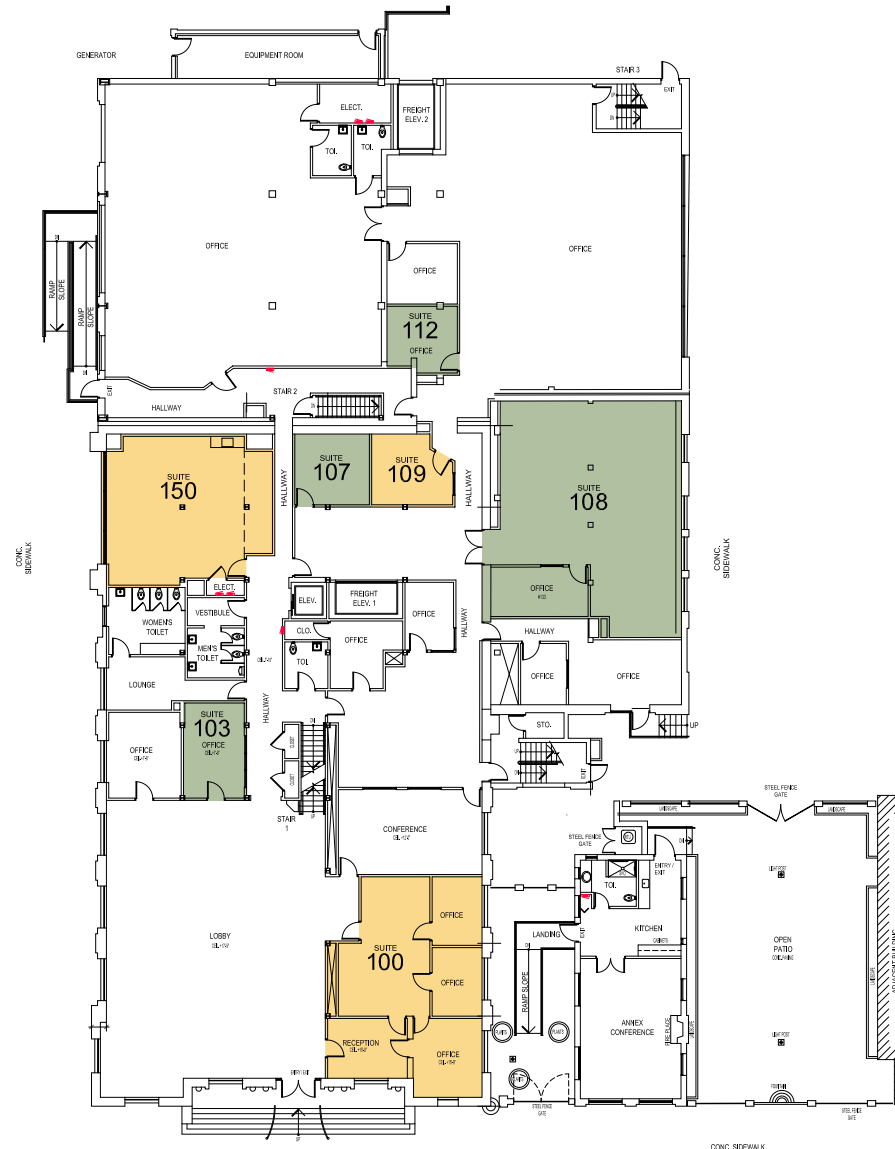
1707 Eye Street • Bakersfield, CA

Available Suites

- **Suite 100** 1,177 SF - \$1.65 PSF
- **Suite 103** 226 SF - \$380/mo
- **Suite 107** 236 SF - \$325/mo
- **Suite 108** 1,592 SF - \$1.65 PSF
- **Suite 109** 229 SF - \$340/mo
- **Suite 112** 181 SF - \$310/mo
- **Suite 150** 932 SF - \$1.65 PSF

*All rents exclude utilities and janitorial

- Square footages are estimates and are subject to change



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

Historic Office Building Available For Lease

Second Floor Offering - Floor Plan
▪ **Suite 211 Photos**

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Available Suites

- **Suite 211** 2,008 SF - \$1.65 PSF
- **Suite 213** 1,067 SF - \$1.65 PSF
- **Suite 215** 565 SF - \$1.55 PSF
- **Suite 201** 505 SF - \$1.65 PSF
- **Suite 202** 185 SF - \$280/mo
- **Suite 203** 184 SF - \$290/mo
- **Suite 206** 369 SF - \$585/mo
- **Suite 216** 375 SF - \$585/mo

*All rents exclude utilities and janitorial

- The entire second floor consisting of approximately 9,469 square feet can be made available.
- Square footages are estimates and are subject to change

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Historic Office Building Available For Lease

Third Floor Offering - Multi-Tenant Floor Plan - Third Floor Photos

1707 Eye Street • Bakersfield, CA

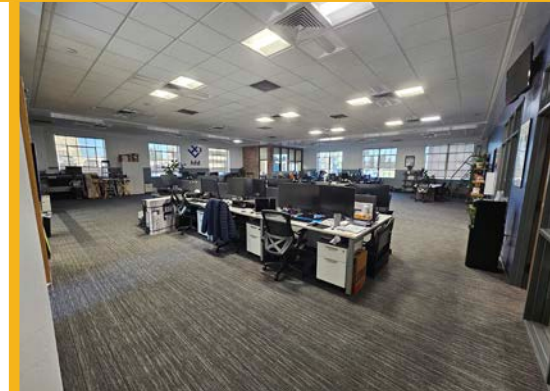
Available Suites

- **Suite 300** 4,945 SF
- **Suite 330** 3,619 SF
- Suites 300 and 330 can be combined for 8,564 SF
- **Suite 310** 1,700 SF
- **Suite 320** 2,086 SF
- Full floor occupancy of 12,350 SF Available
- **Rental Rate** \$1.55 PSF Modified Gross
- Square footages are estimates and are subject to change



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Multi-Tenant Layout



Historic Office Building Available For Lease

**Third Floor Offering • Single Tenant
Floor Plan • Third Floor Photos**

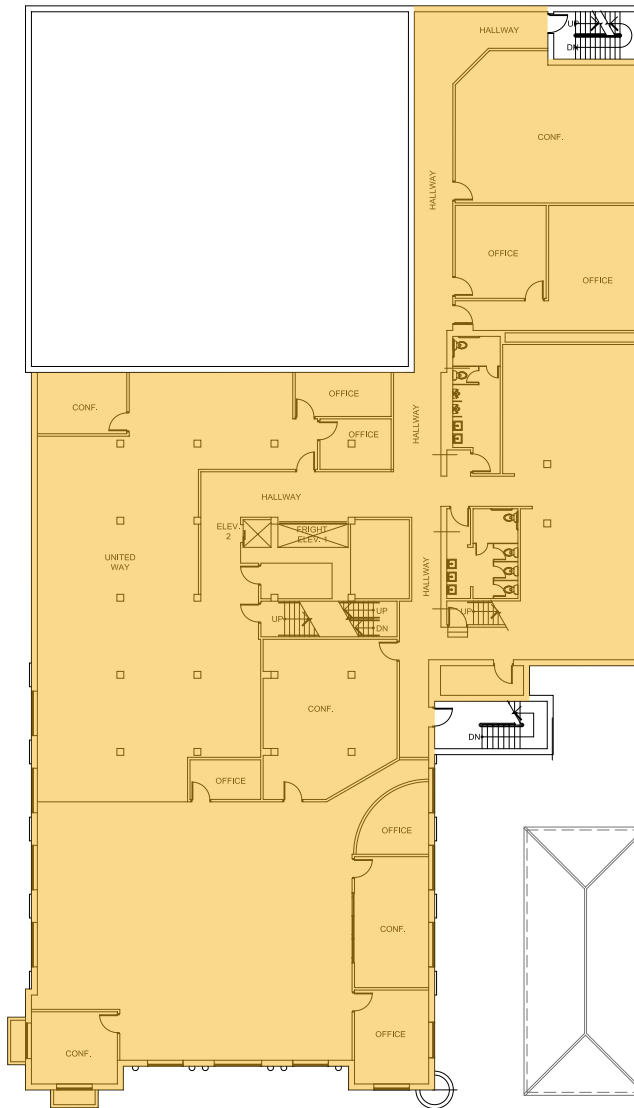
1707 Eye Street • Bakersfield, CA

Available Suite

- **Third Floor - Single Tenant Occupancy** 12,350 SF
- **Rental Rate** \$1.55 PSF Modified Gross



Full Floor Layout



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Historic Office Building Available For Lease

Fourth Floor Offering | Floor Plan

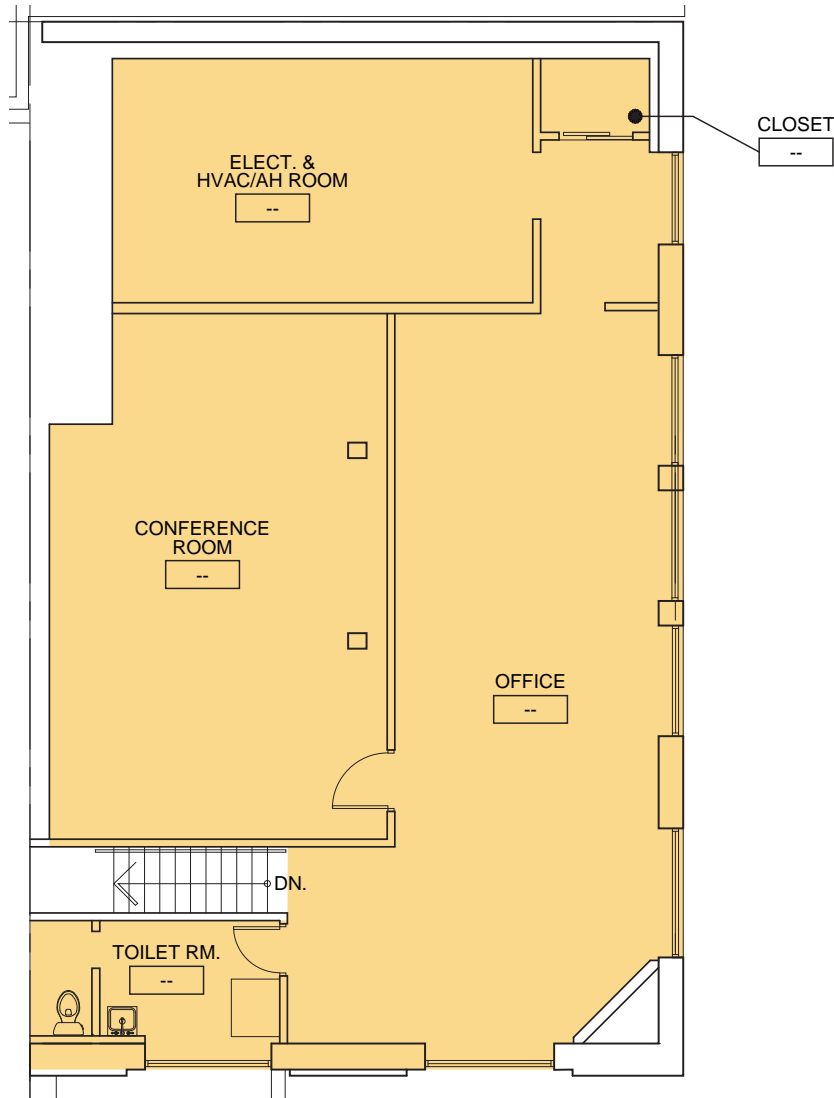
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Available Suites

- Suite 400 1,719 SF

Offering Terms

- Rental Rate \$1.60 PSF Modified Gross



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Exterior Property Photos

1707 Eye Street • Bakersfield, CA



Historic Office Building Available For Lease

Aerial Photo Facing Southeast

1707 Eye Street • Bakersfield, CA



Historic Office Building Available For Lease

Aerial of Downtown Area Submarket & Property Location

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1707 Eye Street

