

**FOR SALE OR LEASE - OFFICE | MEDICAL | RETAIL CONDO UNITS**  
**CROWN POINTE BUSINESS CENTER**  
**8307 BRIMHALL ROAD, BAKERSFIELD, CALIFORNIA**



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# CROWN POINTE PROPERTY INFORMATION

8307 BRIMHALL ROAD, BAKERSFIELD, CALIFORNIA

CROWN POINTE is a 195,000 square foot medical, office and retail development with 13 existing buildings and plans for 6 more. The project is located on Brimhall Road just west of Coffee Road near the Westside Parkway on/off ramps and offers excellent access to the entire city.

## HIGHLIGHTS

- › Westside Parkway visibility
- › Model suite move in ready-Available April 1, 2018
- › Building signage
- › General office or medical
- › Parking exceeds code
- › Great synergy with neighboring tenants

## AVAILABILITIES

- › 8307 Brimhall Road-Building 1700

*\* SEE ATTACHED PAGES FOR MORE INFORMATION*

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# CROWN POINTE BUILDING 1700 - FOR SALE OR LEASE 8307 BRIMHALL ROAD, BAKERSFIELD, CA

The newest condominium building available in Crown Pointe. Offers excellent visibility from the Westside Parkway with building signage. Building is in cold shell condition. All suites will be custom designed to tenant specifications.

## AVAILABLE

Building Size: 27,000 SF  
Model Suite and Shell Space: 2,000 to 22,000 SF  
Model Suite move in ready-Available April 1, 2018

## HIGHLIGHTS

- › General office or medical
- › Lease or Purchase
- › Westside Parkway visibility
- › Building signage
- › Parking exceeds code
- › Great synergy with neighboring tenants
- › Ready for tenant improvements

## PRICING

- › Sale Price: \$245.00/SF
- › Shell Space Lease Price: \$1.85/SF NNN
- › Model Suite › 2,100 SF Lease Price: \$2.25/SF NNN

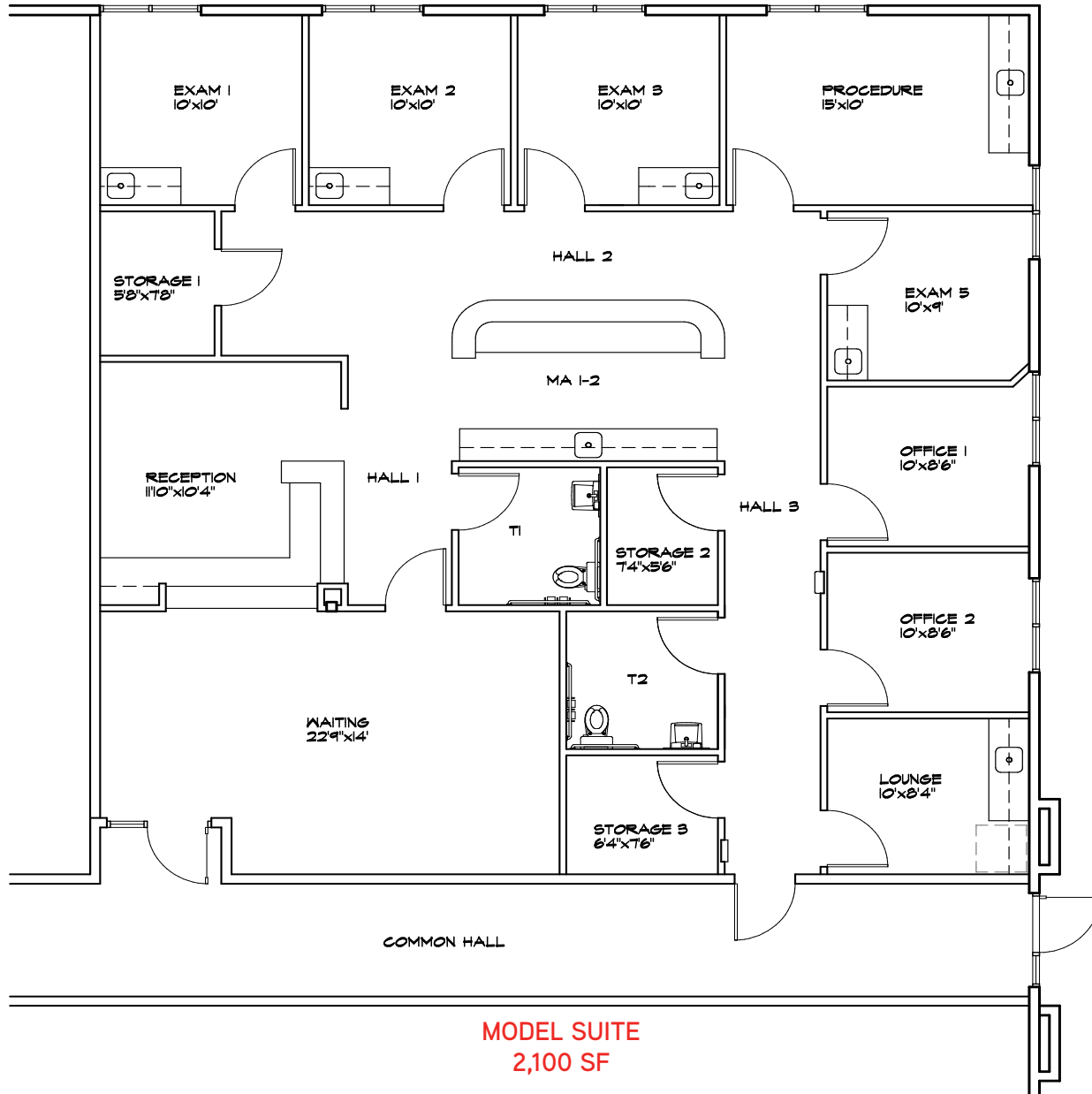
## TENANT IMPROVEMENTS

Tenant Improvements Allowance: \$45.00/SF

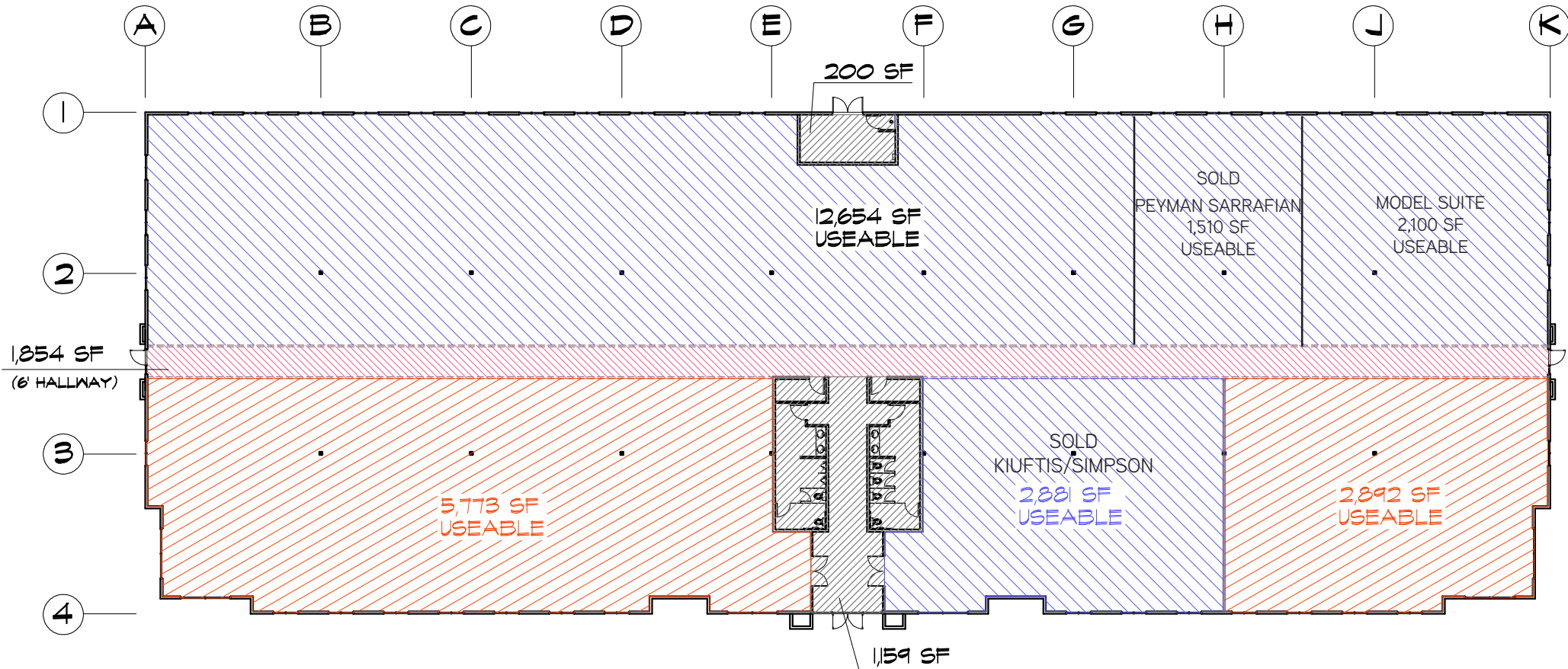




**CROWN POINTE**  
**BUILDING 1700 - MODEL SUITE FLOOR PLAN**  
8307 BRIMHALL ROAD, BAKERSFIELD, CA



**CROWN POINTE**  
**BUILDING 1700 - FLOOR PLAN**  
8307 BRIMHALL ROAD, BAKERSFIELD, CA



**BUILDING 1700 USEABLE AREA DIAGRAM**  
PDA INC. 6-23-16



# CROWN POINTE SITE PLAN

8501, 8301, & 8307 BRIMHALL ROAD, BAKERSFIELD, CA

## NEIGHBORING TENANTS

- Building 100
  - Hoffman Hospice
- Building 200
  - 1) Stewart Title
  - 2) Douglas Brooks Chiropractor
  - 3) Montoya Physical Training
- Building 300
  - 1) Advanced Women's Center
- Building 400
  - 1) Fritch Eye Center
  - 2) Middlebrook & Associates
- Building 500
  - 1) DaVita Dialysis
- Building 600
  - 1) Universal Urgent Care
  - 2) Northwest Surgery Center
- Building 700
  - 1) Bridge Bible Church
  - 2) Mesa West Medical Group
  - 3) Leopoldo Puga, MD Cardiology
- Building 800
  - 1) Berry & Bacon Rheumatology Services.
  - 2) Pyschiatric Wellness Center
- Building 900
  - 1) DaVita Infusion
  - 2) Physicians Automated Labs (PAL)



## NEIGHBORING TENANTS

- Building 1400
  - 1) Sola Salon
- Building 1500
  - 1) Central California Pain Management
  - 2) Universal Occupational Medicine
- Building 1600
  - 1) Brimhall Pharmacy
  - 2) Premier Women's Medical Group
  - 3) Prime Pulmonary & Sleep Center
- Building 1700
  - 1) Available
  - 2) Brimhall Dental Group
  - 3) Peyman Sarrafian, MD



# CROWN POINTE AERIAL

8501, 8301, & 8307 BRIMHALL ROAD, BAKERSFIELD, CA

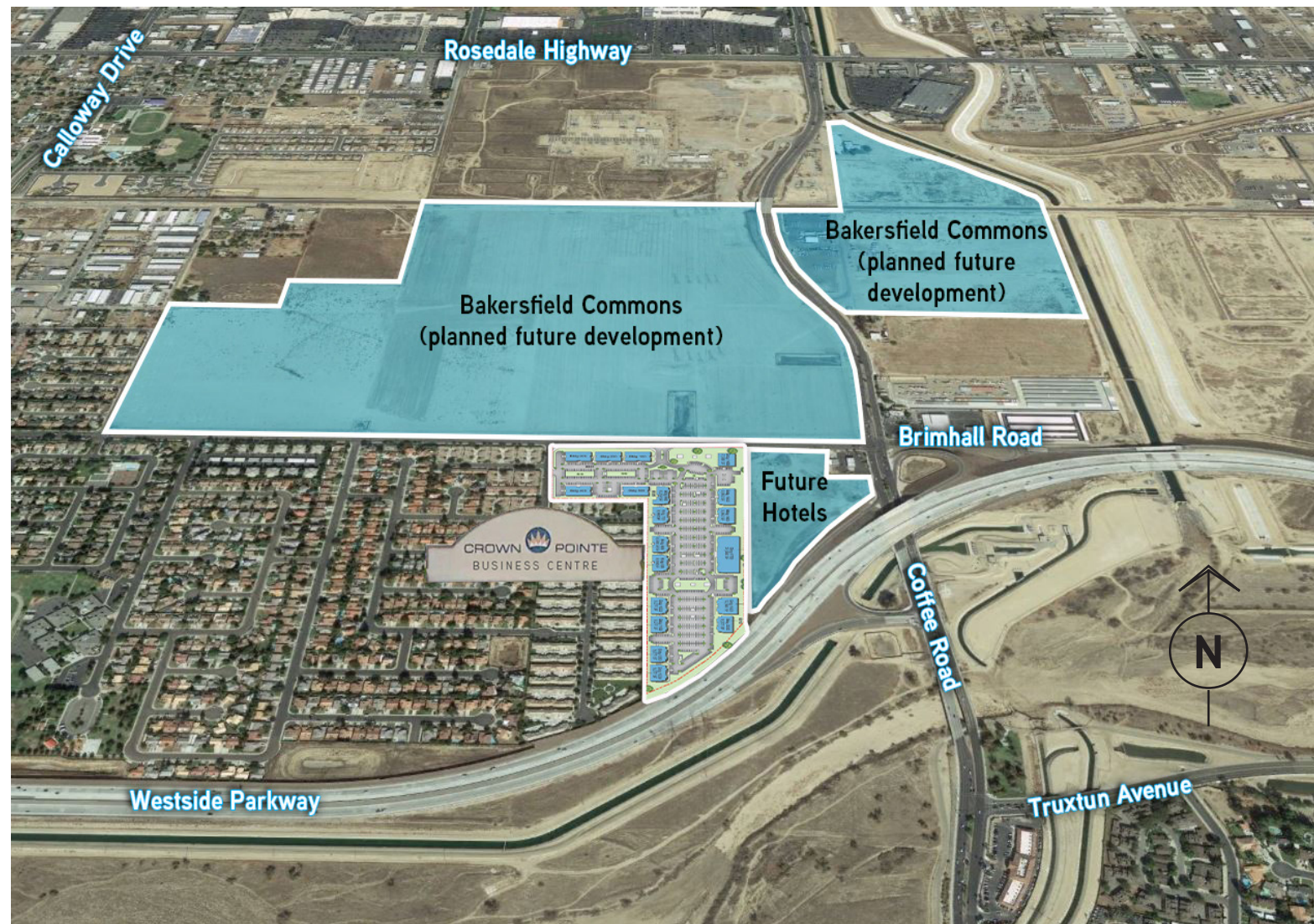


## CONTACT US

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