

# FOR LEASE OR SALE

## MEDICAL OFFICE BUILDING & SURGERY CENTER

2725 16TH STREET, BAKERSFIELD, CA 93301



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## MEDICAL OFFICE BUILDING & SURGERY CENTER

### PROPERTY INFORMATION

2725 16TH STREET, BAKERSFIELD, CA 93301

*2725 16th Street* is an approximately 6,575 square foot two-story, medical office building that includes a surgery center. This building is located in the Midtown Medical & Business Park, a planned commercial development, adjacent to Mercy Hospital and close to city and county offices, retail and professional businesses in the Downtown Bakersfield Medical/Office corridor of the Downtown Business District.

#### AVAILABILITY

Building Size: 6,575 SF two-story medical office building  
First Floor: Surgery Center.....+/-2,139  
Exam and Office area..... +/-2,761 SF  
Second Floor: Administrative and Records storage.....+/-1,676 SF  
APN: 004-150-10

#### LEASE RATE

> Lease Rate: \$2.15/SF NNN

#### SALE PRICE

> Sale Price: \$3,000,000

#### HIGHLIGHTS

- > Freestanding, two-story medical office building and fully licensed and accredited surgery center
- > Total building size is approximately 6,576 SF
- > First Floor: Surgery Center area approximately 2,139 SF and an Exam and Office area of approximately 2,761 SF
- > Second Floor: Approximately 1,676 SF and contains administrative offices and records storage
- > Building is part of a planned unit development with shared parking and common areas
- > New construction - built in 2008
- > A rare, fully functional surgery center that is Joint Commission accredited and Medicare certified
- > The center performs pain management procedures, spine surgeries, and general orthopedic surgeries



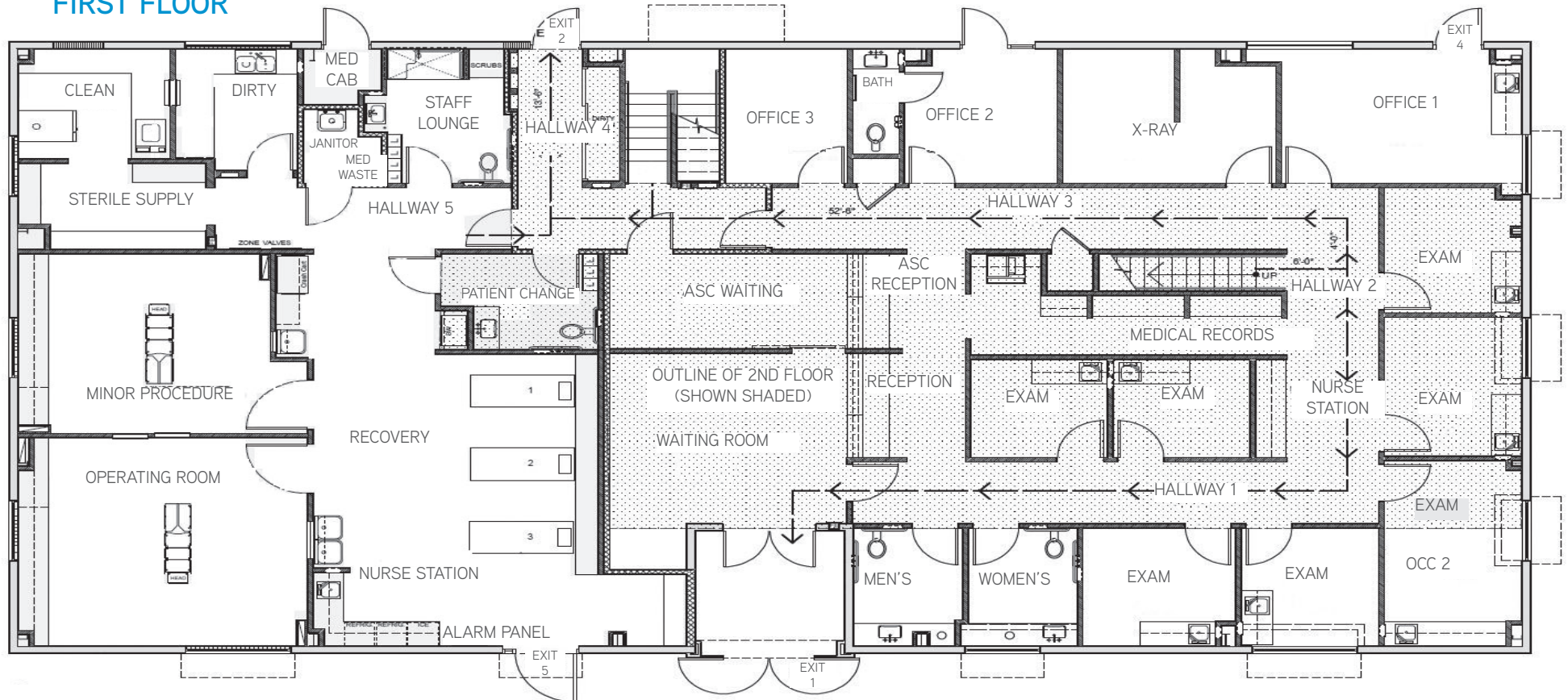
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# FOR LEASE OR SALE MEDICAL OFFICE BUILDING & SURGERY CENTER FLOOR PLANS

2725 16TH STREET, BAKERSFIELD, CA 93301

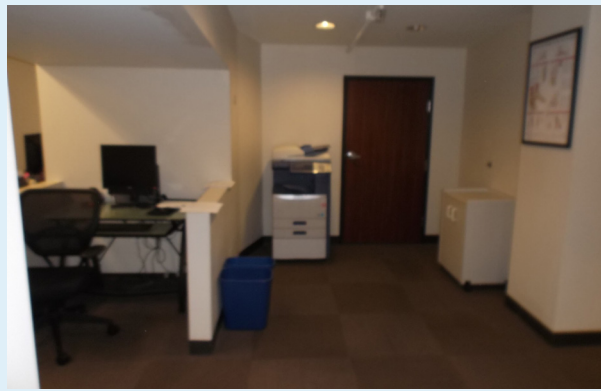
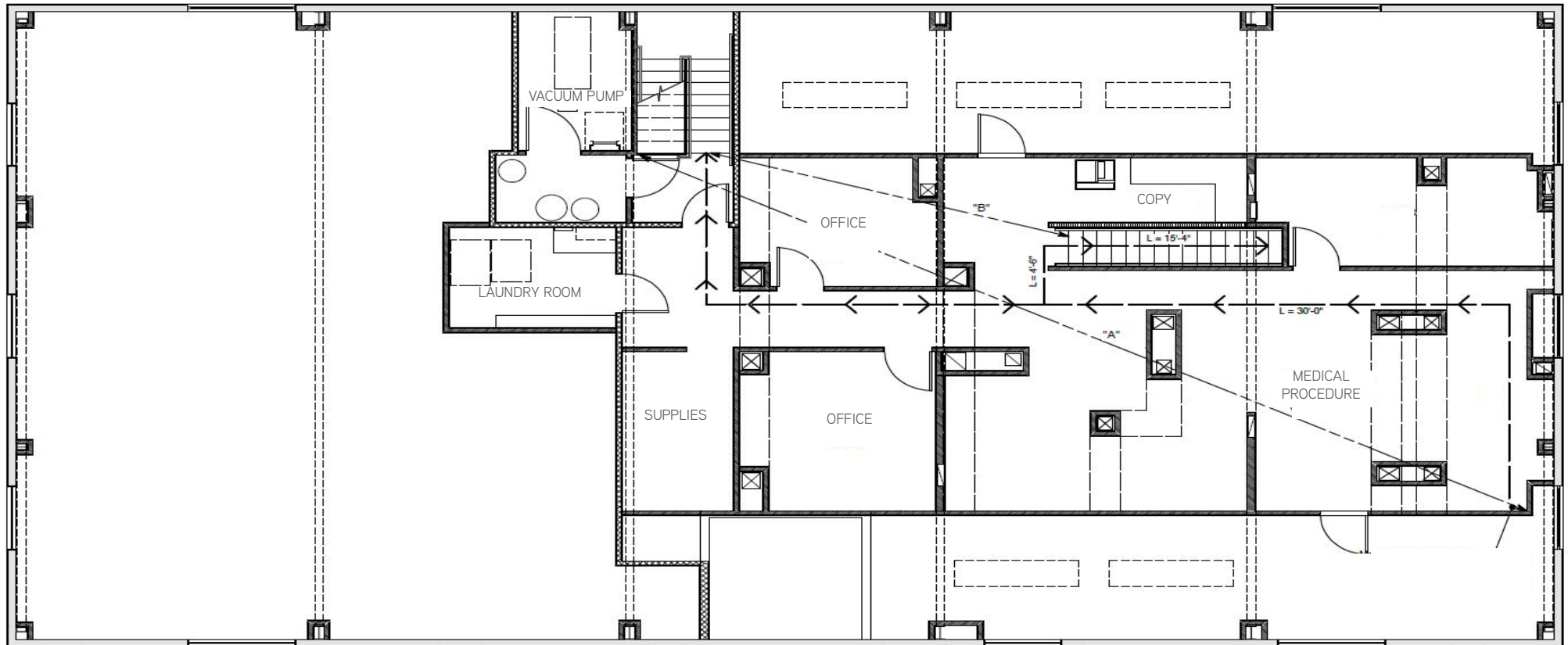
## FIRST FLOOR



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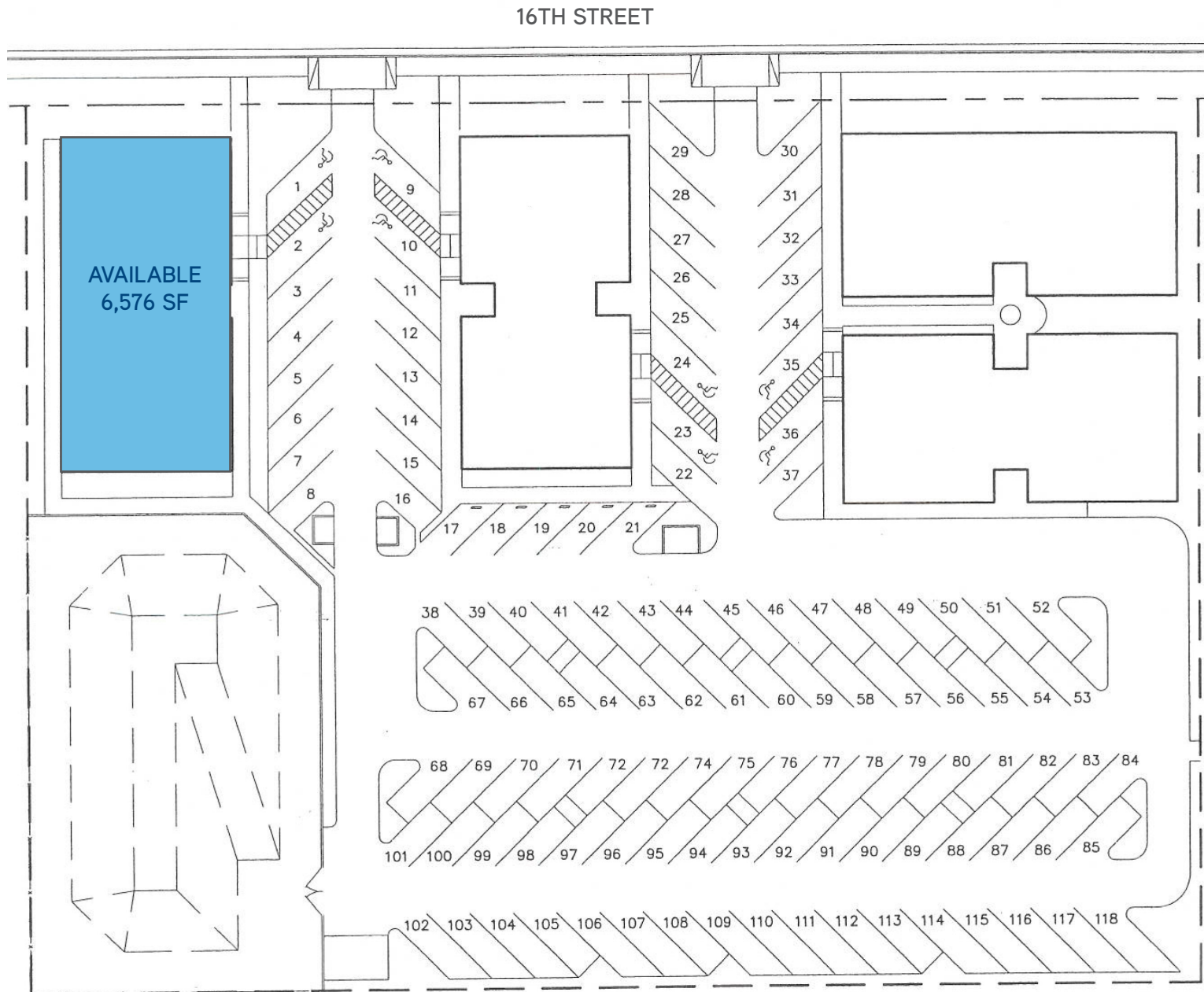
## SECOND FLOOR



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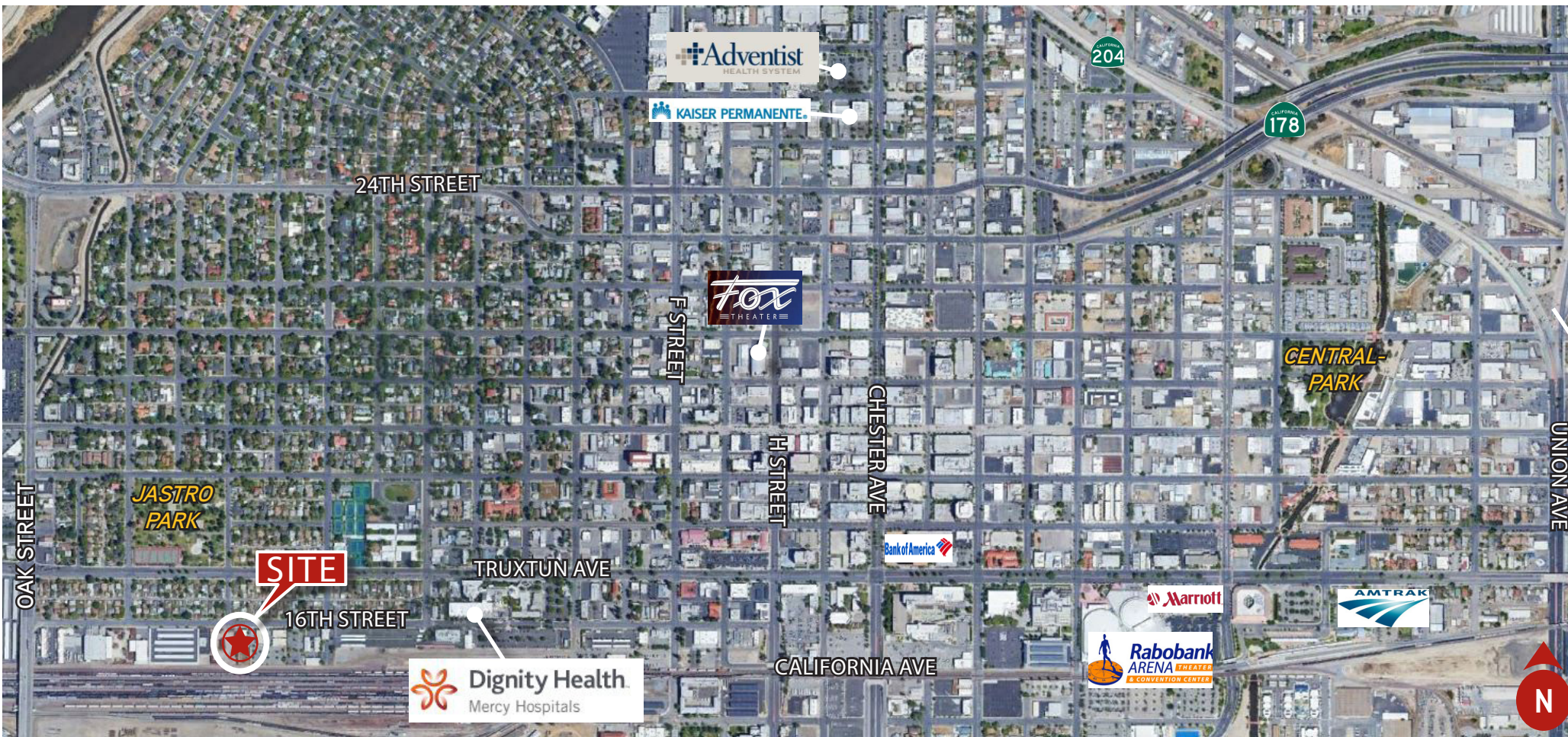
## SITE PLAN

2725 16TH STREET, BAKERSFIELD, CA 93301



# FOR LEASE OR SALE MEDICAL OFFICE BUILDING & SURGERY CENTER AERIAL MAP

2725 16TH STREET, BAKERSFIELD, CA 93301



## CONTACT US

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