

FOR SALE OR LEASE > MEDICAL SUITE

# RIVER WALK MEDICAL ARTS BUILDING

9900 STOCKDALE HIGHWAY, SUITE 204, BAKERSFIELD, CA 93311



## LOCATION:

The River Walk Medical Arts Building at 9900 Stockdale Highway, is located in the highly desirable "River Walk Medical Corridor", near the intersection of Stockdale Highway and Old River Road/Calloway Road and across from Mercy Southwest Hospital and Cal State University Bakersfield. Neighboring tenants include: Pedi Center, Quest Diagnostics, Truxtun Radiology, River Walk Dental and many others.

## HIGHLIGHTS:

- 2,360 rentable s.f./2,000 usable s.f.
- Class A 2nd floor medical office space
- Conventional medical floor plan
- Located across from Mercy SW Hospital in Bakersfield's most desired medical submarket
- Suites are separately metered for gas & electric
- Suite has its own HVAC system
- Abundant parking exceeds code
- Near public transportation
- Includes: Phone system with 5 phones, music system, TV and washer & dryer
- Two (2) elevators

## SIZE:

2,360 rentable s.f.  
2,000 usable s.f.

## LEASE RATE:

\$2.00 per rentable s.f. NNN

## SALE PRICE:

\$799,000.00  
(2,000 s.f. condo)

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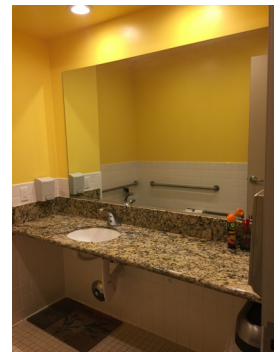
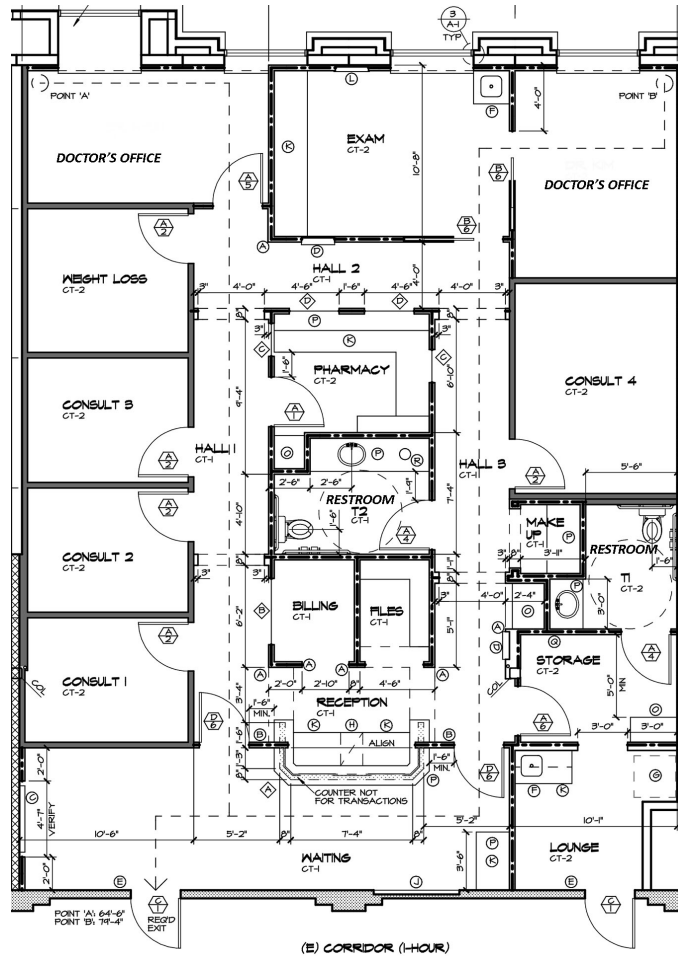
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## FLOOR PLAN & INTERIOR PHOTOS:





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## Contact Us

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