## FOR LEASE > PROFESSIONAL OFFICE BUILDING METRO CENTRE 1701 WESTWIND DRIVE, BAKERSFIELD, CA 93301

JASON ALEXANDER SENIOR VICE PRESIDENT | PRINCIPAL OFFICE PROPERTIES TEAM CENTRAL CALIFORNIA LIC NUMBER 01360995 661 631 3818 jason.alexander@colliers.com CAMERON MAHONEY ASSOCIATE OFFICE PROPERTIES TEAM CENTRAL CALIFORNIA LIC NUMBER 01937802 661 631 3814 cemeron.mahoney@colliers.com

COLLIERS INTERNATIONAL 10000 Stockdale Highway, Suite 102-Bakersfield, CA 93311 661 631 3800 www.colliers.com/bakersfield



## FOR LEASE-PROFESSIONAL OFFICE BUILDING METRO CENTRE PROPERTY INFORMATION

**1701** *Westwind Drive* is a 43,609 SF two-story professional office building with a quality tenant mix and well maintained. Centrally located at Truxtun Extension and Westwind Drive on the "outskirts" of Downtown Bakersfield's Central Business District.

### AVAILABLE

 Floor Plan A:
 1,079 SF to 1,116 SF

 Floor Plan B:
 937 SF to 994 SF

 Floor Plan C:
 512 SF to 531 SF

 Floor Plan D:
 743 SF

Asking Rate: \$1.45/SF Modified Gross

\* See next page for availabilities

### **HIGHLIGHTS**

- Recent and ongoing building upgrades include: complete exterior remodel with stucco and paint, landscaping, secured underground parking, interior common areas, new model suites, ADA restrooms and elevator (under construction).
- > Available spaces are in model suite condition that are ready for immediate occupancy.
- > Low/affordable rates and short lease terms available.
- > Each suite is separately metered for gas and electric (water included in rent).
- > Each unit contains its own HVAC unit for exclusive control.
- > Ample parking in private parking lot, plus abundant underground parking in gated parking garage.
- > Separate storage units available.
- > Centrally located at Freeway 99 and Truxtun Extension, with Freeway visibility.

> APN: 332-453-01

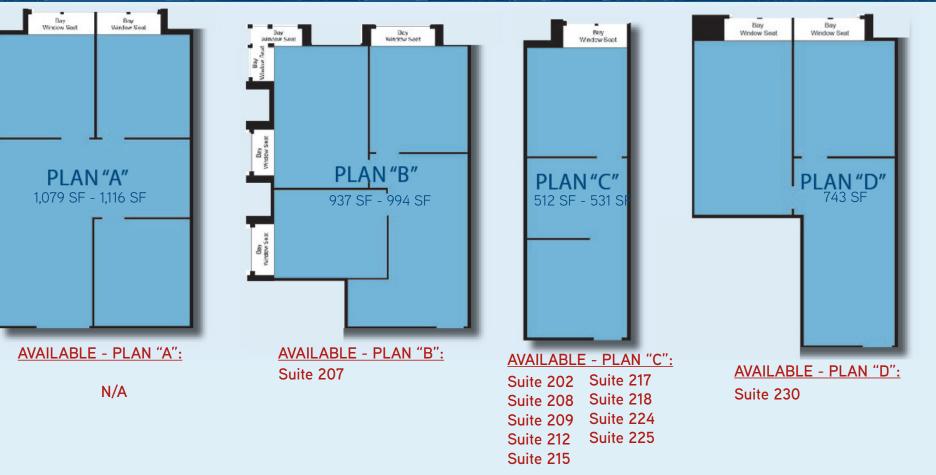
#### 01 WESTWIND DRIVE, BAKERSFIELD, CA 93301



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## FOR LEASE-PROFESSIONAL OFFICE BUILDING METRO CENTRE FLOOR PLANS > SUITE INTERIOR PHOTOS



WESTWIND DRIVE, BAKERSFIELD, CA 93301



# FOR LEASE-PROFESSIONAL OFFICE BUILDING METRO CENTRE COMMON AREA PHOTOS

### 701 WESTWIND DRIVE, BAKERSFIELD, CA 93301





















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## FOR LEASE-PROFESSIONAL OFFICE BUILDING METRO CENTRE AERIAL MAP



### 701 WESTWIND DRIVE, BAKERSFIELD, CA 93301

## CONTACT US

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