

FOR SALE OR LEASE > MEDICAL OFFICE SPACE

# 820 34TH STREET

BAKERSFIELD, CALIFORNIA 93301



## PROPERTY LOCATION:

Located near the northwest corner of 34th Street and Q Street in the Memorial Hospital Corridor.

## PROPERTY HIGHLIGHTS:

- Approximately 30,498 s.f. medical office building
- Two-story free standing
- Parking in excess of code: 6.43/1000, 193 total spaces
- Zoned C-2
- 75% occupied
- Two stairwells
- Elevator
- Open atrium design
- Suites individually metered
- Excellent signage for tenants
- Within walking distance of Memorial Hospital and other medically related services

## SALE PRICE:

Call agent(s) for pricing and further information.

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## AVAILABLE FOR LEASE

598 s.f. - 8,607 s.f.

## LEASE RATE:

\$1.65 per rentable s.f.

## TENANT IMPROVEMENTS:

\$20.00 per usable s.f.  
on acceptable lease term

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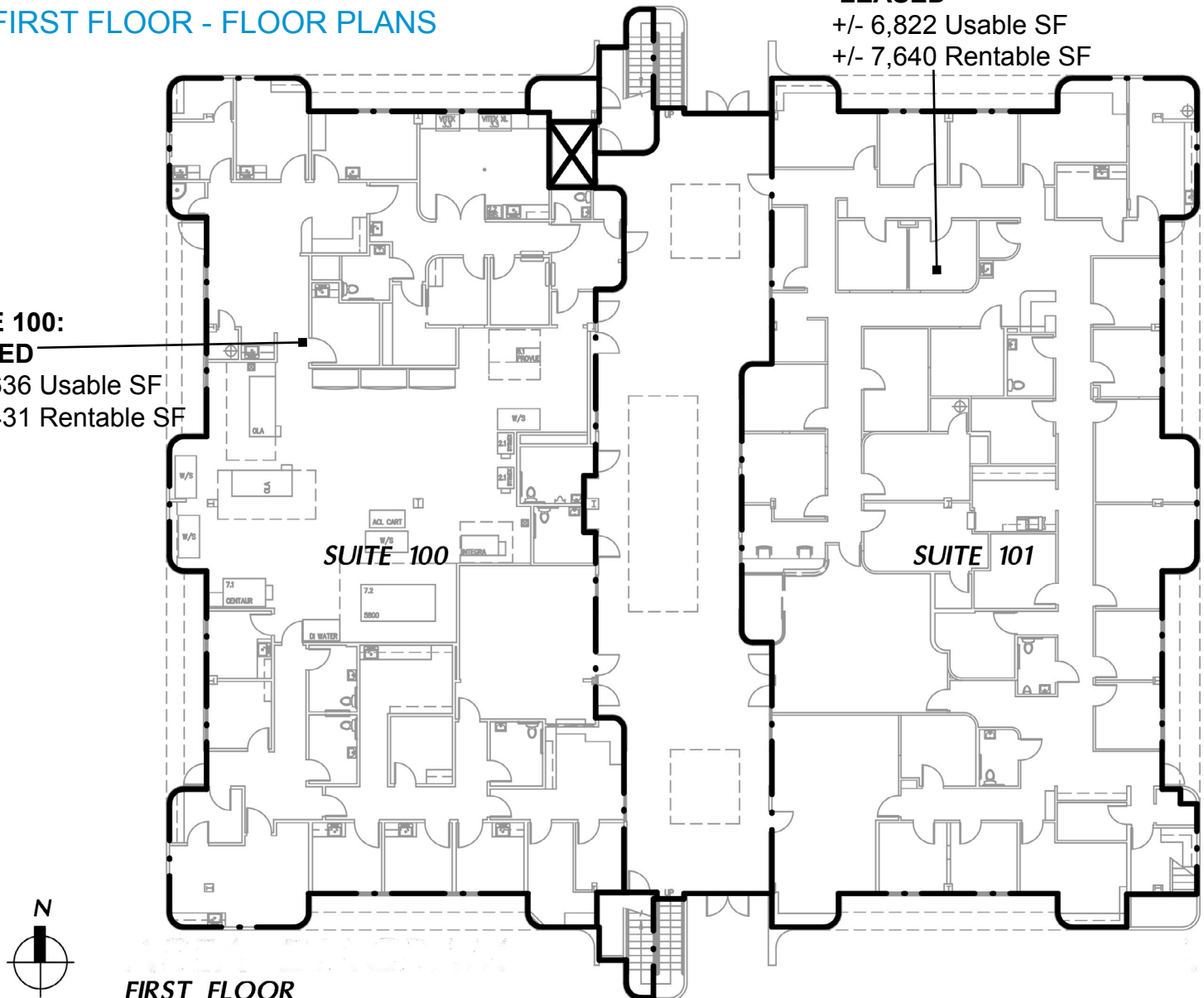
## FIRST FLOOR - FLOOR PLANS

### SUITE 100: LEASED

+/- 6,636 Usable SF  
+/- 7,431 Rentable SF

### SUITE 101: LEASED

+/- 6,822 Usable SF  
+/- 7,640 Rentable SF



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## SECOND FLOOR - FLOOR PLANS

### SUITE 204: AVAILABLE

+/- 520 Usable SF  
+/- 598 Rentable SF

### SUITE 202: LEASED

+/- 5,888 Usable SF  
+/- 6,578 Rentable SF

SUITE 202  
LEASED

SUITE 204  
AVAIL

### SUITE 201: AVAILABLE

+/- 2,111 Usable SF  
+/- 2,428 Rentable SF

SUITE 201  
AVAILABLE

SUITE 200  
AVAILABLE

### SUITE 200: AVAILABLE

+/- 4,853 Usable SF  
+/- 5,581 Rentable SF



SECOND FLOOR



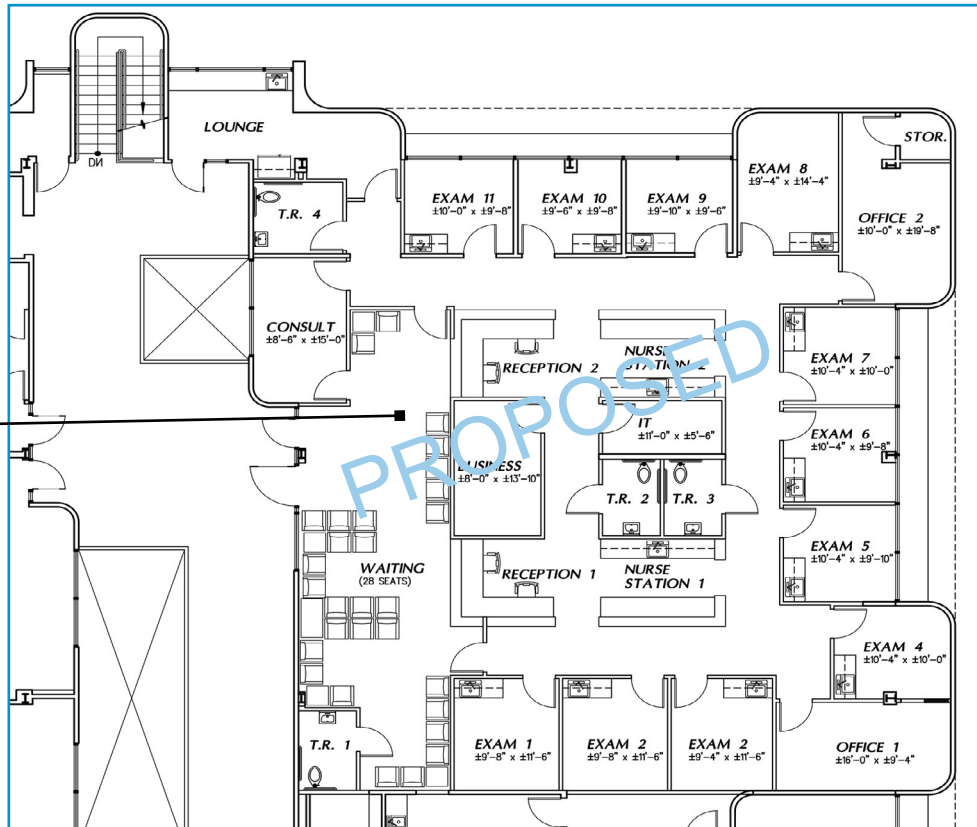


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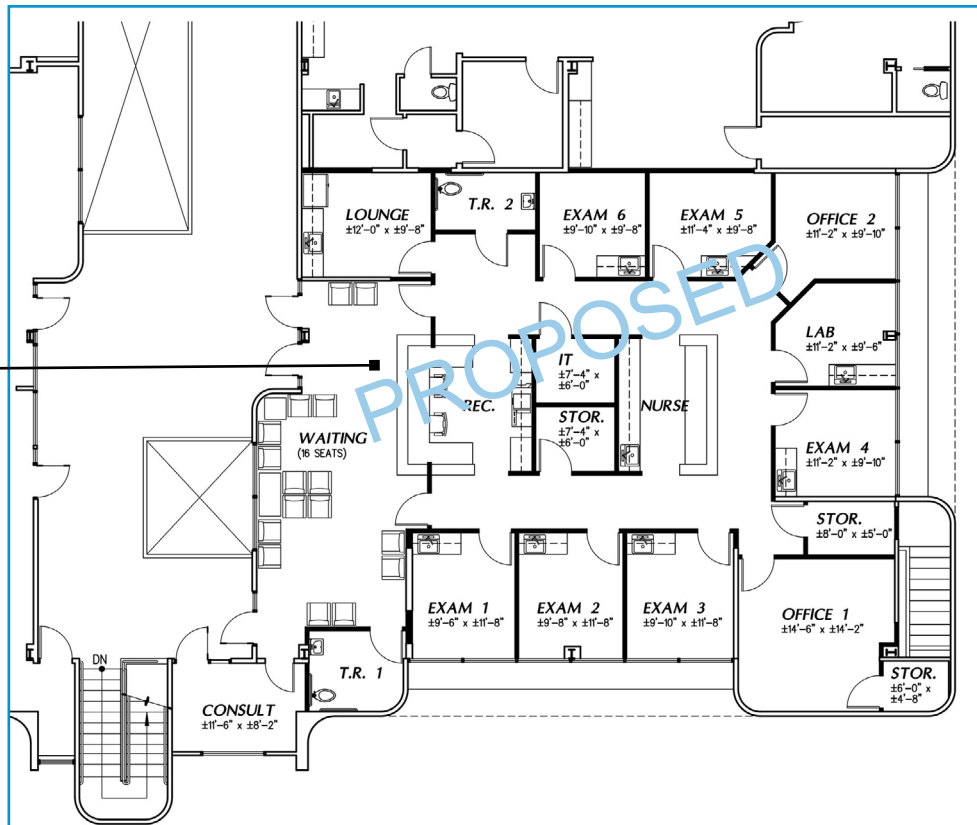
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## SECOND FLOOR SCHEMATICS:

+/- 4,105 SF



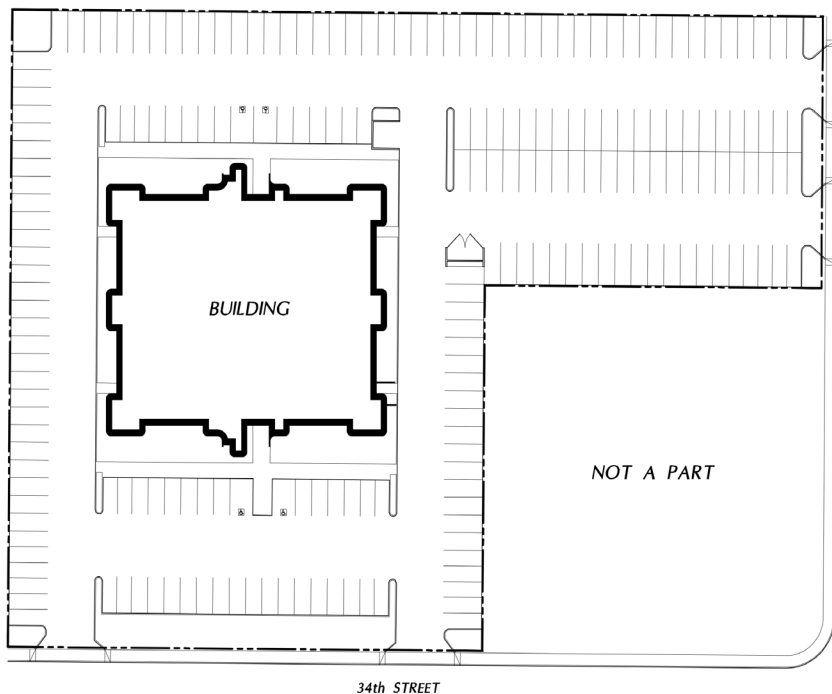
+/- 2,860 SF



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SITE PLAN

## Contact Us

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