

FOR LEASE MEDICAL OFFICE SPACE

3850 RIVERLAKES DRIVE, BAKERSFIELD, CA 93312

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FOR LEASE > MEDICAL OFFICE SPACE

PROPERTY INFORMATION

3850 RIVERLAKES DRIVE, BAKERSFIELD, CA 93312

3850 RIVERLAKES DRIVE is located at the corner of Riverlakes Drive and Coffee Road in Northwest Bakersfield in close proximity to restaurants, shopping and other retail uses.

DESCRIPTION:

Built in 2006 by Blumer Construction, 3850 Riverlakes Drive is a 12,821 SF, free standing, medical and professional office building. The building is situated on a 1.21 acre parcel of land and zoned C-O (Commercial Office). There is currently one vacant space available consisting of 2,859 SF of medical office space. Suite A has a conventional medical office floor plan. The building offers abundant parking at 5 spaces per 1,000 SF. Monument signage is available on Riverlakes Drive along with potential building signage for a new tenant.

HIGHLIGHTS:

- > Suite A is currently available and consists of approximately 2,859 SF
- > The suite is a fully improved medical office space with a conventional medical floor plan
- > Door step parking in which the building is parked in excess of medical code at 5.8 spaces per 1,000 SF
- > Monument signage available on Riverlakes Drive
- > Potential building signage available as well
- > Close proximity to restaurants, shopping and other retail uses
- > Excellent northwest location at the corner of Riverlakes Drive and Coffee Road
- > Current tenants include: Joseph Zen Acupuncture, Jacobo Physical Therapy and Platinum Real Estate

AVAILABLE:

SUITE A.....2,859 SF.....\$1.75/SF NNN



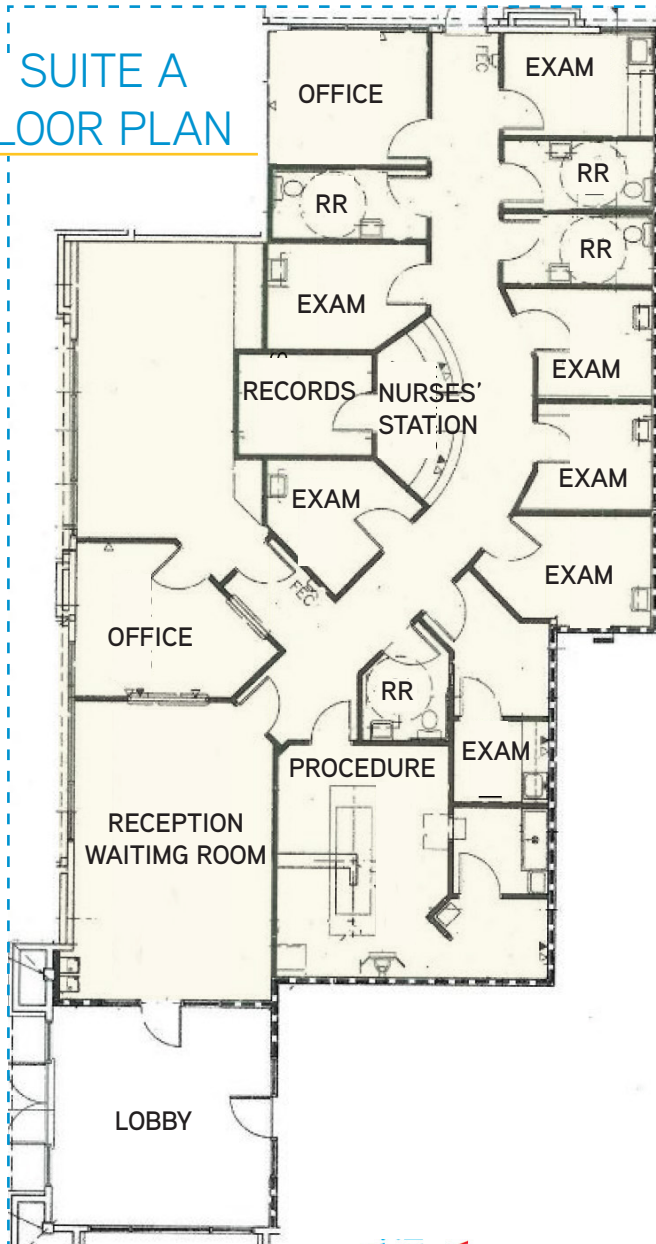
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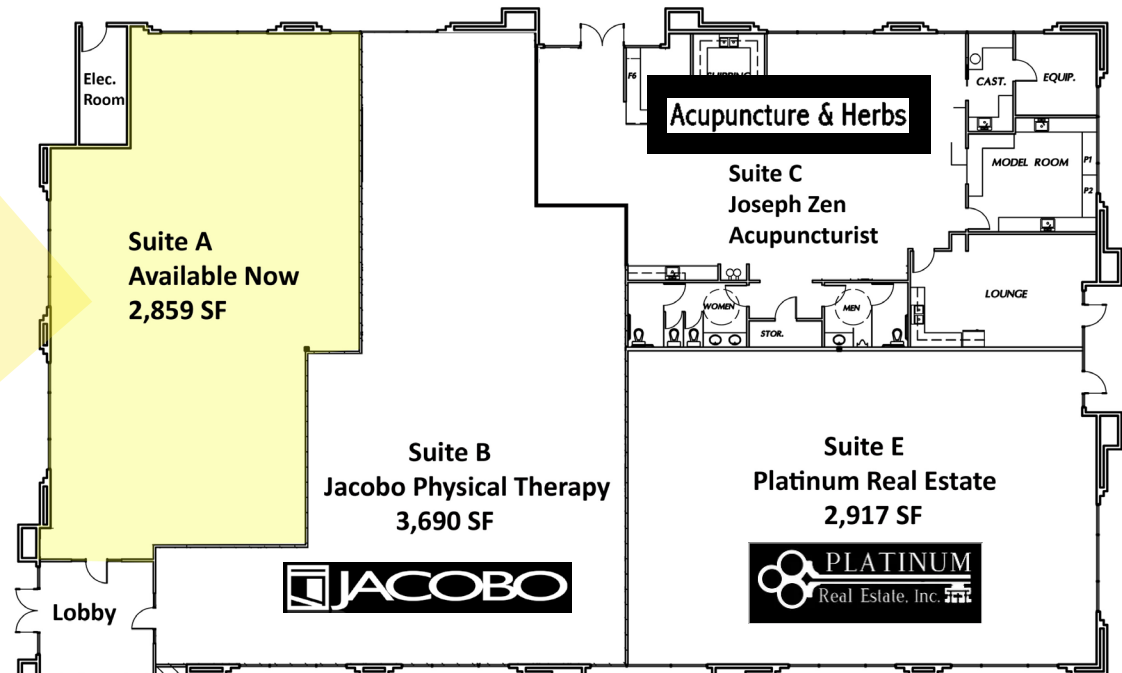
FOR LEASE > MEDICAL OFFICE SPACE FLOOR PLAN > BUILDING PLAN

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SUITE A FLOOR PLAN



BUILDING PLAN



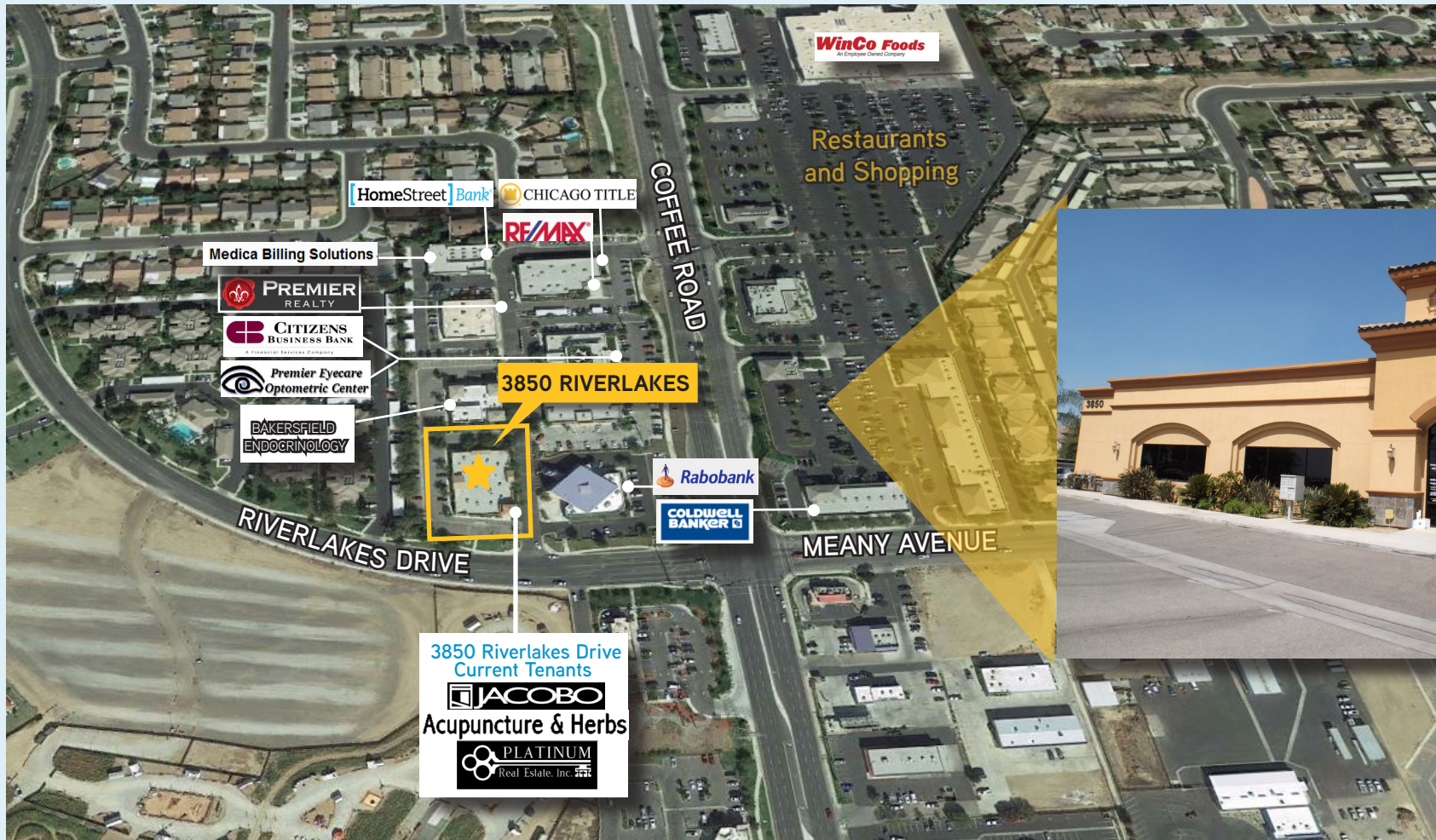
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FOR LEASE > MEDICAL OFFICE SPACE AERIAL > NEIGHBORING BUSINESSES

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