

FOR SALE OR LEASE
MEDICAL OFFICE BUILDING IN THE MEMORIAL HOSPITAL CORRIDOR
3551 Q STREET | BAKERSFIELD, CALIFORNIA

2,000 SF TO 28,500 SF AVAILABLE

OWNER TO RELOCATE



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PROPERTY INFORMATION

3551 Q Street, Bakersfield, California

LOCATION

3551 Q Street is located within the Memorial Hospital corridor on the southwest corner of 36th and Q Streets. The location of this building makes it an ideal location for physicians.

BUILDING DESCRIPTION

The approximately 28,500 sf building contains 31 exam rooms with sinks, 6 sleep study rooms with sinks, infusion room with sink, Pulmonary Function Test room with sink, 2 X-ray rooms, 3 nurses stations with sinks, 18 general offices, secured drug/supply room, medical assistant vital station and room, draw station and lab, 2 large waiting/reception areas, 18 restrooms, large conference room, large break-room, laundry room and basement for additional storage..

BUILDING HIGHLIGHTS

- Approximately 25,500 sf of ground floor space with 3,000 sf of basement space
- Abundant parking in access of code - 5.4/1,000 - 154 total spaces
- Zoned C-O (Commercial Office)
- Situated on 2.22 acres of land
- Within walking distance of Memorial Hospital and other medical related uses
- Owner currently occupies approximately 12,000 sf but willing to relocate if tenant needs entire building

AVAILABLE

- 2,000 sf to 28,500 sf

LEASE PRICE

- \$1.55 per square foot / modified gross (plus utilities and janitorial)
- Tenant Improvement Allowance - Negotiable

SALE PRICE

- \$3,800,000 (\$133 psf)



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BUILDING EXTERIOR PHOTOS

3551 Q Street, Bakersfield, CA



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BUILDING INTERIOR PHOTOS

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Nurses Station #1

X-Ray Room



Medical Storage



Nurses Station #2

Exam Room



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BUILDING INTERIOR PHOTOS

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Reception / Waiting Room

Infusion Room



Pullmonary Function
Test Room



Conference Room



Basement

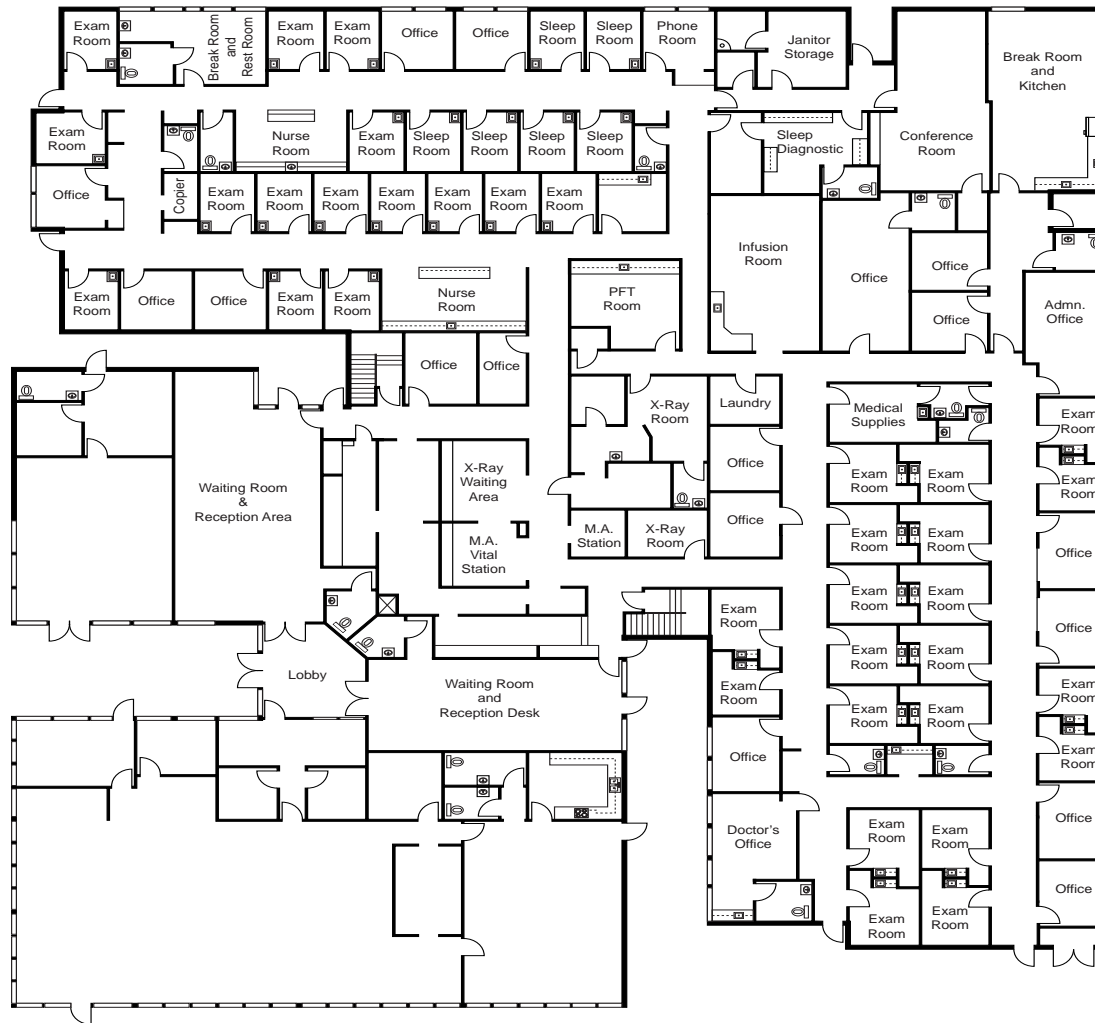
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FLOOR PLAN

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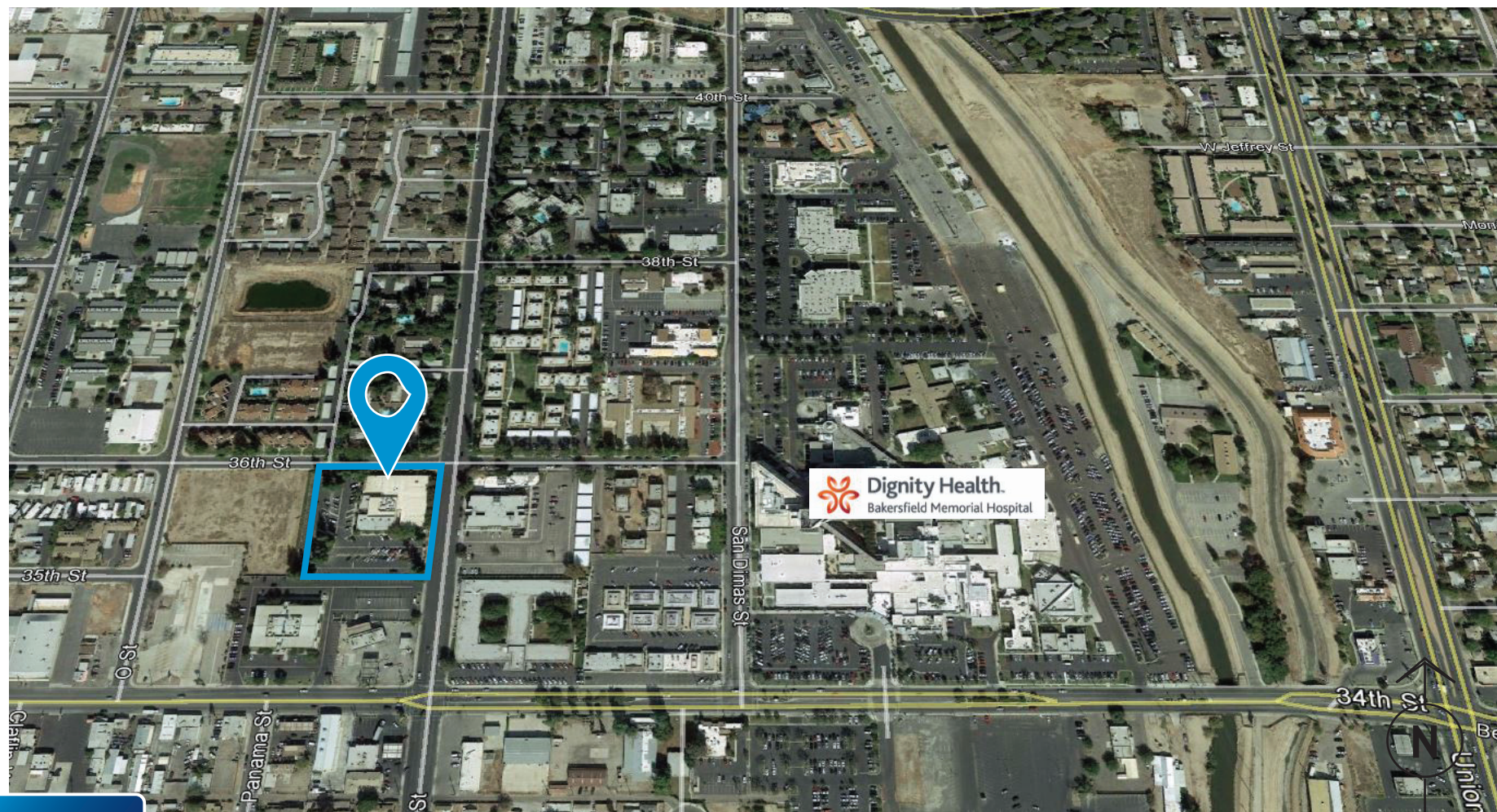
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AERIAL MAP

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CONTACT US

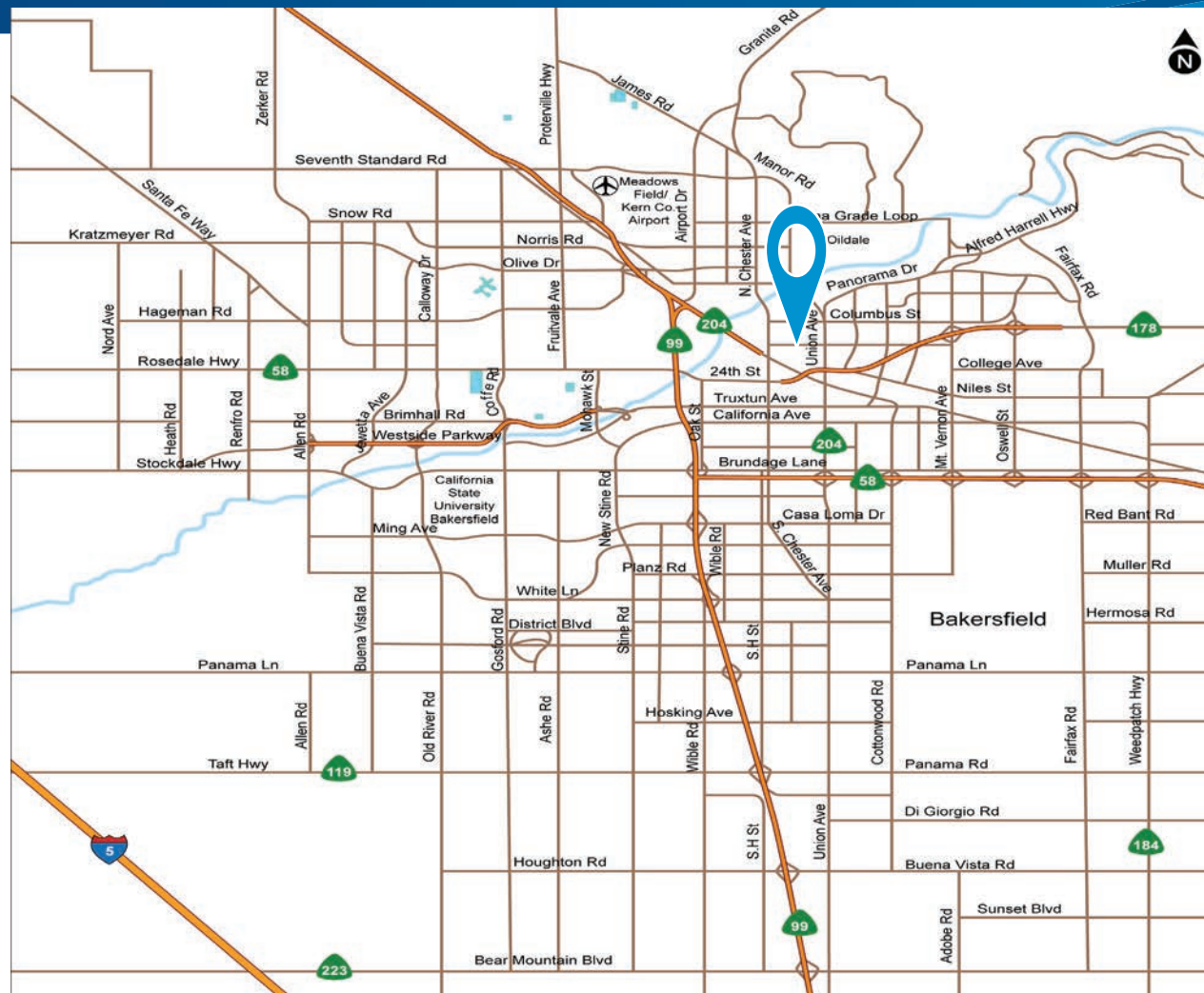
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LOCATION MAP

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