

# FOR LEASE > MEDICAL OR GENERAL OFFICE SPACE ADJACENT TO ADVENTIST HEALTH HOSPITAL

2821 "H" STREET, BAKERSFIELD, CA 93301



DAVID A. WILLIAMS, SIOR  
SENIOR VICE PRESIDENT | PRINCIPAL  
OFFICE PROPERTIES TEAM  
CENTRAL CALIFORNIA  
DIR 661 631 3816  
LICENSE NUMBER 00855489  
david.a.williams@colliers.com

CAMERON MAHONEY  
ASSOCIATE  
OFFICE PROPERTIES TEAM  
CENTRAL CALIFORNIA  
DIR 661 631 3814  
LICENSE NUMBER: 01937802  
cameron.mahoney@colliers.com

JASON ALEXANDER  
SENIOR VICE PRESIDENT | PRINCIPAL  
OFFICE PROPERTIES TEAM  
CENTRAL CALIFORNIA  
DIR 661.631.3818  
LICENSE NUMBER 01360995  
jason.alexander@colliers.com

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





# FOR LEASE > MEDICAL OR GENERAL OFFICE SPACE ADJACENT TO ADVENTIST HEALTH HOSPITAL PROPERTY INFORMATION > FLOOR PLAN

2821 "H" STREET, BAKERSFIELD, CA 93301

**2821 H Street** is a 9,771 SF free standing, single story office building, situated on .30 acres of C-2 zoned land. The building can be split in half with each suite at approximately 4,885 SF. The landlord will construct interior improvements to suit the tenant's needs, subject to terms of a lease. The property is conveniently located in Downtown Bakersfield, adjacent to Adventist Health Hospital, and the intersection of H Street and 29th Street. The building offers abundant parking in the Westchester Parking Association, along with possible building signage.

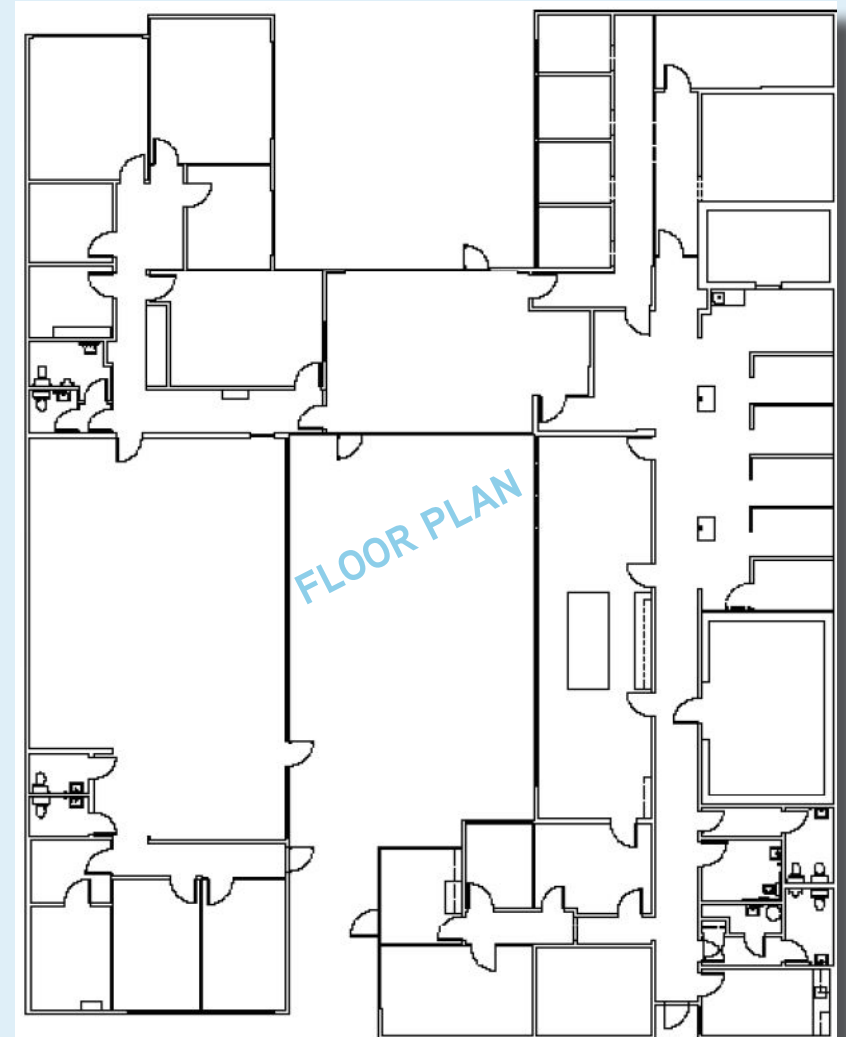
## HIGHLIGHTS

- > A 9,771 SF free standing medical and general office building
- > The building can accommodate a single tenant or can be split into two (2) separate suites of 4,885 SF each
- > Landlord will construct interior improvements to suit a tenant's needs, which will include all new modern finishes such as new flooring, paint, lighting and restrooms
- > A full exterior renovation is currently underway, which will include new exterior stucco & paint, roof, windows, HVAC units, storefront glass, landscaping, etc.
- > Building signage available
- > Abundant parking shared in the Westchester Parking Association
- > Building can accommodate medical or general office users

## AVAILABLE

**9,771 SF\*\*.....\$1.75/SF Modified Gross**

**\*\* divisible into two (2) 4,885 SF suites**



COLLIERS INTERNATIONAL  
10000 STOCKDALE HIGHWAY  
SUITE 102  
BAKERSFIELD, CA 93311  
[www.colliers.com/bakersfield](http://www.colliers.com/bakersfield)





# FOR LEASE > MEDICAL OR GENERAL OFFICE SPACE ADJACENT TO ADVENTIST HEALTH HOSPITAL DOWNTOWN BAKERSFIELD CORRIDOR

2821 "H" STREET, BAKERSFIELD, CA 93301



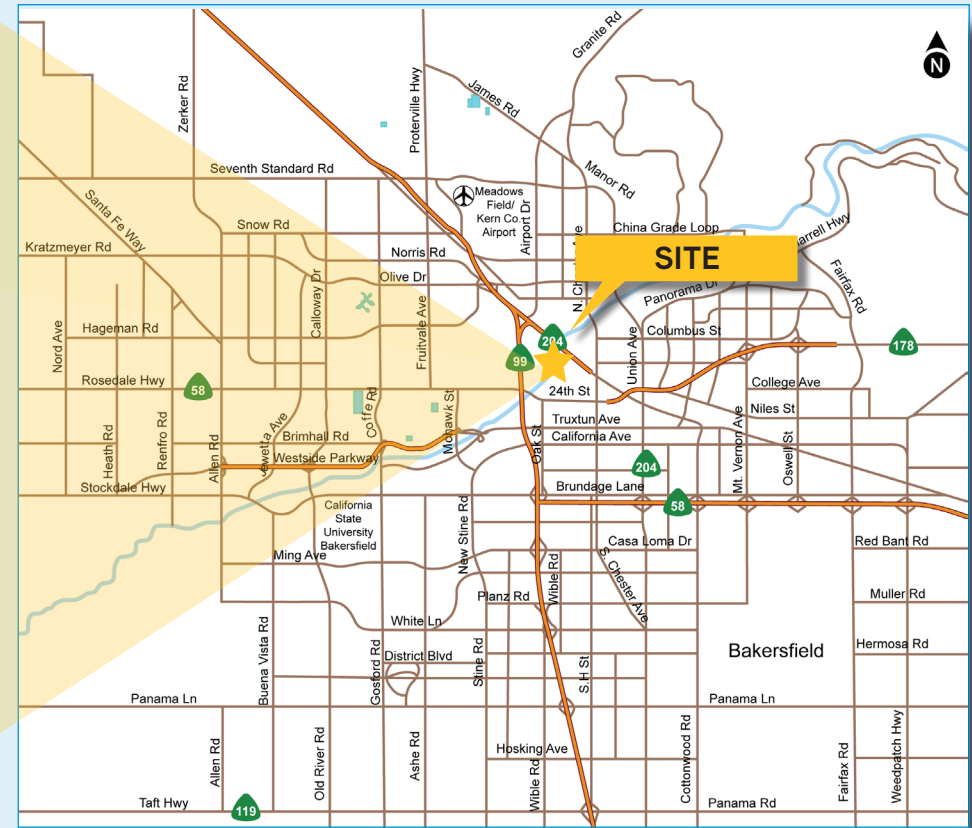
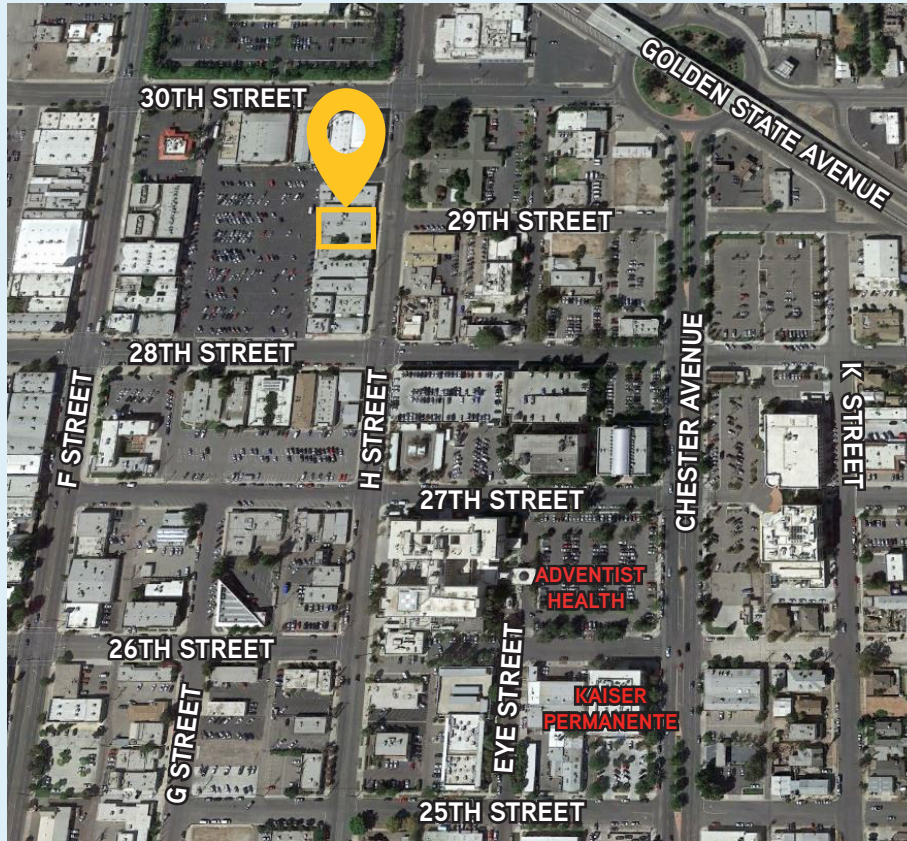
COLLIERS INTERNATIONAL  
10000 STOCKDALE HIGHWAY  
SUITE 102  
BAKERSFIELD, CA 93311  
[www.colliers.com/bakersfield](http://www.colliers.com/bakersfield)





# FOR LEASE > MEDICAL OR GENERAL OFFICE SPACE ADJACENT TO ADVENTIST HEALTH HOSPITAL AERIAL MAP > LOCATION MAP

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OFFICE PROPERTIES TEAM  
CENTRAL CALIFORNIA  
DIR 661 631 3816  
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[david.a.williams@colliers.com](mailto:david.a.williams@colliers.com)

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CENTRAL CALIFORNIA  
DIR 661 631 3818  
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CENTRAL CALIFORNIA  
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BAKERSFIELD, CA 93311  
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