# FOR LEASE DOWNTOWN CLASS A SPACE

900 TRUXTUN AVENUE, BAKERSFIELD, CA 93301



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## FOR LEASE DOWNTOWN CLASS A SPACE PROPERTY INFORMATION

900 TRUXTUN AVENUE, BAKERSFIELD, CA 93301

**900 Truxtun Avenue** is a Class A office building located in Downtown Bakersfield. Home to a variety of tenants from financial institutions and restaurants to County and State entities.

#### **AVAILABLE**

Suite 200	1,450 SF	"Model Suite"
Suite 210	1,343 SF	"Model Suite"
Suite 220	1,485 SF	"Model Suite"
Suite 230	2,894 SF	
Suite 240	2,745 SF	

### **LEASE RATE**

\$1.65/SF Modified Gross
Excludes Utilities and Janitorial

#### **HIGHLIGHTS**

- > Approximately 34,200 SF, 3-story, Class A building
- > Abundant parking in private parking lot
- > Convenient downtown location
- > Well maintained building
- > Model Suites available on second floor
- > Suites ready for occupancy by June 1, 2018
- > Restaurant on ground floor; close to banking, restaurants, and other retail





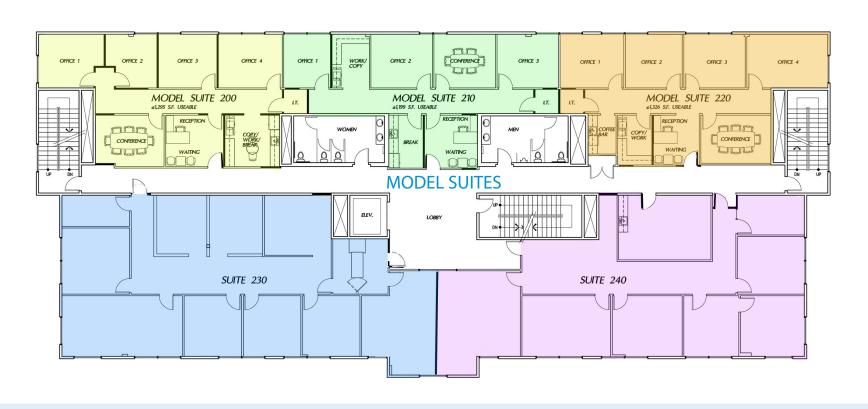
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## FOR LEASE DOWNTOWN CLASS A SPACE 2ND FLOOR - MODEL SUITES

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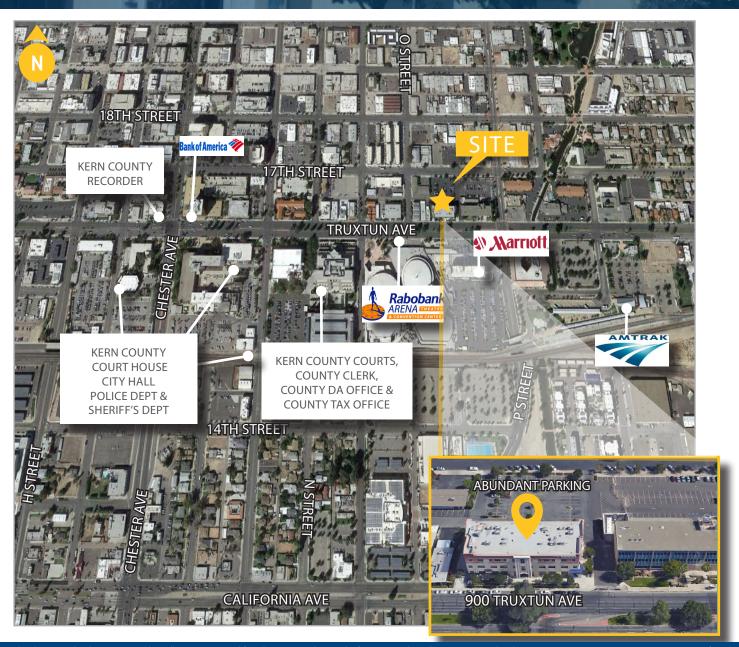
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### FOR LEASE DOWNTOWN CLASS A SPACE AERIAL MAP

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### **CONTACT US**

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