

# FOR LEASE DOWNTOWN OFFICE SPACE

2401 M STREET, SUITE 300, BAKERSFIELD, CA 93301



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# FOR LEASE

## DOWNTOWN OFFICE SPACE

### PROPERTY INFORMATION

2401 M STREET, SUITE 300, BAKERSFIELD, CA 93301

**2401 M STREET** is an approximately 5,281 square foot free standing commercial building, with an approximate 2,593 square foot suite available for lease. The building is located at the northwest corner of M Street and 24th Street in Downtown Bakersfield. The building offers abundant parking, building signage and exterior suite entry. The available suite currently built out as general office space and made up of a reception area, private office, open work area, break room and restrooms.

### PROPERTY HIGHLIGHTS

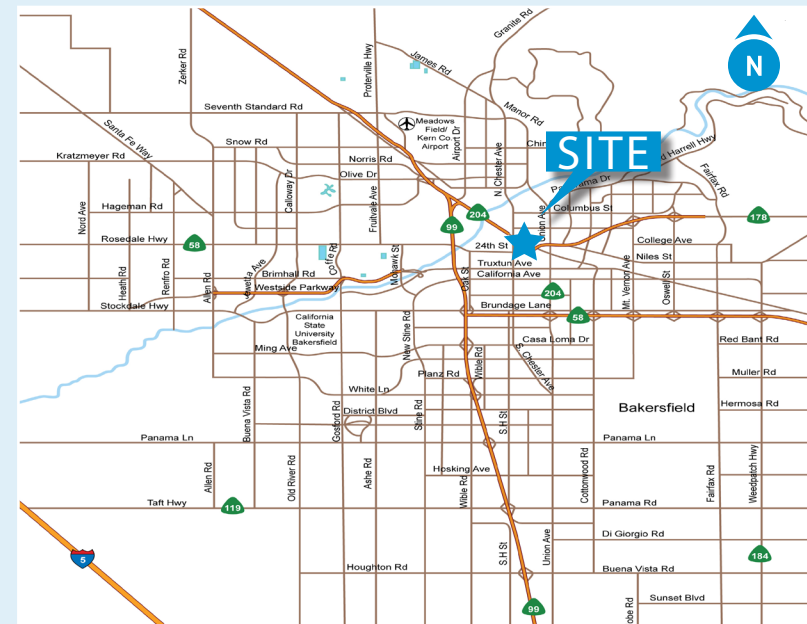
- › Free standing commercial building in Downtown Bakersfield
- › Suite 300 is approximately 2,593 SF in size
- › Suite is currently built out with a conventional general office floor plan with reception area, private offices, break room, open work area and restrooms.
- › Building signage available
- › Convenient door step parking
- › Prime location at the northwest corner of M Street and 24th Street
- › Excellent street visibility and high traffic counts
- › Suite can be used for general office or retail users

### TRAFFIC COUNTS

M Street and 24th Street....26,788 AADT  
per Kern Council of Governments (2017)

### AVAILABILITY

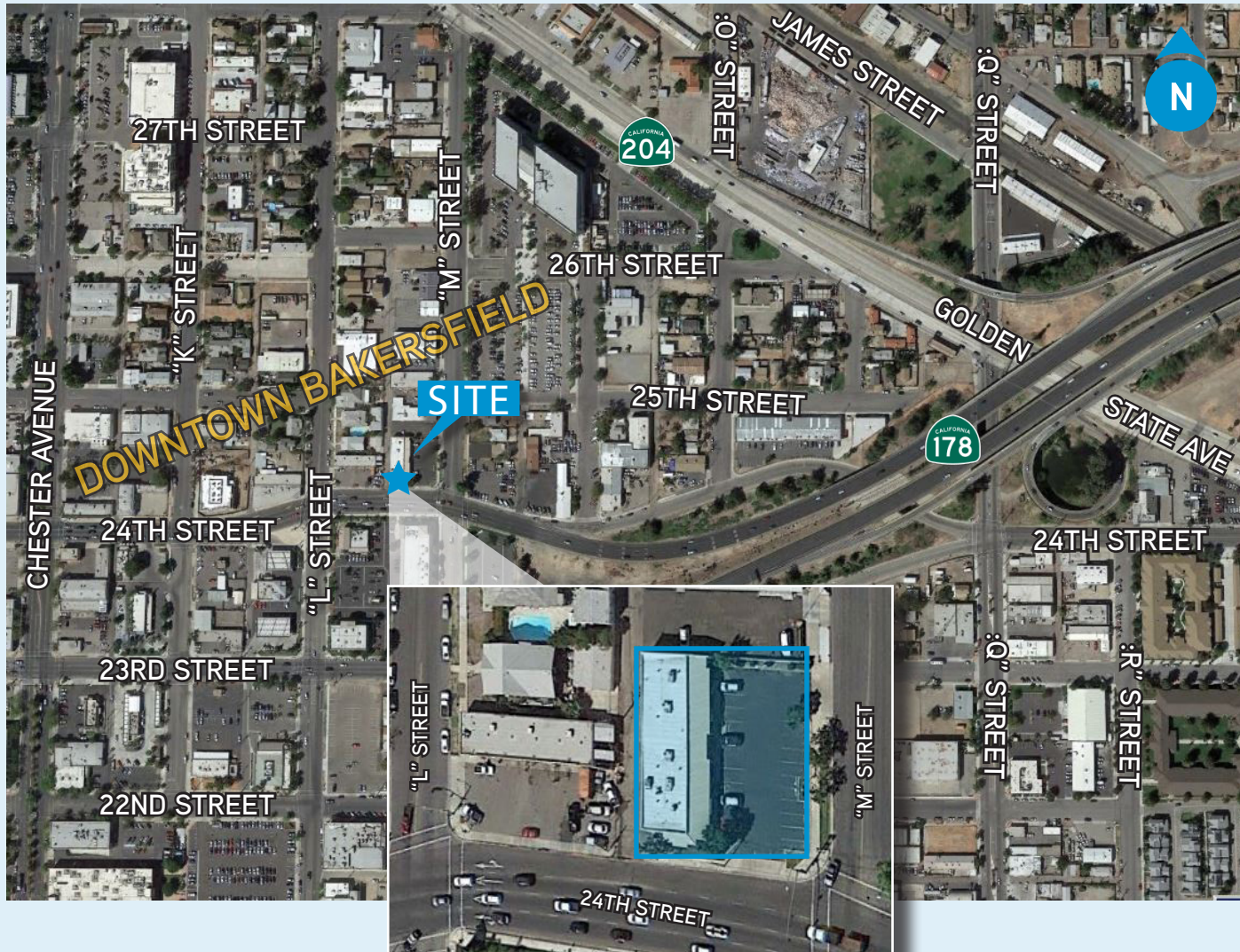
2,593 SF .... \$2,600 per month Modified Gross





# FOR LEASE DOWNTOWN OFFICE SPACE AERIAL MAP

2401 M STREET, SUITE 300, BAKERSFIELD, CA 93301



## CONTACT US

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