

FOR SALE OR LEASE

Tehachapi Surgery Center and Medical Clinic
20960 Sage Lane, #A, Tehachapi, CA



DAVID A. WILLIAMS, SIOR
Senior Vice President & Principal
Central California
Ph 661 631 3816
david.a.williams@colliers.com
BRE License #00855489

JJ WOODS, CLS
Senior Vice President
Central California
Ph 661 631 3807
jj.woods@colliers.com
BRE License #01420570

COLLIERS INTERNATIONAL
10000 Stockdale Highway, Suite
102
Bakersfield, CA 93311
661 631 3800



FOR SALE OR LEASE

Property Information

20960 Sage Lane, #A, Tehachapi, CA

20960 Sage Lane is a 8,230 square foot highly improved medical office building. The building offers a 4,866 square foot fully licensed and operational surgery center, plus 3,364 square feet of medical clinic space.

The surgery center contains all required areas including reception, two (2) operating rooms, post-op, lockers, decontamination room, nurse stations, storage, prep room, sterilization room, etc.

The clinic space contains receptions, admin, lounge, x-ray, GI, restrooms, exam rooms, nursing stations, etc.

AVAILABLE

- > 8,230 square feet
- > APN: 416-060-33

LEASE / SALE PRICE

- > Lease: \$19,644/Month NNN
(based on \$3.00/SF for surgery center and \$1.50/SF for the clinic space)
- > Sale: \$2,488,240 (\$302/SF)

HIGHLIGHTS

- > Rare fully improved "turn key" Surgery Center
- > The sales price and lease rate includes all existing equipment and all trade fixtures including but not limited to gurneys, x-ray, table, lighting, sterile equipment, etc.
- > Seller reserves personal items including but not limited to art work, posters, bronzes, computers, and other privately owned items and personal effects



FOR SALE OR LEASE

Floor Plan

20960 Sage Lane, #A, Tehachapi, CA

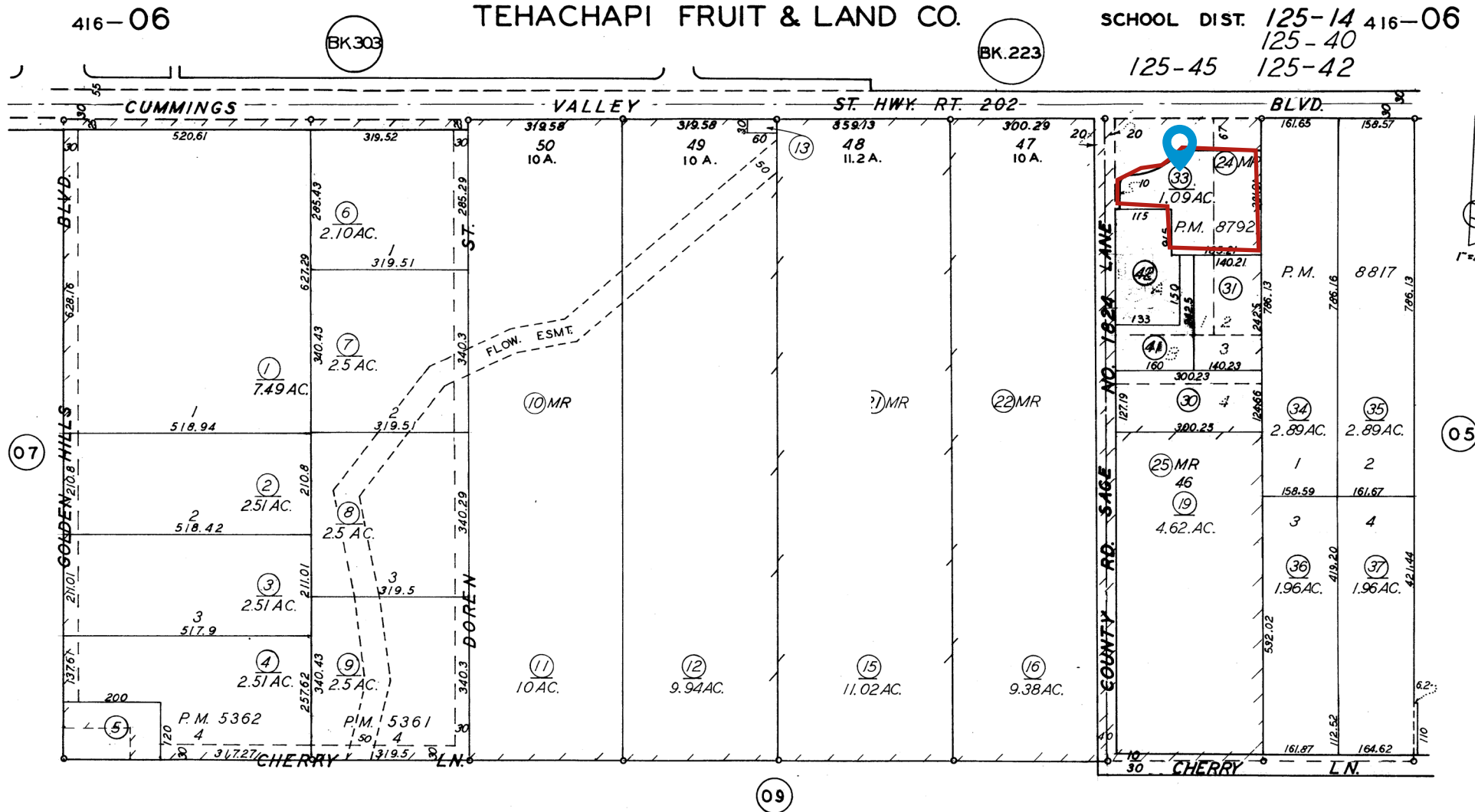


FLOOR PLAN NOT TO SCALE - FOR REFERENCE PURPOSES ONLY

FOR SALE OR LEASE

APN Map

20960 Sage Lane, #A, Tehachapi, CA



Revised April, 15, 2008

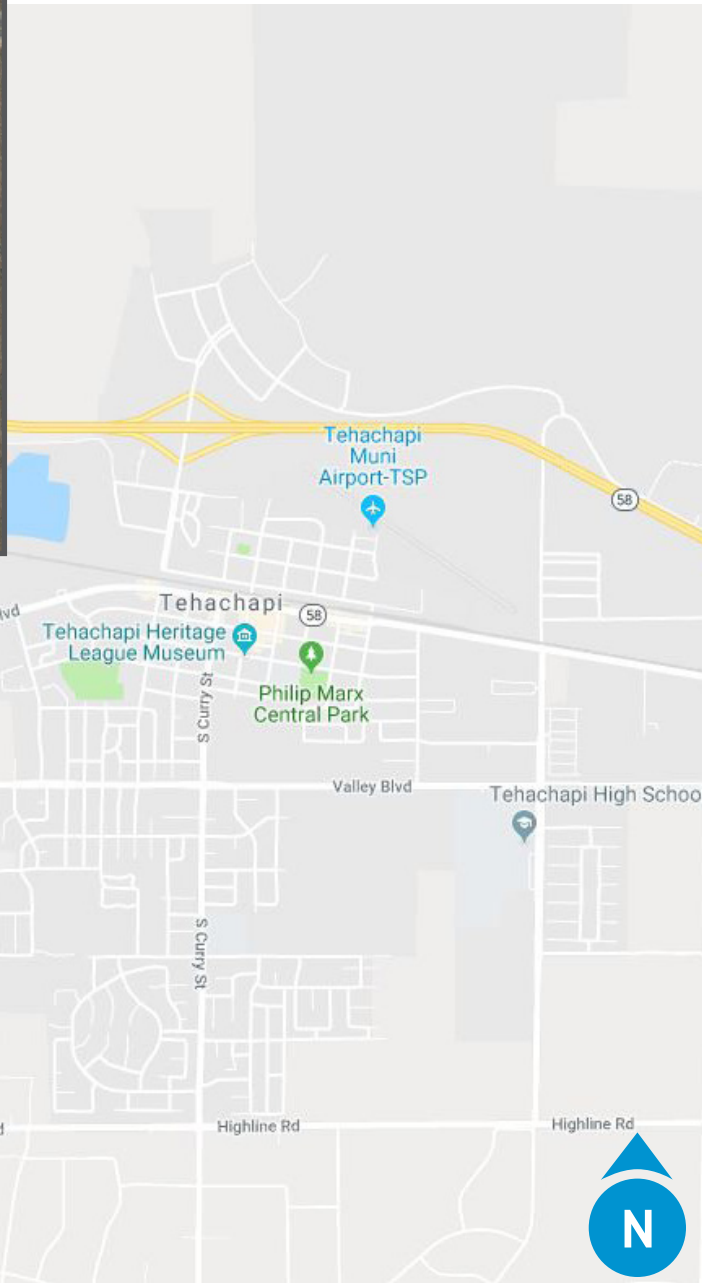
Note: This map is for assessment purposes only. It is not to be construed as portraying legal ownership or divisions of land for purposes of zoning or subdivision law.

ASSESSORS MAP NO. 416-0
COUNTY OF KERN

FOR SALE OR LEASE

Vicinity Map

20960 Sage Lane, #A, Tehachapi, CA



CONTACT US

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

JJ WOODS, CLS
SENIOR VICE PRESIDENT
RETAIL PROPERTIES TEAM
CENTRAL CALIFORNIA
BRE# 01420570
661 631 3807
jj.woods@colliers.com

COLLIERS INTERNATIONAL
10000 STOCKDAL HWY, SUITE 102
BAKERSFIELD, CA 93311
www.colliers.com/bakersfield

