

FOR SALE OR LEASE

CLASS A MEDICAL OFFICE CONDOMINIUM

RIVER WALK MEDICAL ARTS BUILDING



9900 STOCKDALE HWY, SUITE 105, BAKERSFIELD, CA 93311



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PROPERTY INFORMATION



9900 STOCKDALE HWY, SUITE 105, BAKERSFIELD, CA 93311

9900 Stockdale Highway is an approximately 57,703 square foot two-story Class A modern medical office development located directly north of Dignity's Mercy Southwest Hospital. The Stockdale Highway medical corridor, which contains approximately 500,000 square feet of medical office space, is the most sought-after location for medical practitioners in the City of Bakersfield because of its close proximity to Dignity's Mercy Southwest Hospital and other medical uses located along Stockdale Highway. The development consists of the highest quality medical building in the City and is impeccably maintained.

AVAILABILITY

Suite 105: +/-6,000 SF Total*

Sale Price: \$1,900,000 (\$317/SF)

Lease Rate: \$2.00/SF NNN

*Partially leased to Valley Children's Medical Group through January 31, 2020

HIGHLIGHTS

- › Approximately 6,000 SF existing medical suite located on the ground floor
- › Class A medical office space
- › Currently demised into two (2) medical suites (2,085 RSF & 3,915 RSF)
- › Can combine both units to make one large suite or buyer could occupy one suite and lease the other for additional income
- › Conventional medical floor plan
- › Located just north of Mercy Southwest Hospital
- › Abundant, excess parking with easy access from Stockdale Highway
- › Stockdale Highway monument signage
- › Located in most desired medical sub-market in Bakersfield with many other medical buildings and medical practitioners
- › Near public transportation
- › Zoned C-0 (Commercial Office) per the City of Bakersfield
- › Tenant Improvements-Negotiable



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FLOOR PLAN



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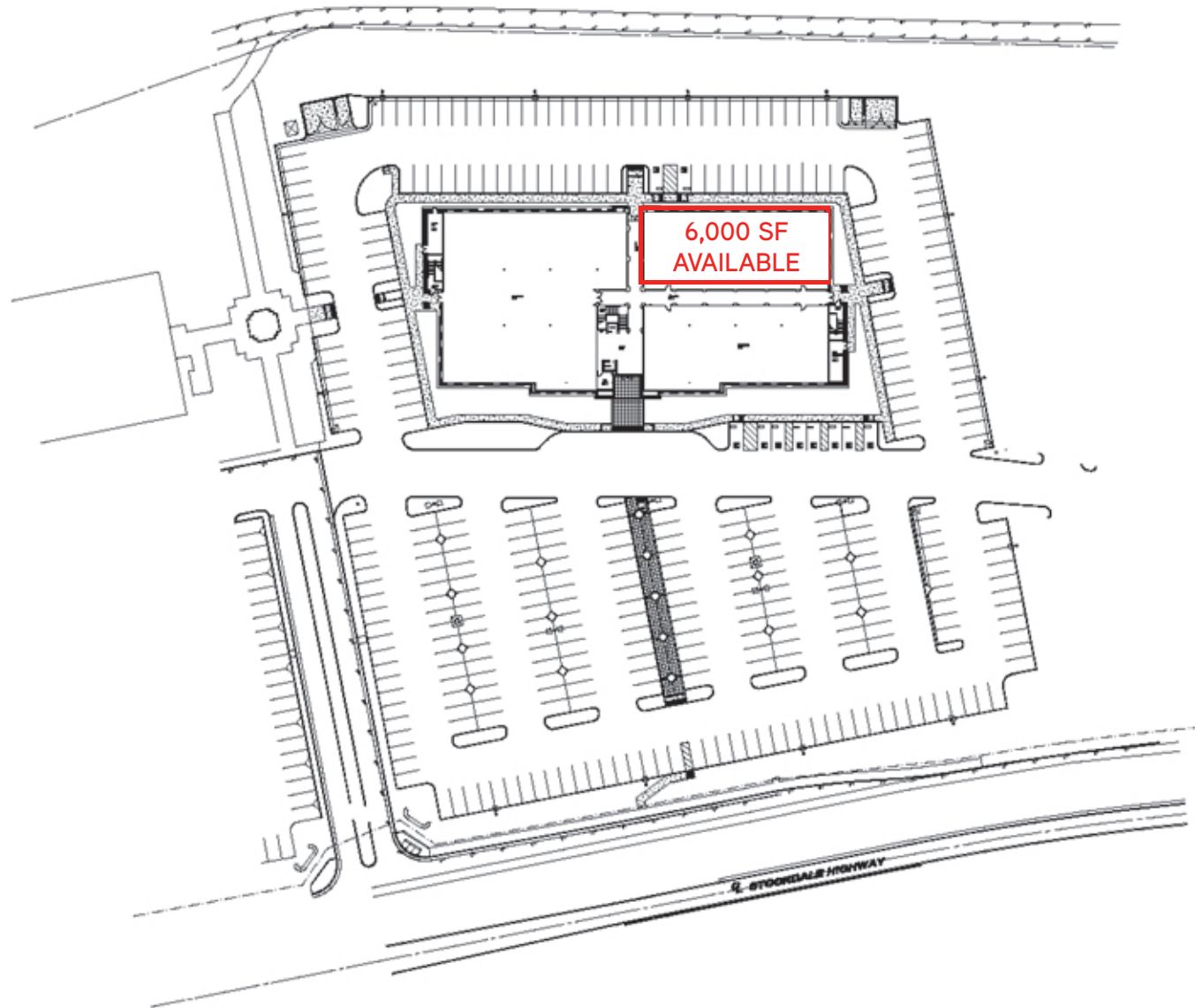


- › CURRENTLY DEMISED INTO TWO (2) SPACES (+/-2,085 RSF & +/-3,915 RSF)
CAN BE COMBINED FOR A TOTAL OF 6,000 RSF
- › TWELVE (12) EXAM ROOMS
- › SIX (6) TOILET ROOMS
- › TWO (2) LARGE WAITING AND RECEPTION AREAS
- › THREE (3) NURSE'S STATIONS
- › ONE (1) X-RAY ROOM
- › SIX (6) PRIVATE OFFICES

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AERIAL MAP



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