



Office Building FOR LEASE

8501 Brimhall Road ■ Building 300 ■ Bakersfield, CA



OFFERING

- **Availability** 5,611 square feet
- **Rental Rate** \$1.85 per square foot NNN
- Fully improved medical office space ready for occupancy
- Upgraded finishes throughout
- Efficient layout can accommodate multiple physicians

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Dylan J. Lym ■ Associate ■ 661 885 6949 ■ dylan@asuassociates.com ■ CA RE #02103385
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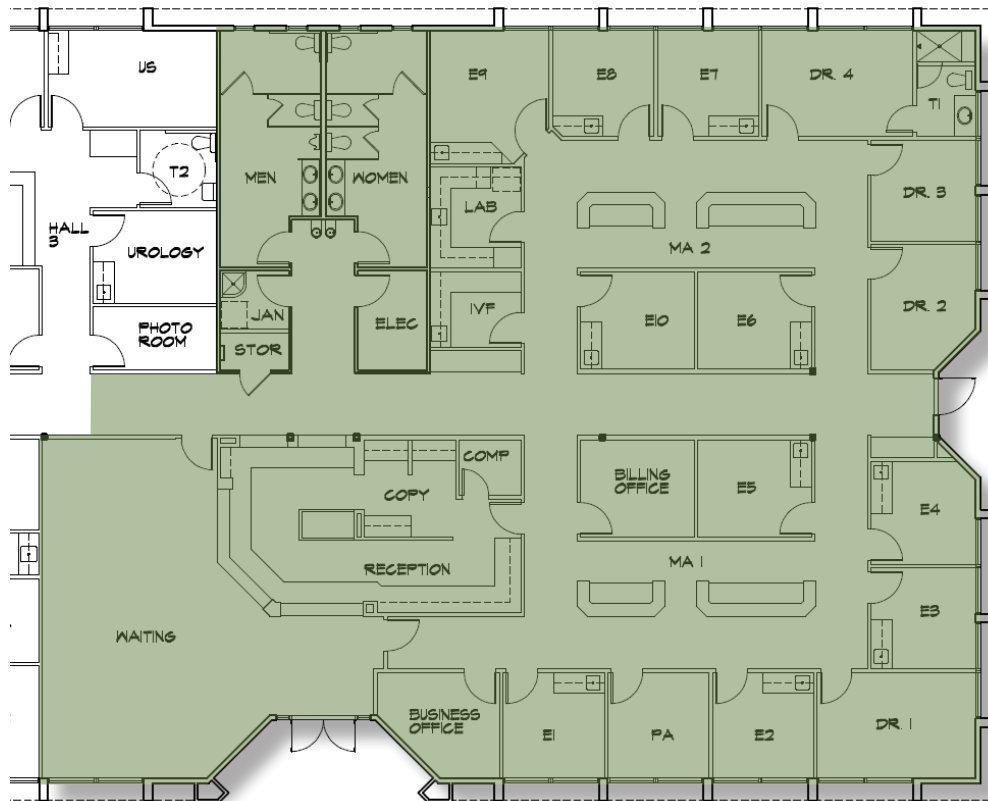
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Floor Plan & Property Photos

PROPERTY HIGHLIGHTS

- Prominent visibility on Brimhall Road across the street from the future Bakersfield Commons project
- Monument Signage Available
- Convenient location just north of the new Westside Parkway. Provides access to Downtown and east Bakersfield in minutes. Located between Northwest and Southwest Bakersfield
- Business park environment with well maintained grounds provides a professional environment for patients and staff
- Abundant parking immediately outside of the building allows for ease of access for patients
- Constructed in 2006



▪ Plans deemed to be accurate, but not guaranteed. Plans not to scale.

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Interior Property Photos



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Aerial Map



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