



# Westchester Corporate Plaza FOR LEASE

1800 30th Street • Bakersfield, CA



## Property Highlights

- Located between "F" and "H" Streets at the Golden State Freeway in beautiful Westchester.
- Abundant parking - a unique feature for the downtown area.
- Centralized location with convenient access to major freeways.
- Close to restaurants, retail, legal and medical services.
- Professionally maintained and managed by Premier Management Co.
- Flexible suite sizes and configurations available.
- Monument signage available.



**Mark J. Smith, SIOR** ▪ Principal ▪ 661 616 3561 ▪ marks@asuassociates.com ▪ CA RE #00632003

**Martin J. Starr** ▪ Principal ▪ 661 616 3567 ▪ mjstarr@asuassociates.com ▪ CA RE #01179469

**Matthew E. Starr, SIOR, CCIM** ▪ Principal ▪ 661 616 3570 ▪ matthew@asuassociates.com ▪ CA RE #01367855

11601 Bolthouse Drive Suite 110 ▪ Bakersfield, CA 93311 ▪ 661 862 5454 main ▪ 661 862 5444 fax

# Now Leasing ■ Office Property

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## Availability & Aerial Map

### Available Space

#### Second Floor

- Suite 215 - 1,413 SF
- Suite 220 - 1,480 SF
- \*Can be combined for 2,893 SF

#### Third Floor

- Suite 300 - 3,576 SF
- Suite 310 - 2,248 SF
- Suite 330 - 1,694 SF
- Suite 340 - 841 SF
- Suite 350 - 2,293 SF
- Suite 390 - 2,316 SF
- \*Up to 9,811 contiguous square feet on the 3rd Floor

### Lease Rate

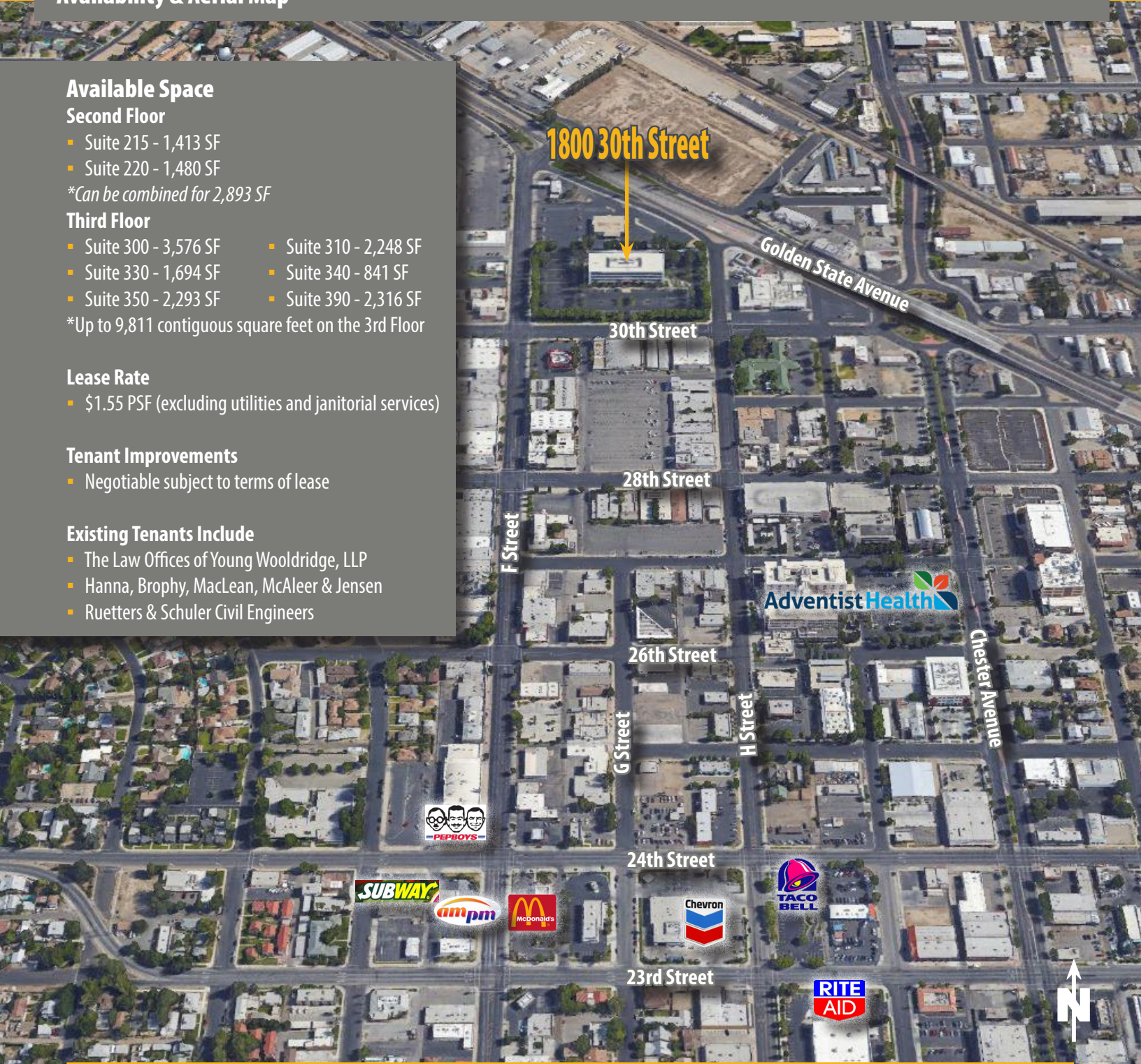
- \$1.55 PSF (excluding utilities and janitorial services)

### Tenant Improvements

- Negotiable subject to terms of lease

### Existing Tenants Include

- The Law Offices of Young Wooldridge, LLP
- Hanna, Brophy, MacLean, McAleer & Jensen
- Ruetters & Schuler Civil Engineers



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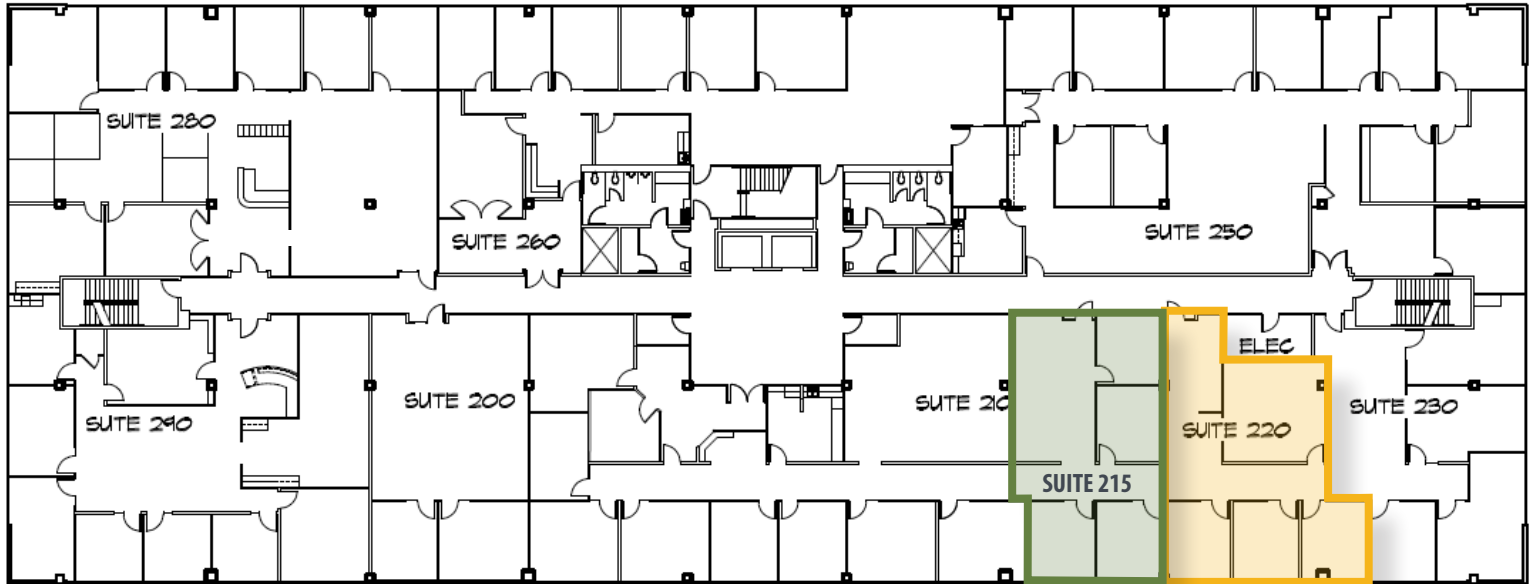


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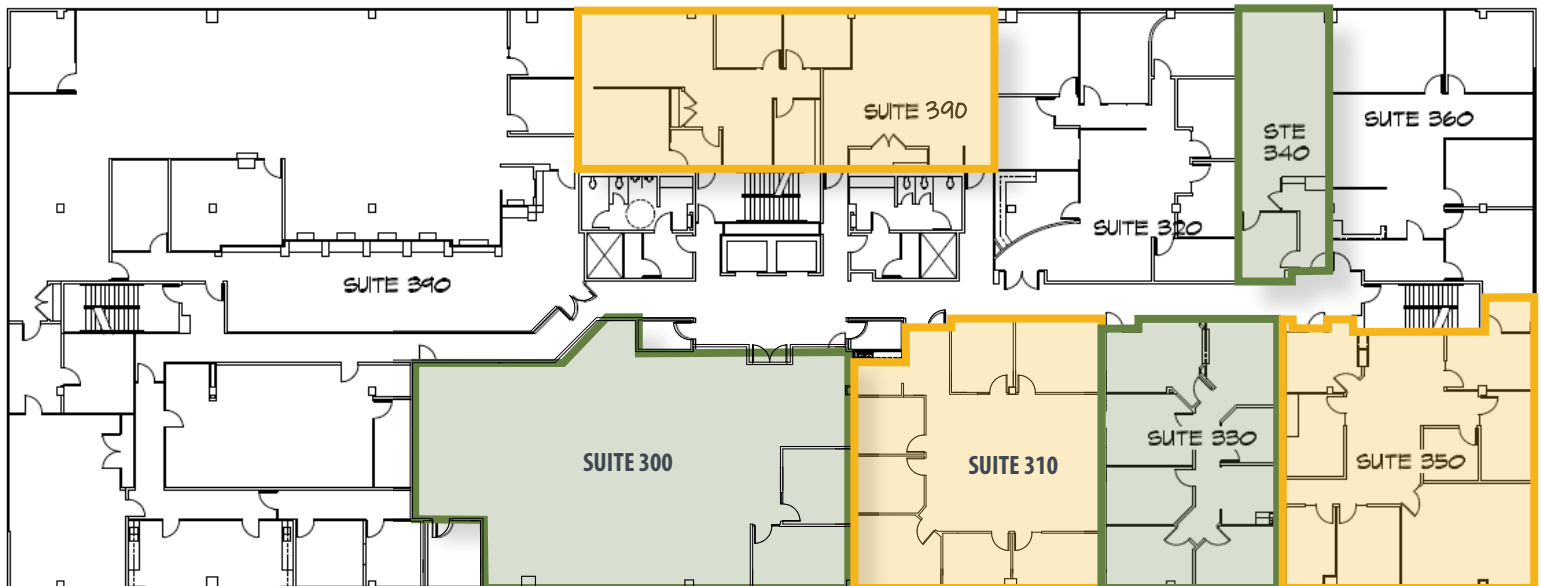
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## Floor Plans

### Second Floor



### Third Floor



*\*Plans deemed to be accurate, but not guaranteed. Plan not to scale.*

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