

# Office Building Available

4200 Truxtun Avenue  
Bakersfield, CA



## Property Highlights

- Three-story, Class A, multi-tenant office building located at NWC of Truxtun Avenue & Empire Drive
- Ground floor and second floor space available with flexible divisions
- Prominent Truxtun Avenue monument signage available
- Easy access to the Westside Parkway and Downtown Bakersfield
- Energy efficient utilities with solar
- Abundant parking
- Within steps to the Kern River Bikepath. The building features common area shower facilities

## For Lease

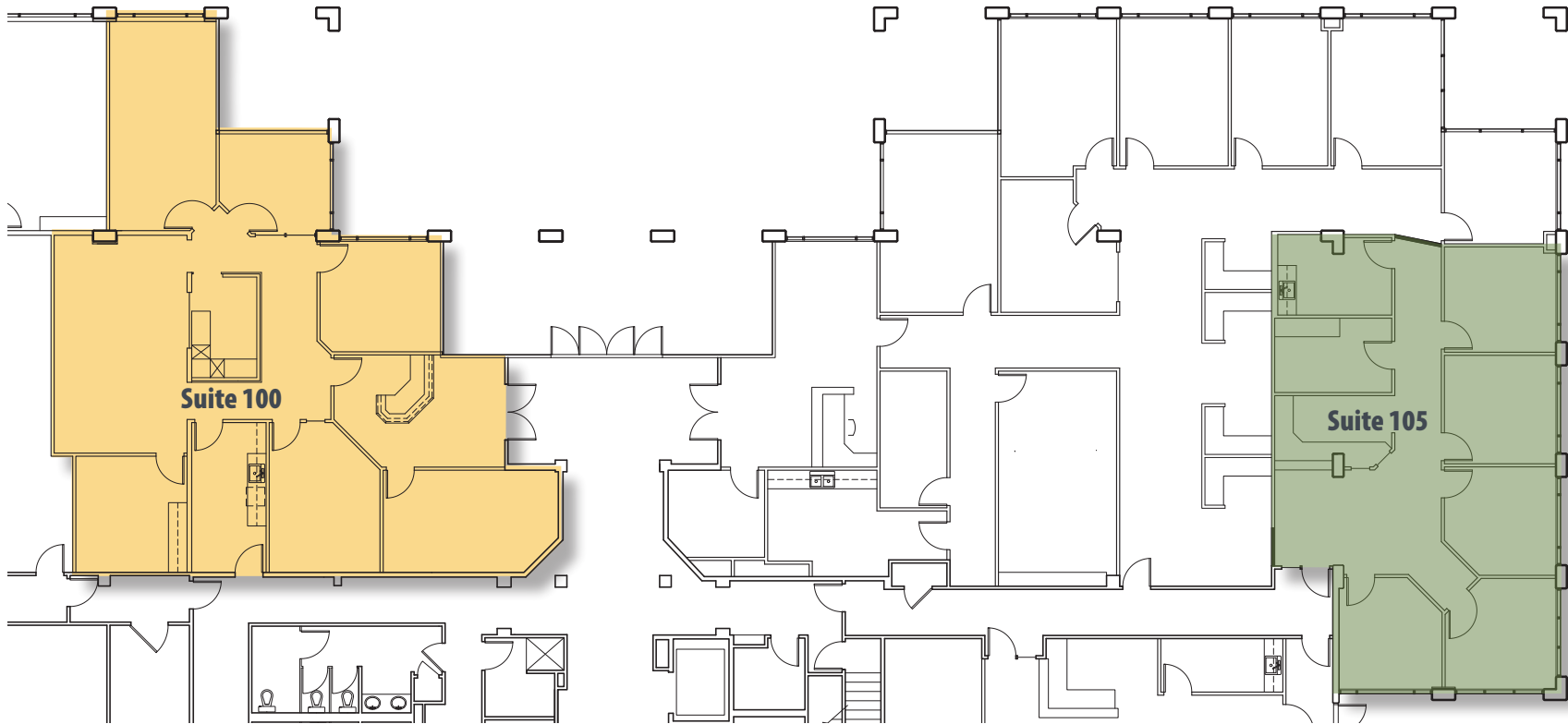


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## First Floor - Floor Plan



### Property Details

- **Available Spaces**
  - Suite 100 - 2,413 SF
  - Suite 105 - 1,654 SF
- **Rental Rate** \$1.75 per SF, excluding utilities & janitorial services
- Tenant improvements negotiable
- The Ground Floor common area includes shower facilities

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

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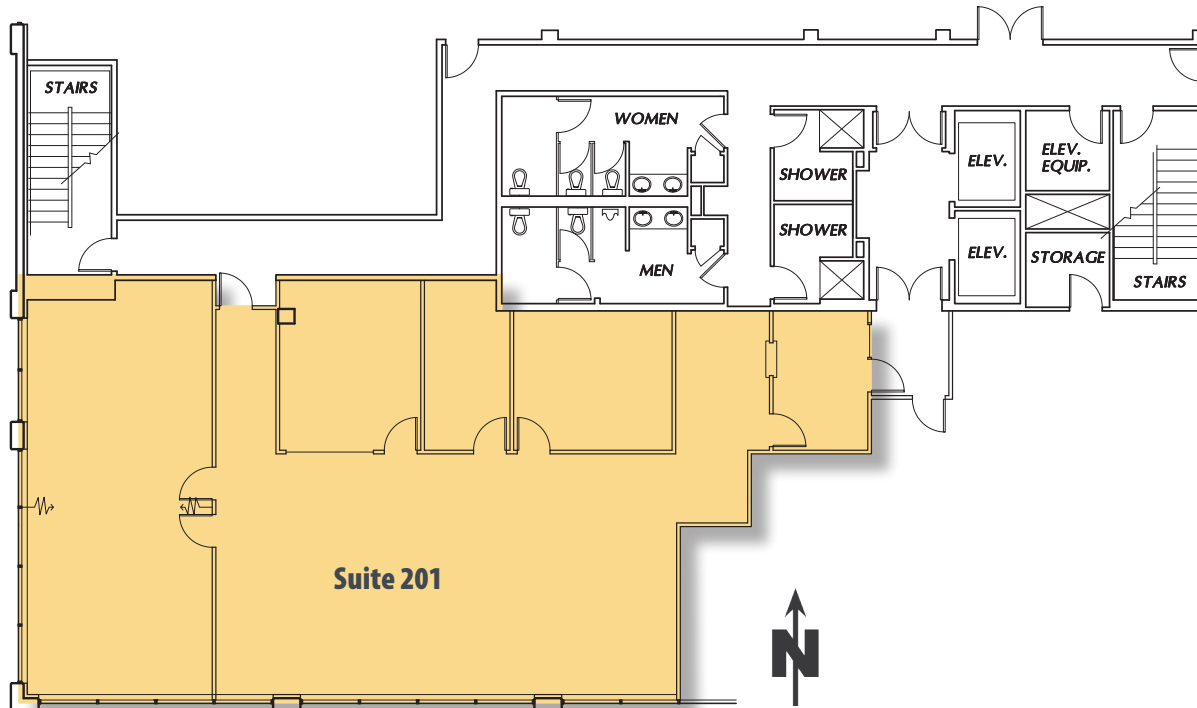
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## Second Floor - Floor Plan

### Property Details

- **Available Space**  
Suite 201 - 2,958 SF
- **Rental Rate** \$1.75 per SF
- Excluding utilities & janitorial services
- Tenant improvements negotiable



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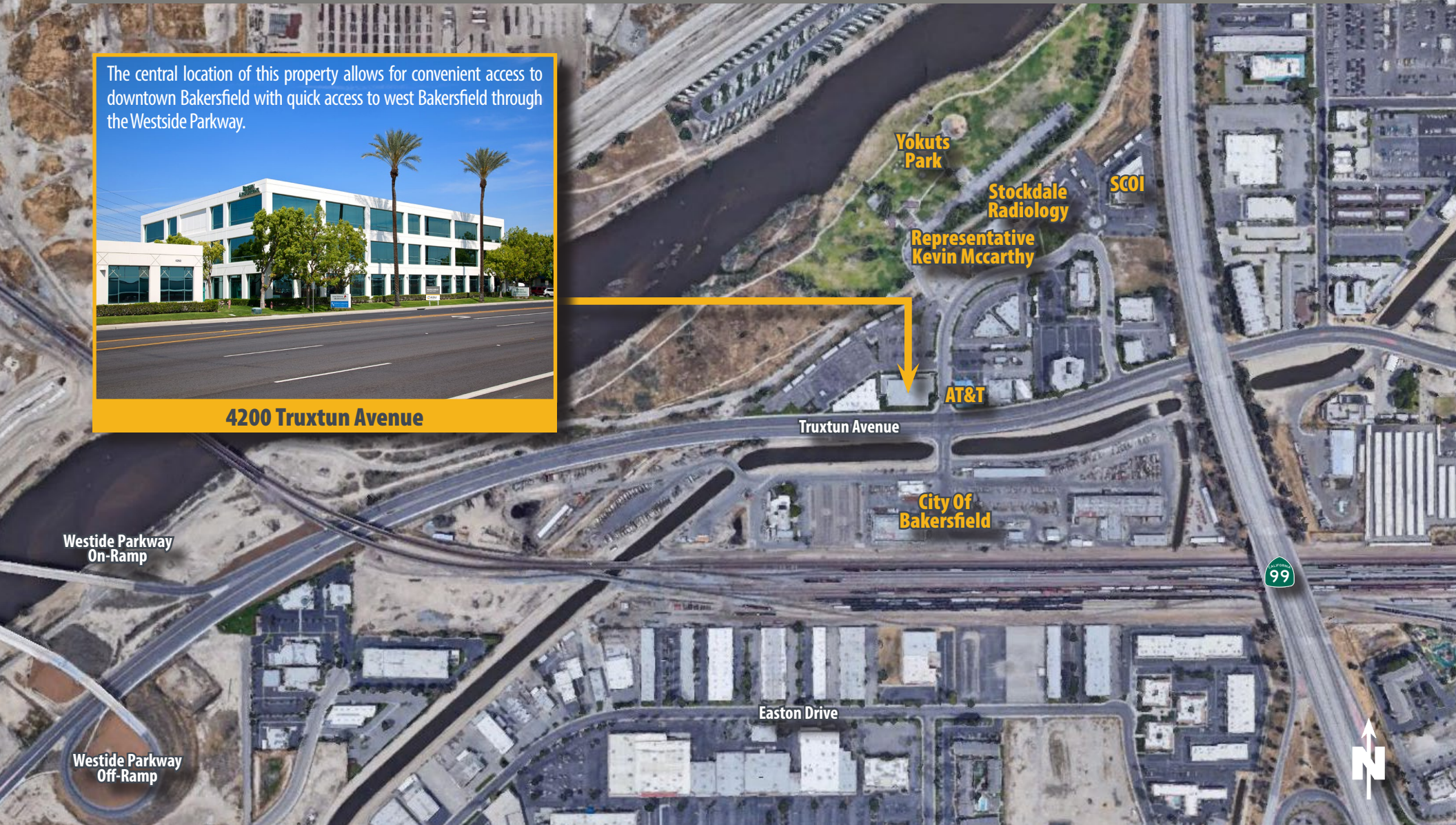
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## Aerial Map

The central location of this property allows for convenient access to downtown Bakersfield with quick access to west Bakersfield through the Westside Parkway.



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