

FOR LEASE

INCENTIVES
AVAILABLE

Office Space in the
Heart of Downtown Bakersfield



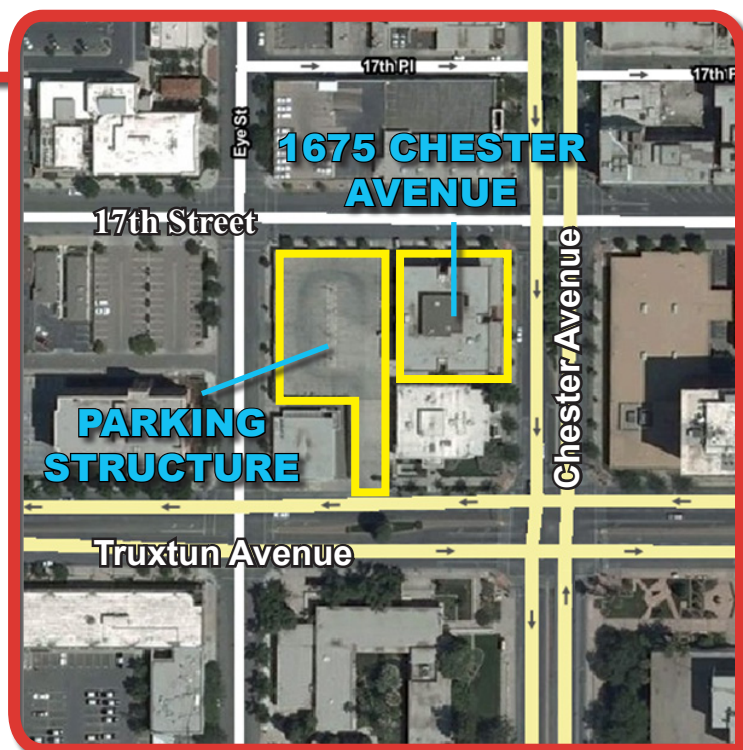
1675 CHESTER AVENUE

Bakersfield, California

- **Located within a few steps of the:** Kern County Courthouse, Bakersfield City Planning Department, Bakersfield City Hall and various other local businesses and retailers.
- **Within walking distance of the:** Bakersfield Convention Center, Rabobank Arena and Bakersfield's Downtown Arts District.
- **Some building tenants include:** Chase Bank, Optimal Hospice Care and the Morgan White Group - Mestmaker & Assoc.



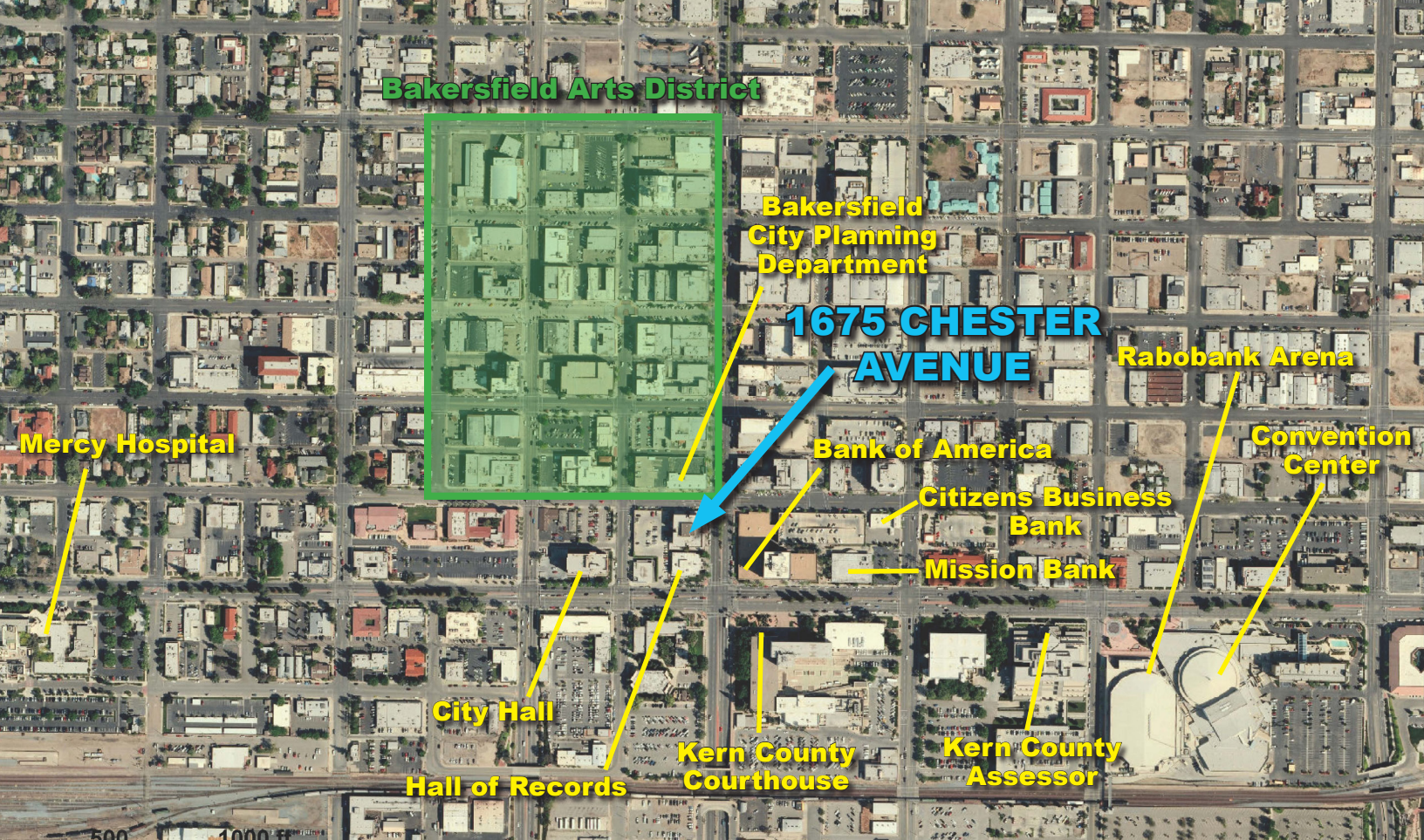
GREGORY D. BYNUM
AND ASSOCIATES, INC.
Real Estate Services



Agent Contact: Don Bynum • CA License No. 01341580 • 661.395.0541 • don@bynuminc.com

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LOCATION OVERVIEW

- Class A Four Story Office Building
- Centrally located among Downtown Bakersfield's financial district, government district and the Arts Districts
- Co-tenant is the #1 Chase Bank branch in Bakersfield
- Parking available in the adjacent parking structure
- Flexible square footage options
- Expandable model suite available
- Tenant improvement package available

AVAILABLE SPACE

- 1st Floor:
 - 1,800 RSF available
- 2nd Floor:
 - 9,805 RSF available
(Min. Contiguous 1,450 RSF)
(Max. Contiguous 9,805 RSF)
- 3rd Floor:
 - 7,085 RSF available
- 4th Floor:
 - Fully Leased

For more information, please contact:

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5601 Truxtun Ave, Suite 190

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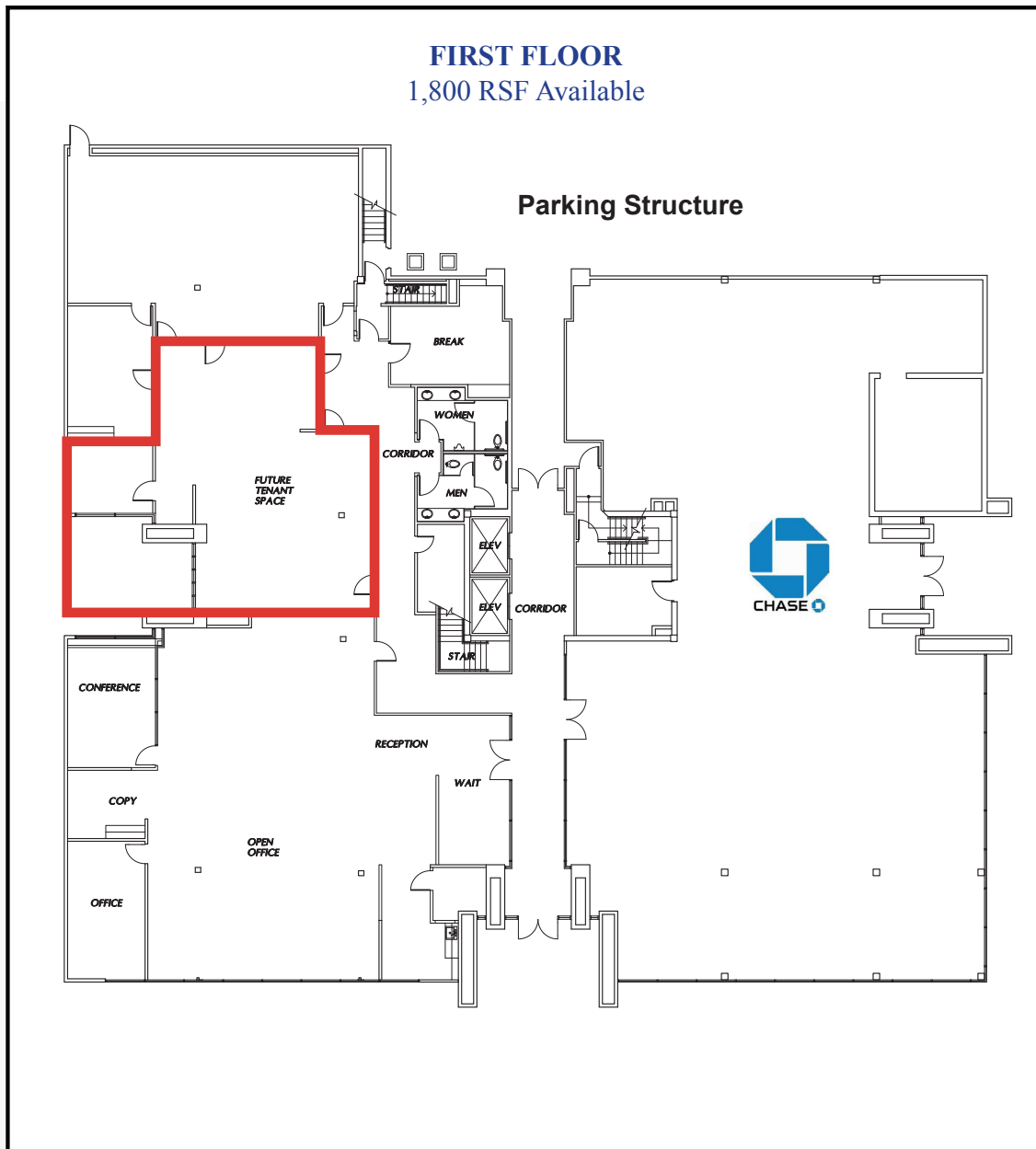
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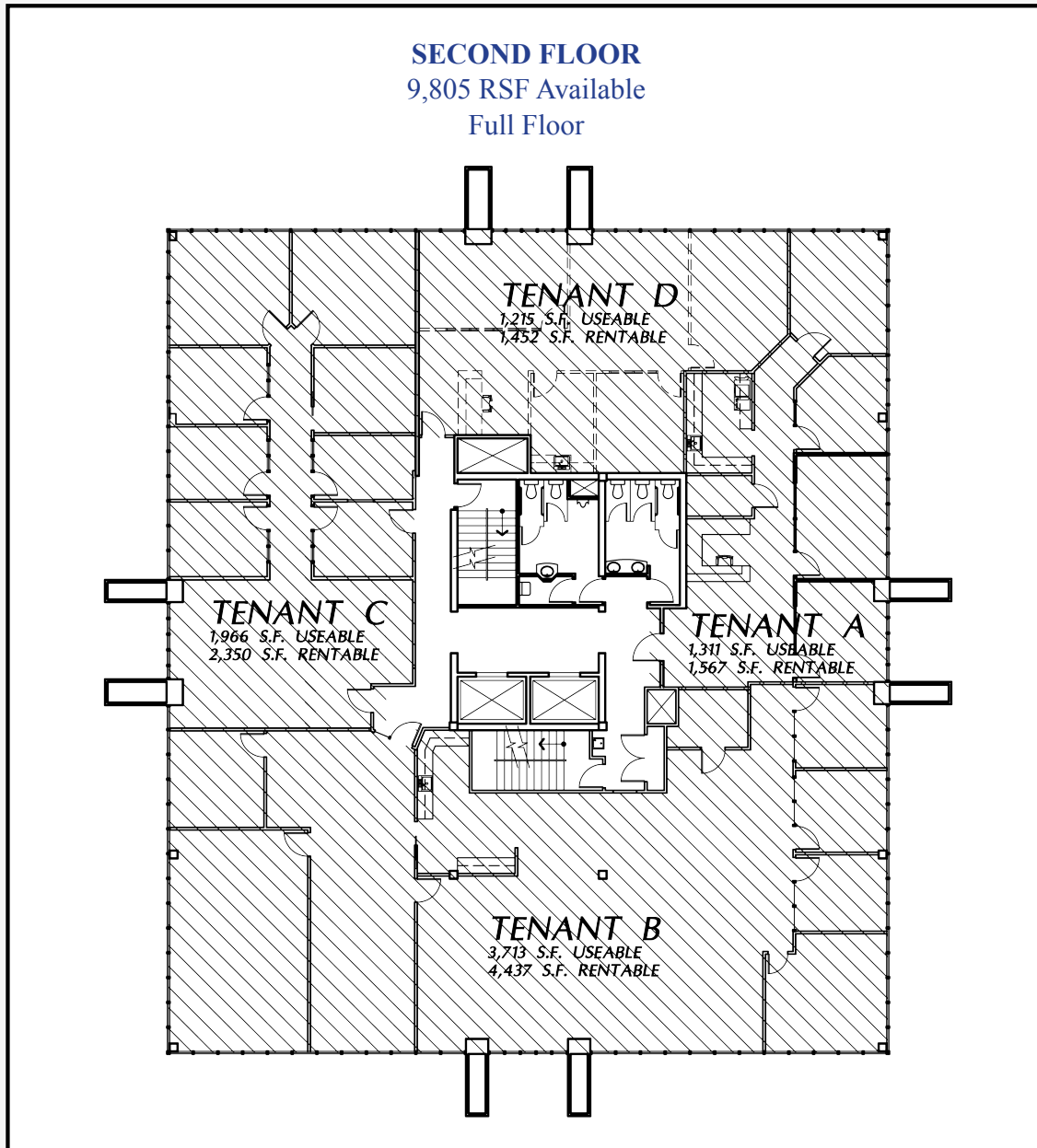
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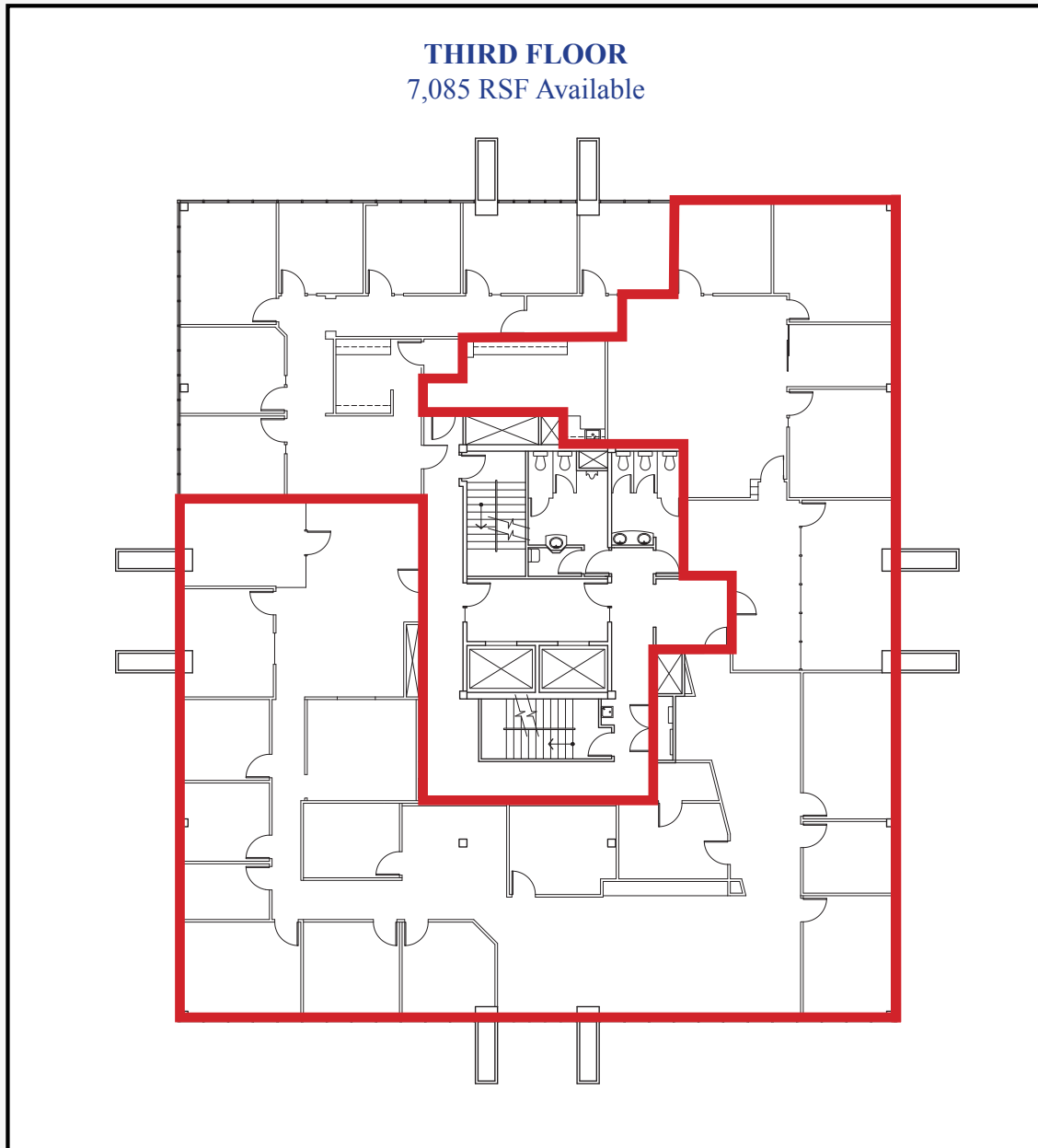
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