



FOR LEASE

1731 Chester Avenue  
Bakersfield, CA 93301

**\* 1 YEAR OF FREE BASE RENT !!!**



### Property Highlights

- Centrally located in Downtown
- Building signage available
- 7 story parking structure, and partial private parking

### Building Features

Available RSF      ±7,622 RSF (Entire 2nd Floor)

Asking Rate        \$1.25/RSF Modified Gross

Available RSF      ±11,559 RSF (Entire Basement)  
Can be divided into 500 SF rooms

Asking Rate        \$1.00/RSF Modified Gross

*\*1 Year of Free Base Rent. Terms & Conditions Apply. Call For Details.*



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**Susan Moreno**  
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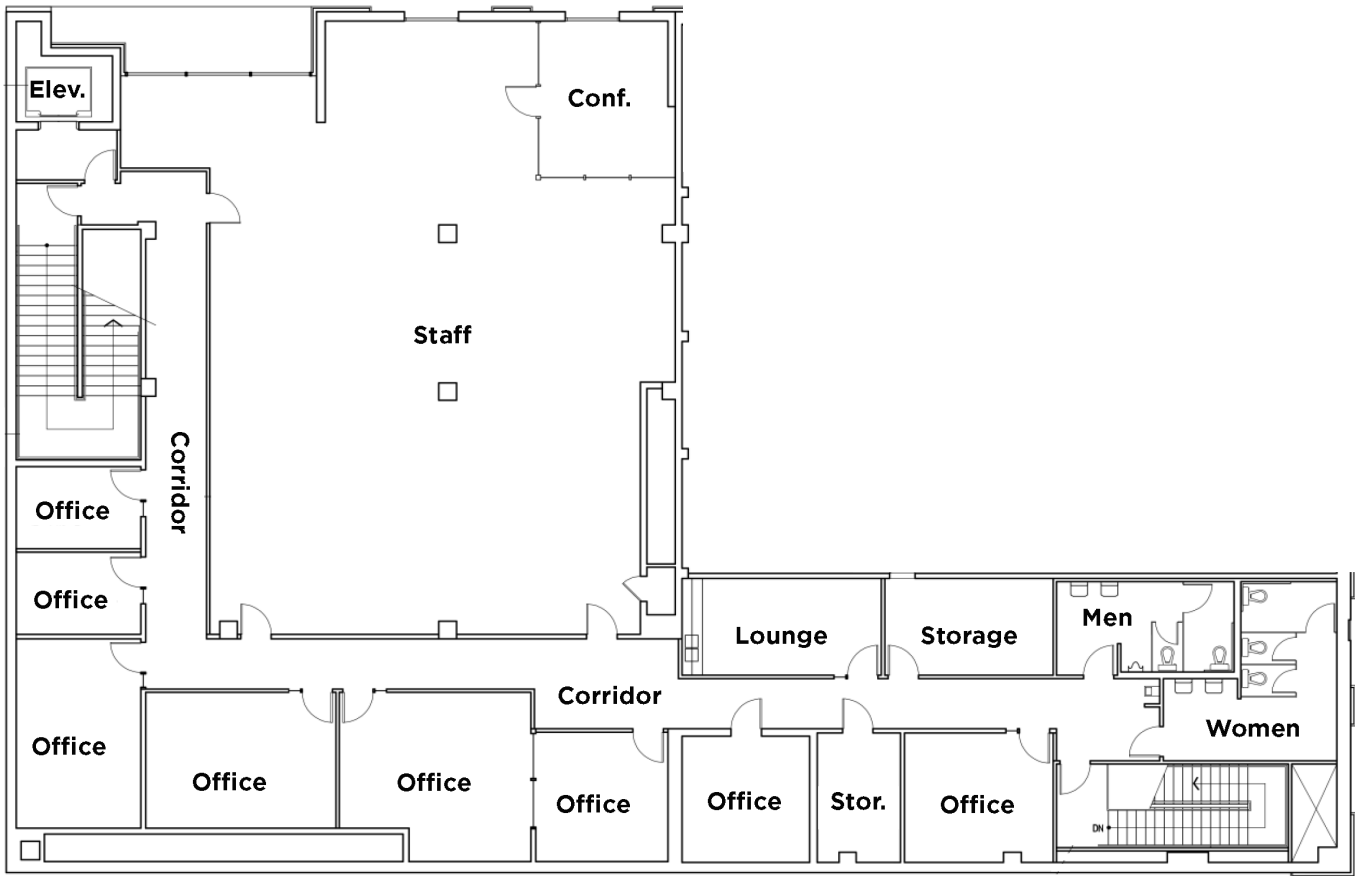
PACCOM REALTY ADVISORS, INC.  
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**2nd Floor Plan**

±7,622 RSF



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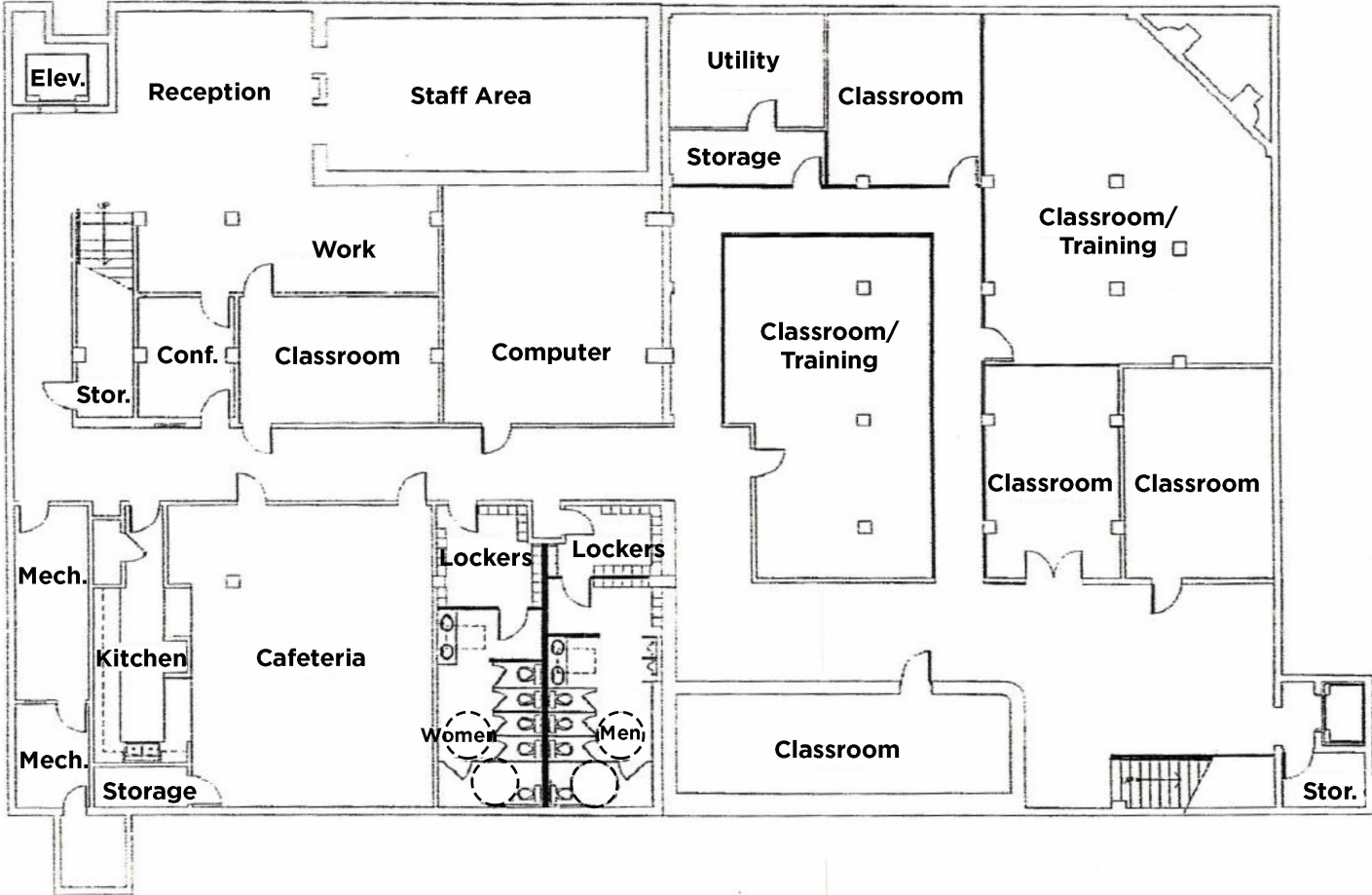
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**Basement Floor Plan**

±11,559 RSF (Landlord will consider leasing individual rooms of approx. ±500 SF rooms)



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Photos



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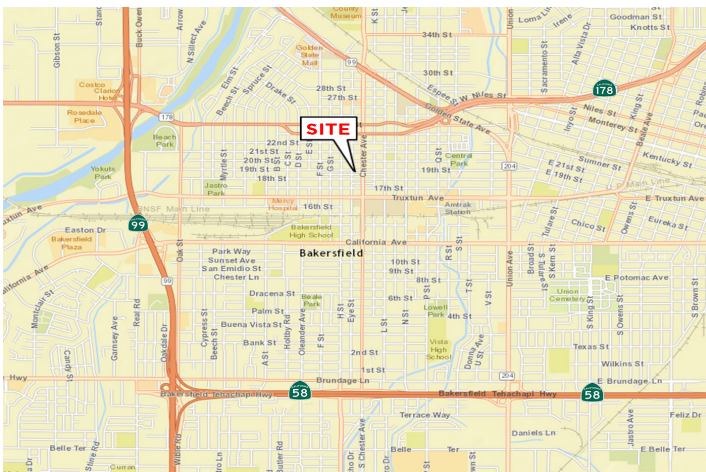
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**Aerial / Location Map**



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