

FOR SALE OR LEASE FREESTANDING PROFESSIONAL OFFICE BUILDING



3636 PEGASUS DRIVE, BAKERSFIELD, CA 93308

***SALE PRICE
REDUCED!***

~~\$1,350,000.00 (\$225.00/SF)~~
\$1,200,000 (\$200.00/SF)



JASON ALEXANDER
SENIOR VICE PRESIDENT | PRINCIPAL
OFFICE PROPERTY TEAM
CENTRAL CALIFORNIA
LICENSE NUMBER 01360995
661 631 3818
jason.alexander@colliers.com

STEPHEN J. HAUPT, SIOR
SENIOR VICE PRESIDENT | PRINCIPAL
INDUSTRIAL PROPERTY TEAM
CENTRAL CALIFORNIA
LICENSE NUMBER 00838505
661 631 3812
stephen.haupt@colliers.com

COLLIERS INTERNATIONAL
CENTRAL CALIFORNIA
LICENSE NUMBER 00452468
10000 Stockdale Highway, Suite 102
Bakersfield, CA 93311
www.colliers.com/bakersfield

PROFESSIONAL OFFICE BUILDING

PROPERTY INFORMATION

3636 PEGASUS DRIVE, BAKERSFIELD, CA 93308



3636 Pegasus Drive is an approximately 6,000 square foot, freestanding, professional office building. The property is located adjacent to Bakersfield's Meadows Field Airport, at the SEC of Pegasus Drive and Trojan Court. The building was developed by M.S. Walker & Associates in 2007. The building is situated on its own 0.33 acre parcel which is zoned M-2 PDH, and shares parking within the Pegasus Business Park Association. Building is constructed with concrete block and a metal roof.

AVAILABLE

Total Available:	6,000 SF
Land Size:	0.33 Acres
APN #:	492-350-01

LEASE RATE

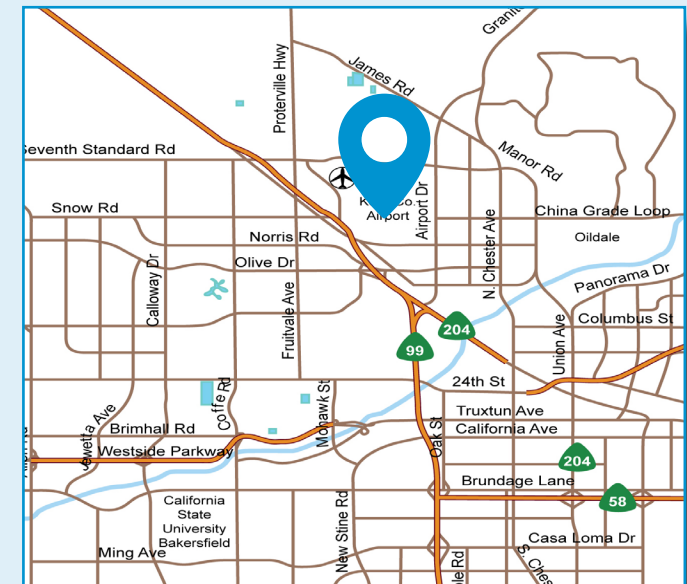
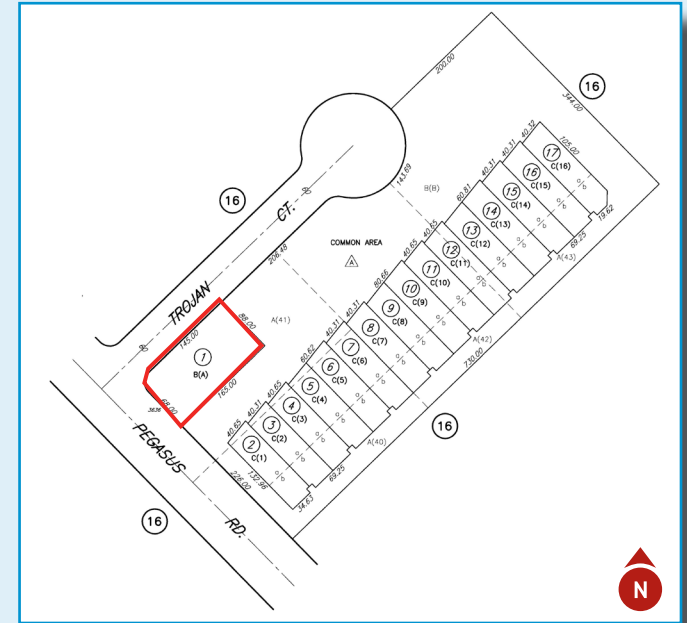
\$10,500.00/Mo. (\$1.75/SF) Modified Gross
Plus Monthly Association Dues: \$200.00

SALE PRICE -REDUCED!!

~~\$1,350,000.00 (\$225.00/SF)~~
\$1,200,000.00 (\$200/SF)

HIGHLIGHTS

- Freestanding Professional Office Building
- Conventional office floor plan with private offices and open work space
- Door step parking with 24 parking spaces
- Monument signage on Pegasus Drive
- Upper end interior design and finishes with polished concrete flooring
- Extensive exterior window line allowing for natural light
- Quality concrete block construction



PROFESSIONAL OFFICE BUILDING PHOTOS

3636 PEGASUS DRIVE, BAKERSFIELD, CA



PROFESSIONAL OFFICE BUILDING

PHOTOS

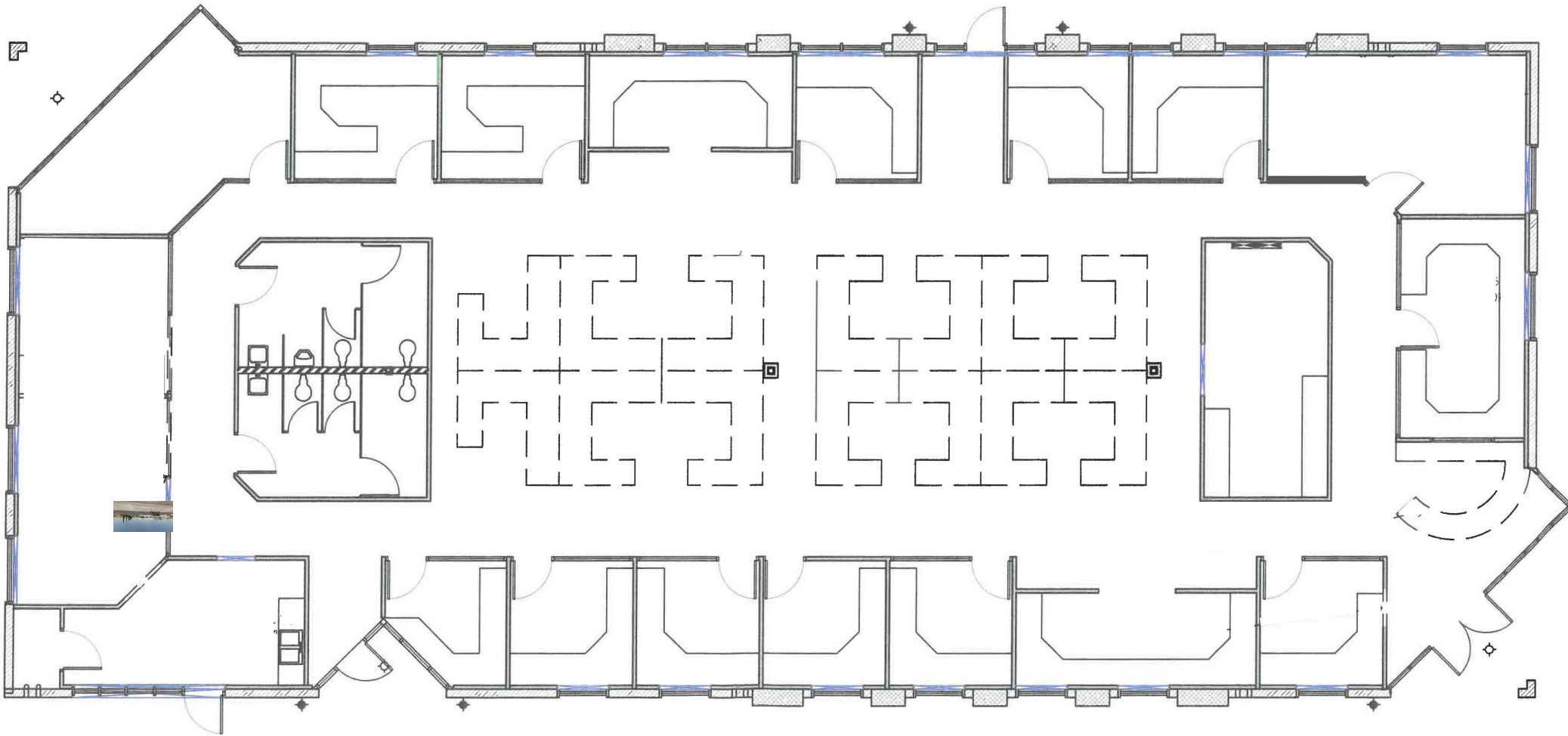
3636 PEGASUS DRIVE, BAKERSFIELD, CA



PROFESSIONAL OFFICE BUILDING

FLOOR PLAN

3636 PEGASUS DRIVE, BAKERSFIELD, CA



PROFESSIONAL OFFICE BUILDING

AERIAL MAP

3636 PEGASUS DRIVE, BAKERSFIELD, CA

