

# OFFICE BUILDING AVAILABLE FOR LEASE



3600 NORTH SILLECT AVENUE • BAKERSFIELD, CA

## PROPERTY HIGHLIGHTS

- ◆ 17,125 SF
- ◆ \$1.60 PSF Modified Gross
- ◆ Tenant Improvements negotiable subject to terms of lease
- ◆ Updated exterior
- ◆ Fenced and secured parking
- ◆ Easy access to Highway 99
- ◆ Neighboring tenants include Kern County Child Support Services, Kern Regional, County of Kern's Traffic Division, Kern Health Systems, Bakersfield Heart Hospital and Buck Owens' Crystal Palace
- ◆ Available July 1, 2018



**Newmark Grubb**  
ASU & Associates

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Independently Owned & Operated

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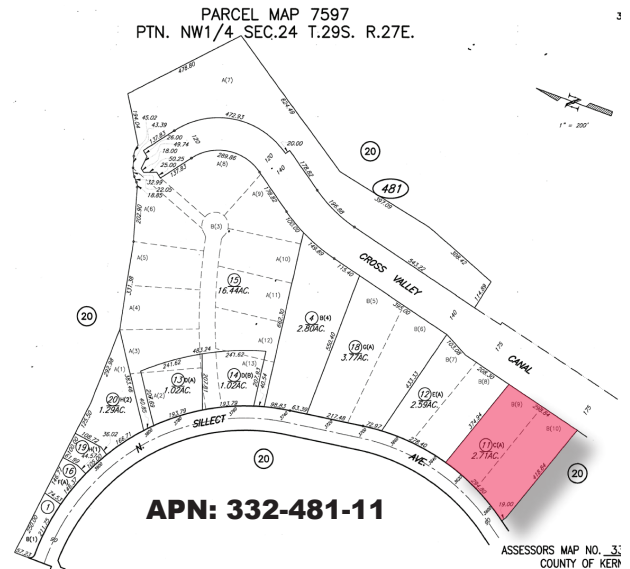
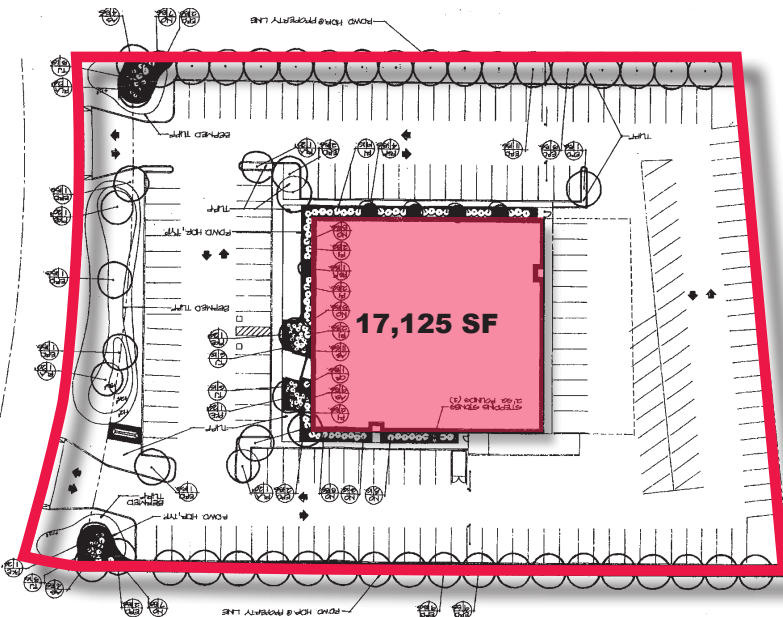


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STREET VIEW | SITE PLAN | PARCEL MAP



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\*Floor plans are not to scale or guaranteed accurate.

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## AERIAL MAP



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