

VIKRAM REDDY (661) 900-1596
VREDDY@CBBAKERSFIELD.COM
DRE# 01845883

Co.DRE# 01100927

 COLDWELL BANKER | PREFERRED,
REALTORS®

4500 MORNING DRIVE - Suite 101 Bakersfield, CA 93306



**FOR LEASE
MEDICAL OFFICE**

PROPERTY INFORMATION

SIZE

SUITE 101 - 5,717 sq. ft. approx.
BUILDING SIZE - 66,139 sq. ft. approx.
LOT SIZE - 4.48 Acres approx.

LEASE RATE

Upon Request - Triple Net Lease (NNN)

FEATURES

- 7 Exam Rooms
- 1 Procedure Room
- Reception with Large Waiting Area
- 3 Doctors' Office Rooms
- Large Staff Office Area
- 4 Storage Rooms
- Laboratory
- Conference Room
- Break Room
- 3 Restrooms
- Solar Parking Canopies



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PROPERTY DESCRIPTION

HIGHLIGHTS

- Just off of CA Freeway 178
- Proximity to Medical Facilities
- Easy access to Downtown Bakersfield / Memorial Hospital
- Nearby Residential Areas
- Other Shopping and Eateries
- Plenty of Parking Spaces

CONSUMER PROFILE REPORT (STI: PopStats, 2022 Q4)

Demographics	3 Miles	5 Miles
Population	70,812	142,107
Average HH Income	75,823	67,955

TRAFFICE COUNT REPORT (INRIX Database) --4/21/2023

Intersection	Daily Count	Direction
FW 178/Morning Dr	13,927	West
FW 178/Morning Dr	11,976	East



**All information and numbers cited are believed to be accurate, however, buyer is to verify all information contained herein.

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PROPERTY DETAILS



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