

Colliers

On Campus at Adventist Health Specialty Hospital

**CCMC**  
Central Cardiology  
A Division of  
GENTRIC HEALTH

For Lease | +/- 3,000 SF - 5,504 SF

## Class A Medical Office Space Central Cardiology Building

2901 Sillect Ave | Bakersfield, CA

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Position your practice for success at 2901 Sillect Avenue - a prime medical office opportunity in a highly accessible, high-visibility location. Located in the Central Cardiology building, this well-maintained property is ideally suited for healthcare professionals seeking a functional and welcoming environment for patients. The space offers a flexible layout configured with exam rooms, private offices, reception, and administrative areas. Ample on-site parking ensures convenience for both staff and patients, while the strategic location near major thoroughfares such as Freeway 99 and Rosedale Hwy, provides easy access from across Bakersfield.

**Available:**

**Lease Rate:**

Suite 202:

\$2.25/SF, Modified. Gross

+/- 3,000 SF - 5,504 SF

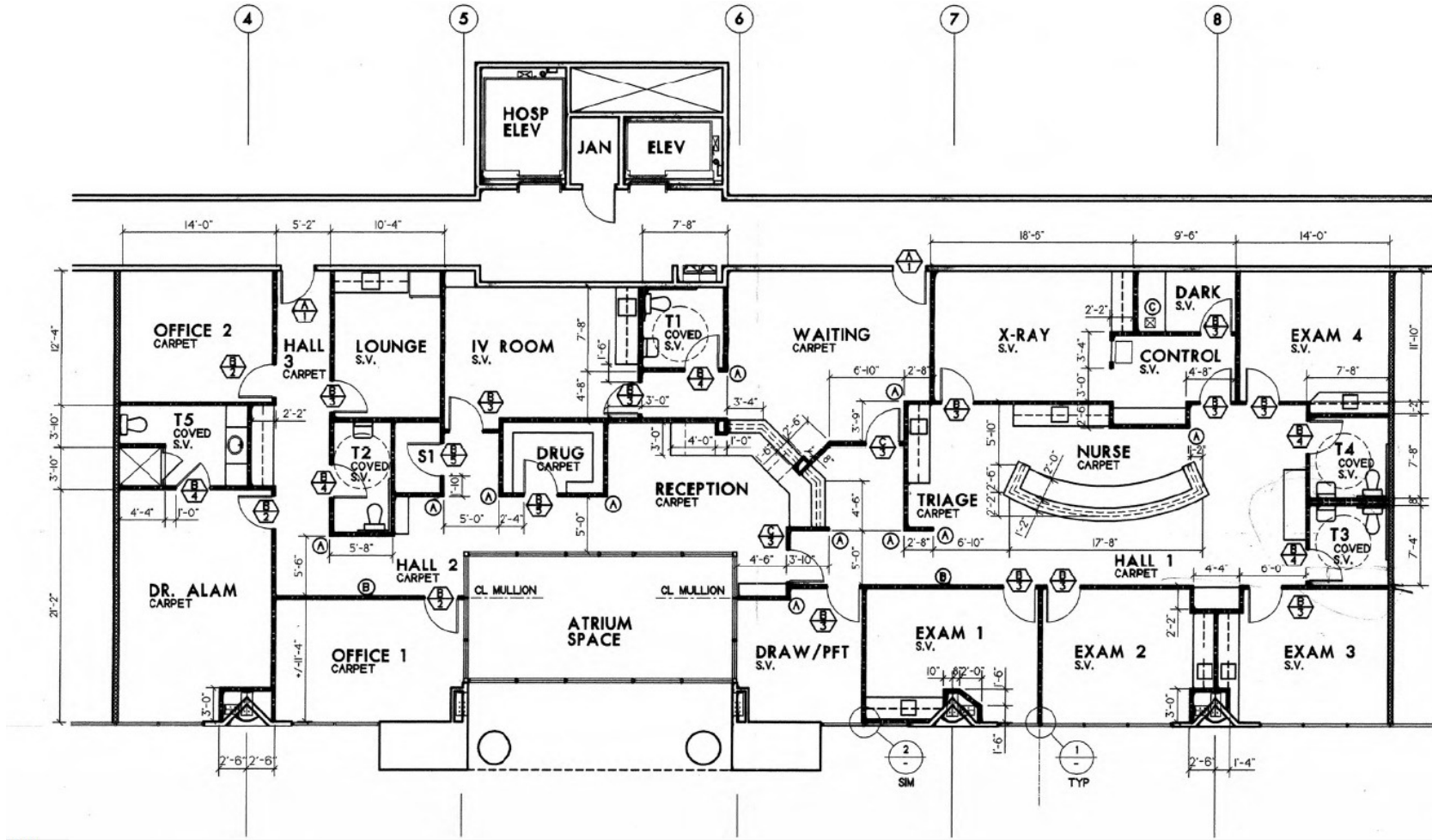
*\*Tenant Improvement Package Available*

## Property Highlights:

- Prominent Class A medical office building offering a professional, modern environment ideal for healthcare providers seeking a polished presence.
- Turnkey, lease-ready suite requiring little to no tenant improvements, allowing for a seamless and efficient move-in.
- Convenient elevator access providing easy, ADA-compliant circulation for patients, staff, and visitors.
- Excellent connectivity with quick access to Freeway 99, Golden State Freeway, and Rosedale Highway, ensuring smooth commutes from all parts of Bakersfield.
- Abundant on-site parking surrounding the building, offering hassle-free access for both patients and employees.
- Public transportation convenience with a bus stop located directly in front of the property.
- Centrally located within Bakersfield, providing easy access to surrounding medical, retail, and professional amenities.



# Floor Plan

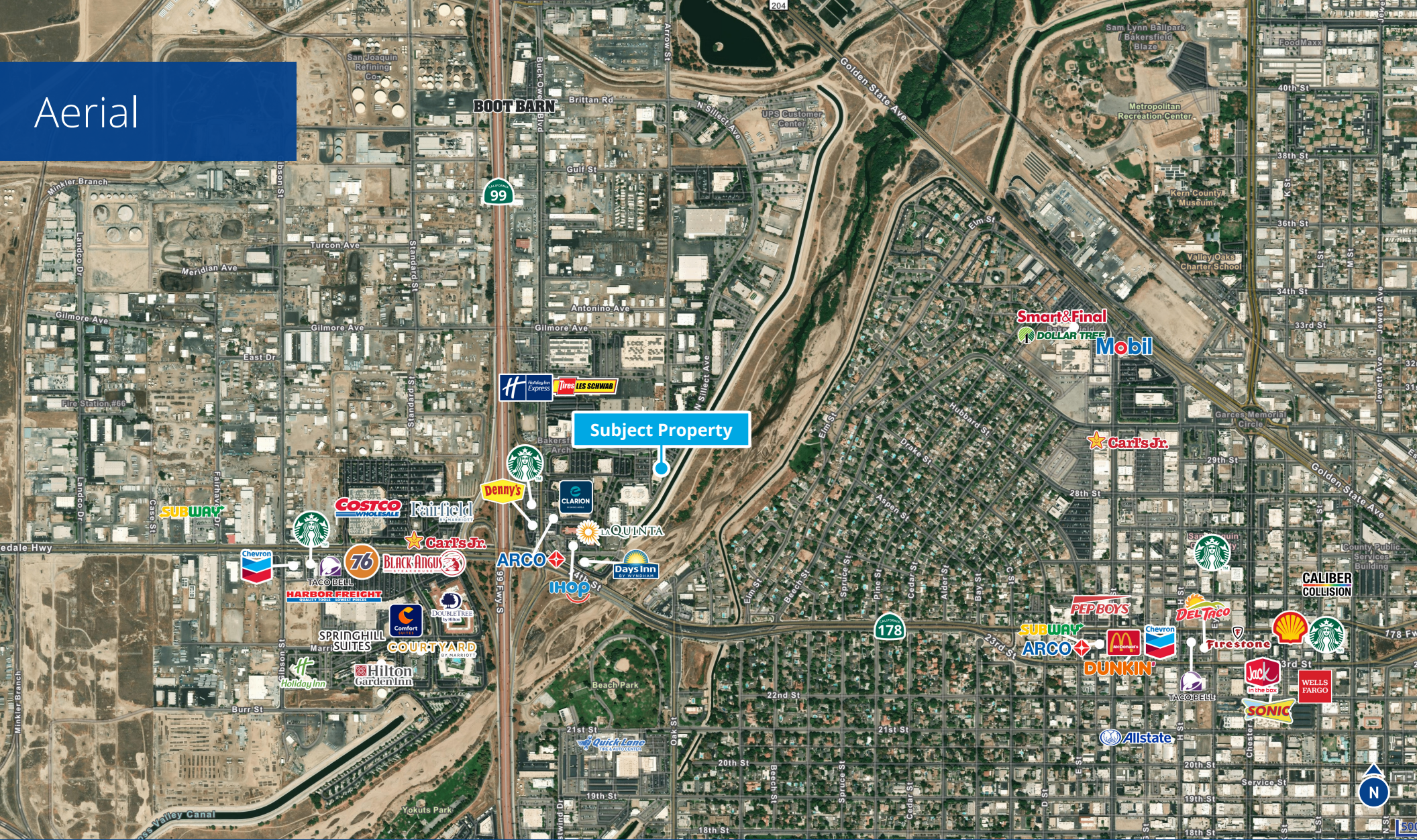


# Interior Photos



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# Aerial



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