

Historical Office Building **AVAILABLE**

FOR LEASE

**Located Within
Downtown Bakersfield**

1707 Eye Street

Bakersfield, CA

Property Highlights

- Historical downtown Bakersfield office building formerly occupied by the Bakersfield Californian
- Prime location between 17th and 18th Streets and between Eye and H Streets
- Substantial on-site parking available to tenants and visitors
- Ground floor and second floor suites available for lease
- In walking distance to restaurants, City and County offices, the Padre Hotel and many other daily needs services
- Unique architectural style throughout with occupancy ready space



The information contained herein may have been obtained from sources other than ASU Commercial. We have not verified such information and make no guarantees, warranties or representations about such information. It is your responsibility to independently confirm its accuracy and completeness prior to purchasing/leasing the property.

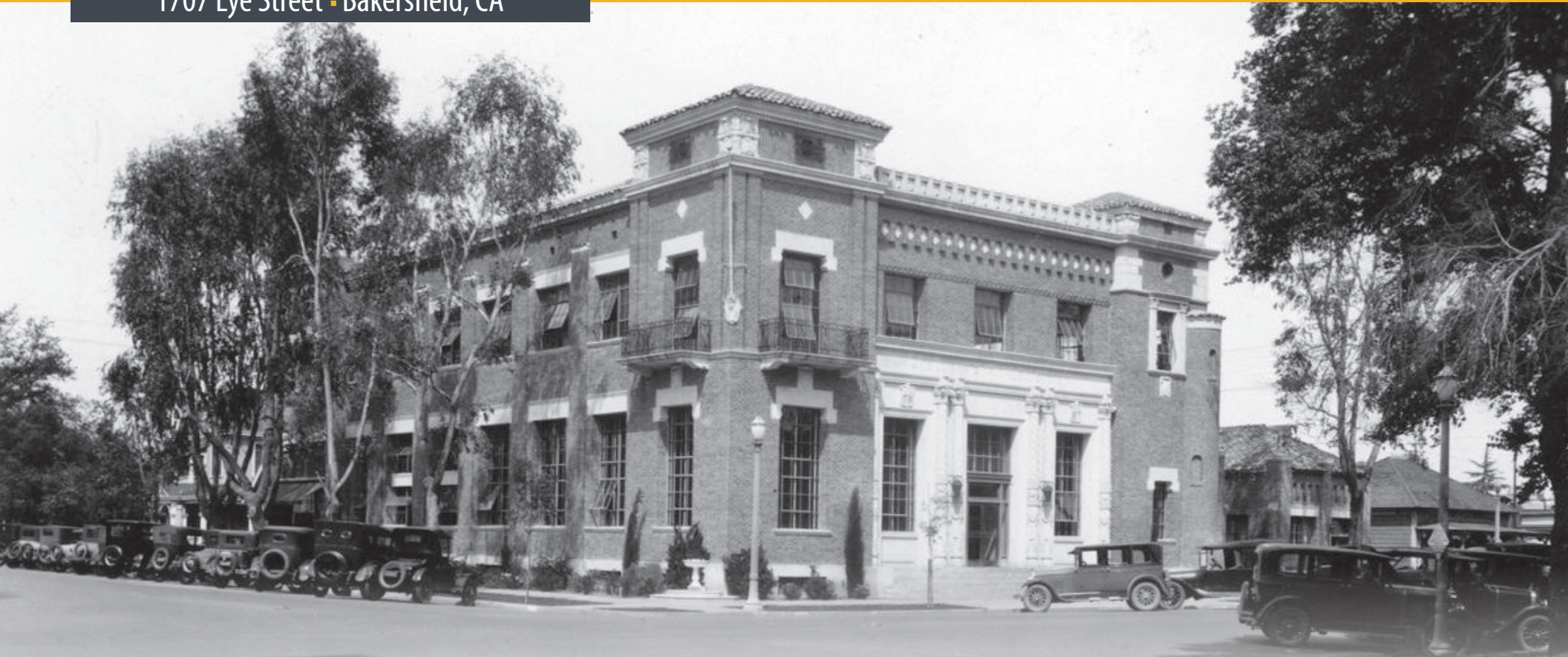


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Historic Office Building Available For Lease

Property Information

1707 Eye Street • Bakersfield, CA



Summary

ASU Commercial is pleased to offer 1707 Eye Street for lease a premier historical office building located within downtown Bakersfield. Constructed in 1925 and opened in 1926 the property was placed on the National Register of Historic Places in 1983. The architecture and style have stood the test of time and offers tenants high-quality and well located office space in the heart of downtown Bakersfield.

Leasing opportunities include single office availability up to the full third floor consisting of 11,243 square feet.



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Lobby Photos

1707 Eye Street • Bakersfield, CA



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Ground Floor Offering | Floor Plan

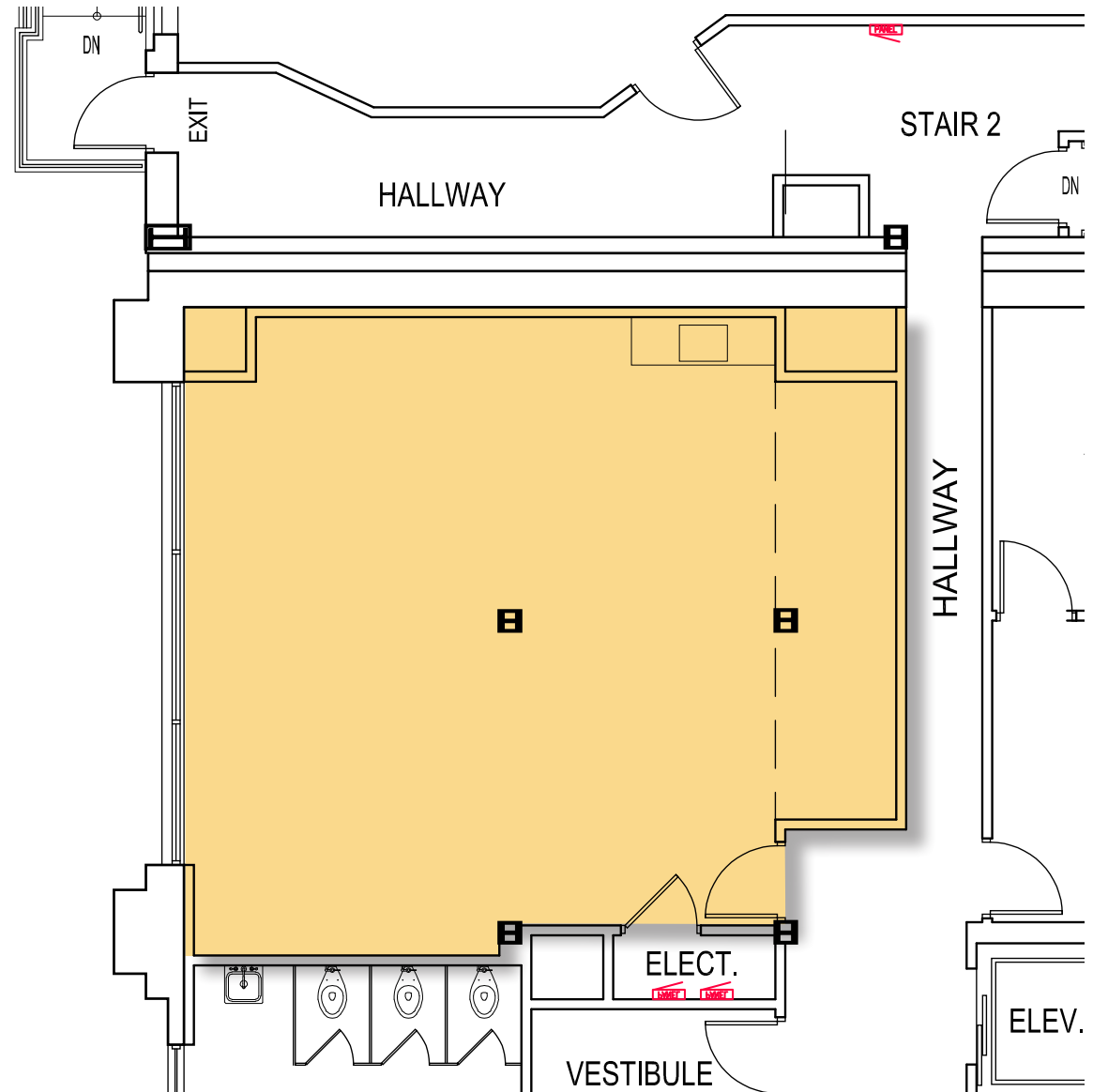
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Available Suites

- Suite 150 820 SF

Offering Terms

- Rental Rate \$1.83 PSF Modified Gross



*Plans deemed to be accurate, but not guaranteed. Plan not to scale.

Historic Office Building Available For Lease

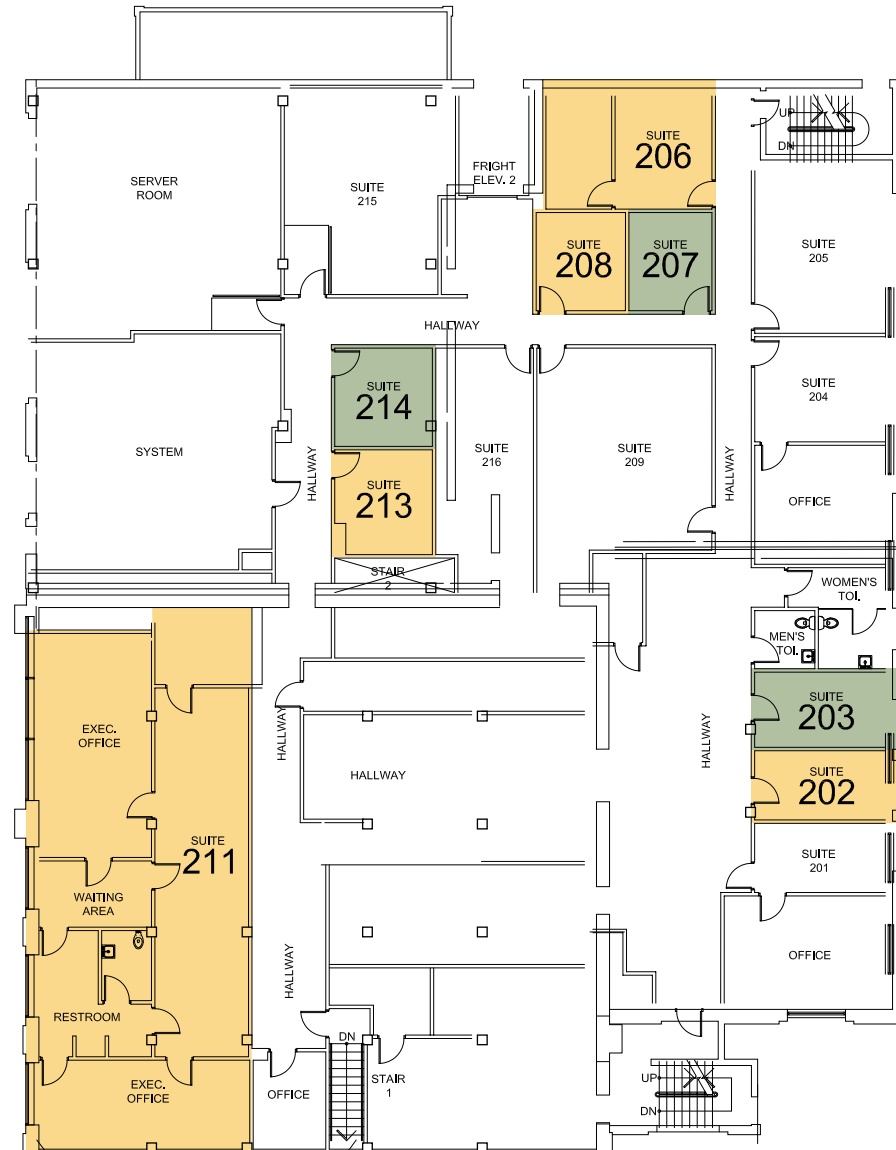
Second Floor Offering | Floor Plan

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Available Suites

- **Suite 211** 1,870 SF
- **Rental Rate** \$1.83 PSF Modified Gross
- **Suite 202** 162 SF - \$600/mo *
- **Suite 203** 170 SF - \$600/mo *
- **Suite 206** 335 SF - \$900/mo *
- **Suite 207** 138 SF - \$550/mo *
- **Suite 208** 151 SF - \$550/mo *
- **Suite 213** 171 SF - \$550/mo *
- **Suite 214** 161 SF - \$550/mo *

*Rent includes utilities



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Historic Office Building Available For Lease

Third Floor Offering | Floor Plan

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Available Suites

- **Suite 300A** 4,626 SF
- **Suite 300B** 3,226 SF
Suites 300A and 300B can be combined for 7,852 SF
- **Suite 310** 1,711 SF
- **Suite 320** 1,680 SF
Suites 310 and 320 can be combined for 3,391 SF
- Full floor occupancy of 11,243 SF Available
- **Rental Rate** \$1.83 PSF Modified Gross



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Historic Office Building Available For Lease

Fourth Floor Offering | Floor Plan

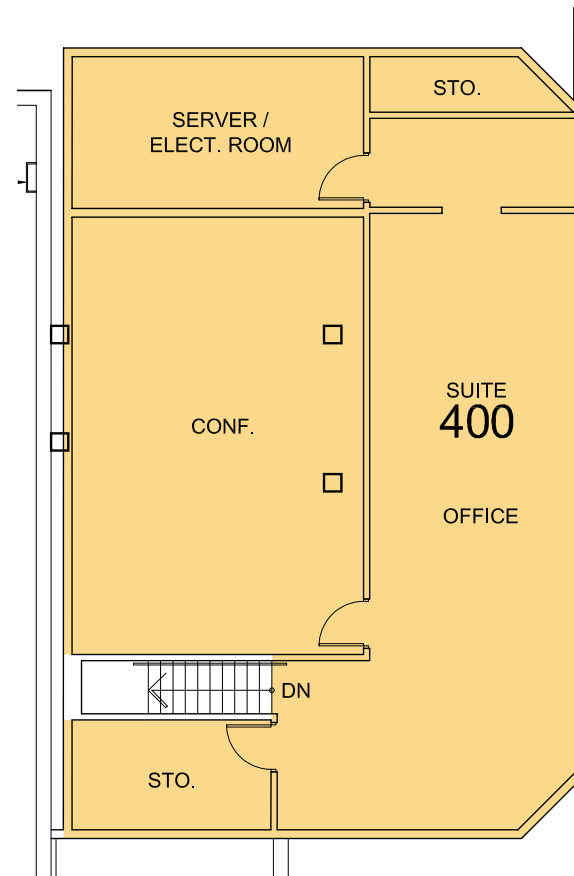
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Available Suites

- Suite 400 1,932 SF

Offering Terms

- Rental Rate Contact Listing Agent for details



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Exterior Property Photos

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Historic Office Building Available For Lease

Aerial Photo Facing Southeast

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Historic Office Building Available For Lease

Aerial of Downtown Area Submarket & Property Location

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1707 Eye Street

