



# AVAILABLE FOR LEASE

**5055**  
**California Avenue**  
Bakersfield, CA

## Property Highlights

- Third floor space available for lease
- Abundant on-site parking
- Great location with convenient access to Highway 99 and the Westside Parkway
- Monument signage available

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.



**Matthew E. Starr, SIOR, CCIM** ▪ Principal ▪ 661 616 3570 ▪ [matthew@asuassociates.com](mailto:matthew@asuassociates.com) ▪ CA RE #01367855  
**Martin J. Starr** ▪ Principal ▪ 661 616 3567 ▪ [mjstarr@asuassociates.com](mailto:mjstarr@asuassociates.com) ▪ CA RE #01179469  
11601 Bolthouse Drive Suite 110 ▪ Bakersfield, CA 93311 ▪ 661 862 5454 main ▪ 661 862 5444 fax

# Office Space Available For Lease

## Property Information & Availability

5055 California Avenue - Bakersfield, CA

### Summary

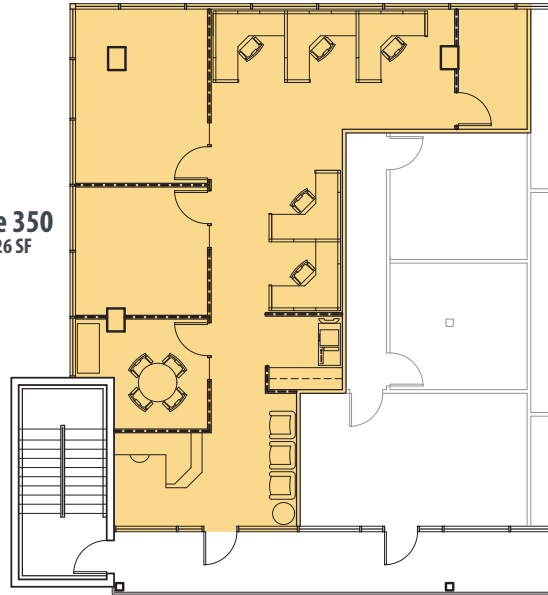
Three-story multi-tenant office building located on the corner of California Avenue and Mohawk Street. The building is extremely well located with convenient access to Highway 99 and the Westside Parkway and features abundant on-site parking and monument signage.

Availability includes a third floor suite of 1,326 SF featuring a corner location, a mix of private and open office areas and substantial window line in excellent condition. Tenant improvements negotiable dependent upon term and credit.

### Third Floor Availability

- **Suite 350** 1,326 SF
- **Rental Rate** \$1.75 PSF Modified Gross, excluding utilities and janitorial services

Suite 350  
1,326 SF



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

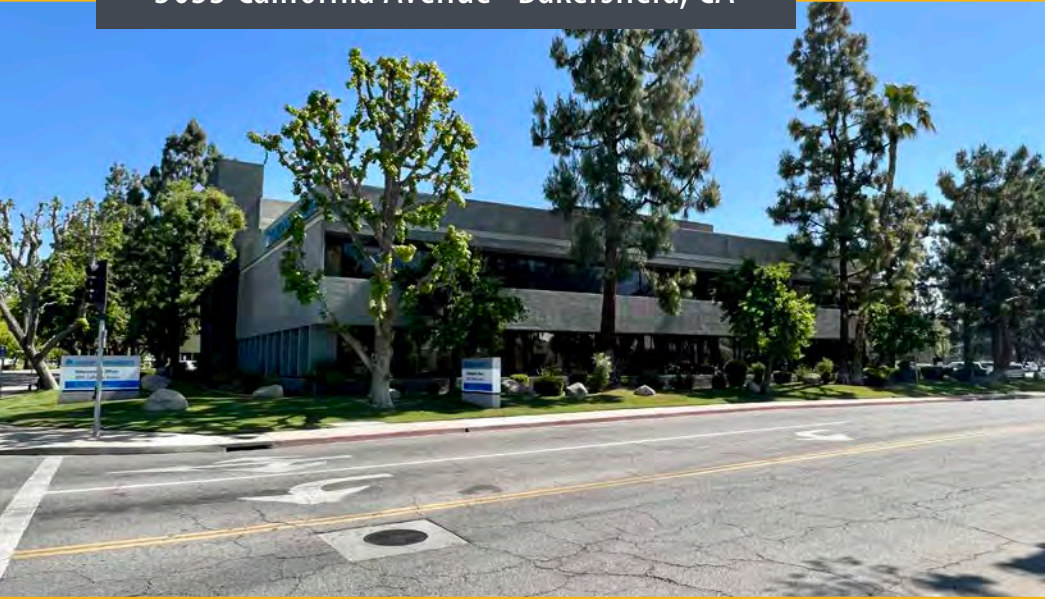


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## Property Photos

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# Office Space Available For Lease

## Aerial Location Map

5055 California Avenue - Bakersfield, CA

