

Office Space **AVAILABLE** For Lease

5201
California Avenue
Bakersfield, CA

Property Highlights

- Remodeled and upgraded common areas throughout the building featuring glass suite entry doors
- Abundant on-site parking included in the cost of rent
- Prominent California Avenue monument signage available
- Retail services including banks, restaurants and shopping located within walking distance
- Convenient access to freeways - Less than 1.5 miles to Highway 99 and less than 1 mile to the Westside Parkway
- Professionally managed and maintained by MD Atkinson



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.



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

Office Space Available For Lease

Third Floor Availability & Floor Plan

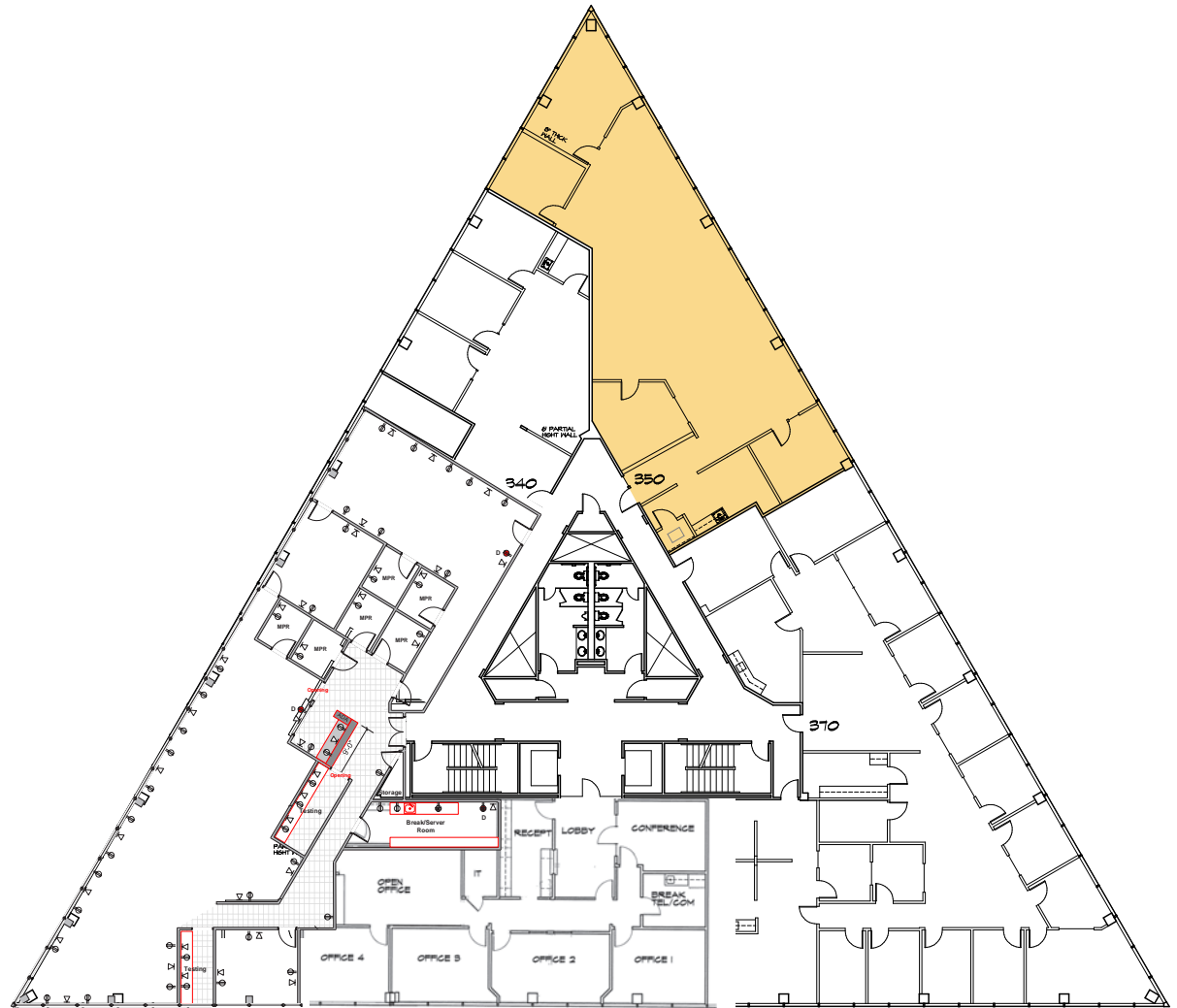
California Triangle Building
5201 California Avenue - Bakersfield, CA

Available Suite

- Suite 350 2,718 SF

Offering Terms

- Rental Rate \$1.75 PSF Modified Gross excluding utilities and janitorial services
- Tenant Improvements Negotiable subject to terms of lease



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

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Fourth Floor Availability & Floor Plan

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Available Suite

- **Suite 410** 3,171 SF
Currently in a shell condition
Can be designed to suit tenant's needs
- **Suite 440** 2,226 SF
- **Suite 450** 3,707 SF
- **Suite 460** 954 SF

*Suites 410, 440, 450 & 460 can be combined for a total of 10,058 SF of contiguous space

Offering Terms

- **Rental Rate** \$1.75 PSF Modified Gross
excluding utilities and janitorial services
- **Tenant Improvements** Negotiable subject to terms of lease



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Exterior Property Photos

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Interior Property Photos

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Southwest Submarket Aerial

California Triangle Building
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5201 California Avenue

