

# Office Space **AVAILABLE** FOR LEASE

**5100**  
**California Avenue**  
Bakersfield, CA

## Property Features

- Major intersection at California Ave & Mohawk St
- Ample covered parking and surface parking
- Small suites offer flexibility for tenants to expand or contract their footprint
- Monument signage
- Secured common areas
- Efficient space with direct entry into each suite - no common lobby
- Proximity to central and west Bakersfield via the Westside Parkway and Truxtun Avenue
- Easy access to Highways 99 & 58



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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# Office Space Available For Lease

Offering Terms | Aerial Photo

5100 California Avenue - Bakersfield, CA



## Offering Terms

- **Rental Rate**  
Ground Floor    \$1.65 PSF, Modified Gross  
Rents exclude utilities & janitorial services
- **Tenant Improvements**    Negotiable

# Office Space Available For Lease

## Ground Floor Availability Building B Floor Plans (North Building)

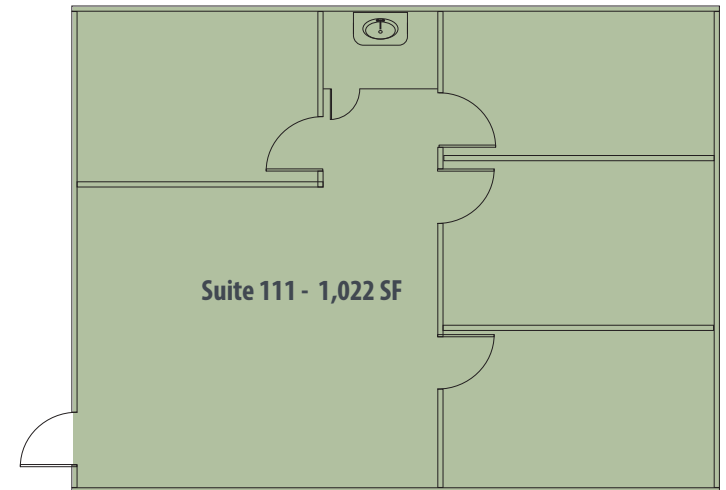
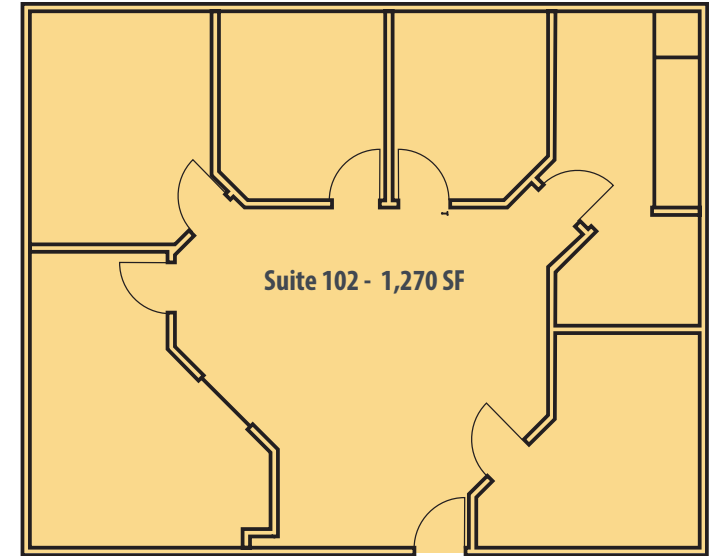
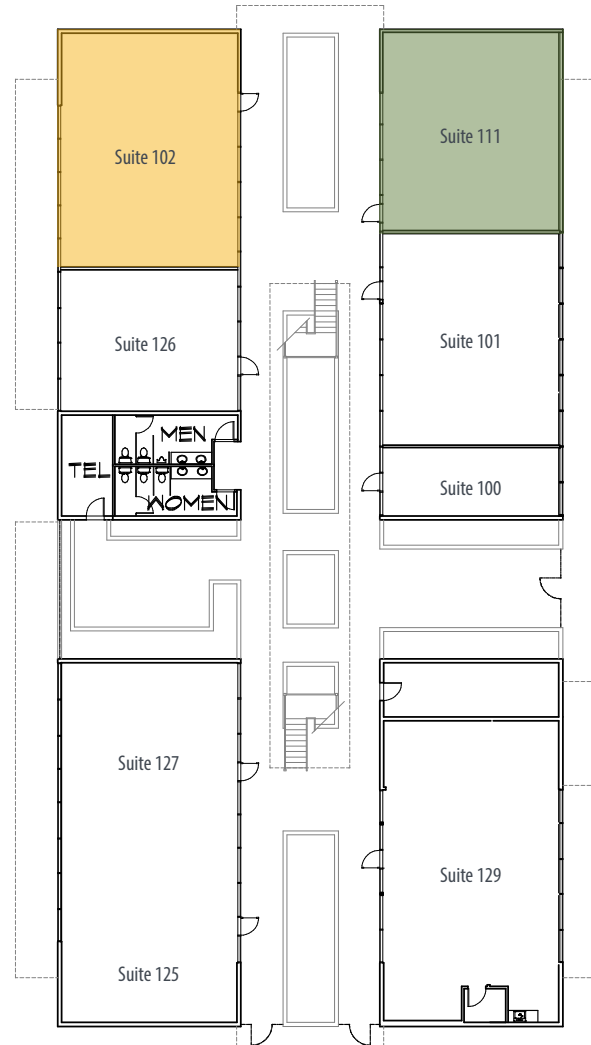
5100 California Avenue - Bakersfield, CA

### Ground Floor Available Suite

- Suite 102 1,270 SF
- Suite 111 1,022 SF

### Offering Terms

- **Rental Rate** \$1.65 PSF Modified Gross  
Rents exclude utilities & janitorial services
- **Tenant Improvements** Negotiable



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

# Office Space Available For Lease

## Ground Floor Availability Building A Floor Plans (South Building)

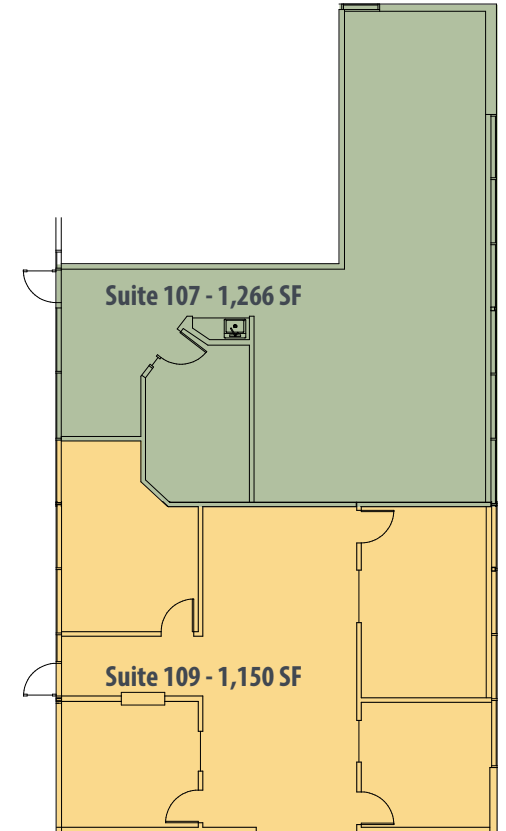
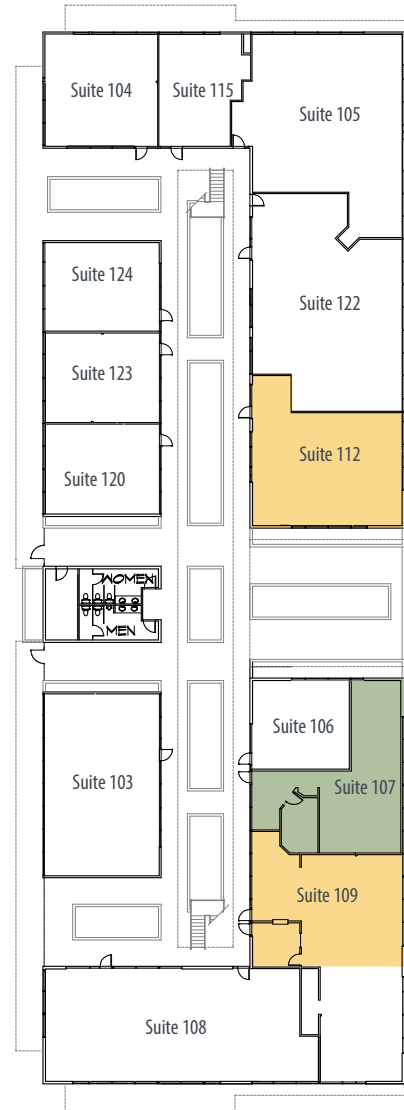
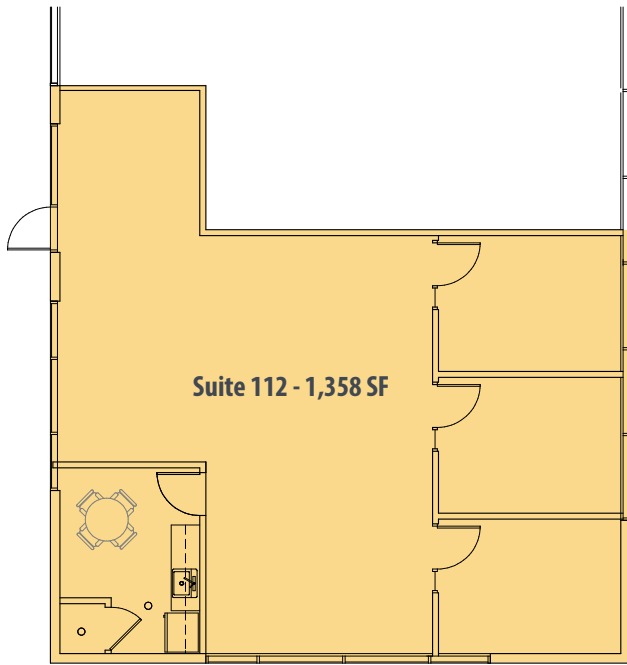
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### Available Suites

- **Suite 107** 1,266 SF
- **Suite 109** 1,150 SF
- \*Suites 107 & 109 can be combined for 2,416 SF
- **Suite 112** 1,358 SF

### Offering Terms

- **Rental Rate** \$1.65 PSF Modified Gross  
Rents exclude utilities & janitorial services
- **Tenant Improvements** Negotiable



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# Office Space Available For Lease

## Second Floor Availability Building B Floor Plans (North Building)

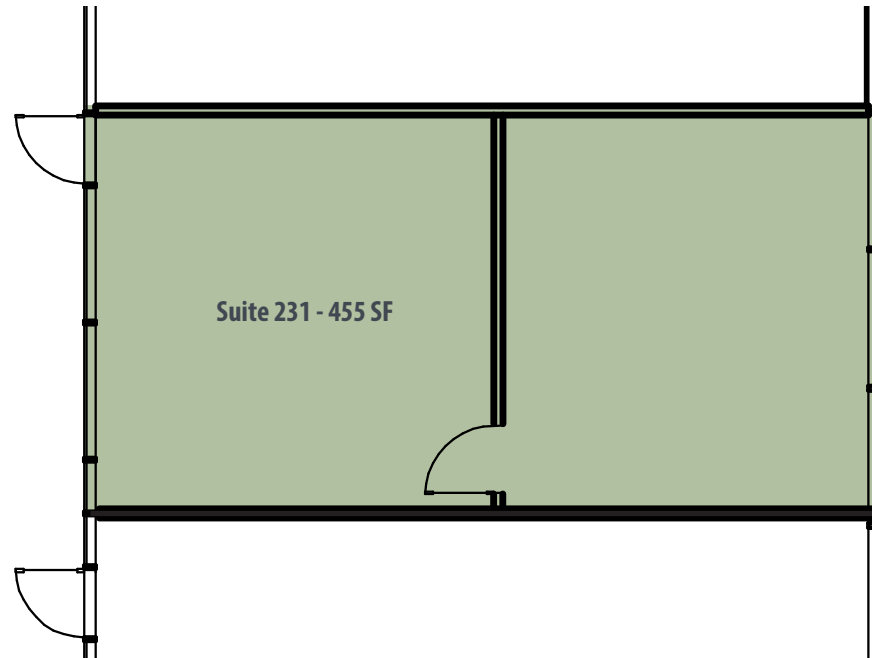
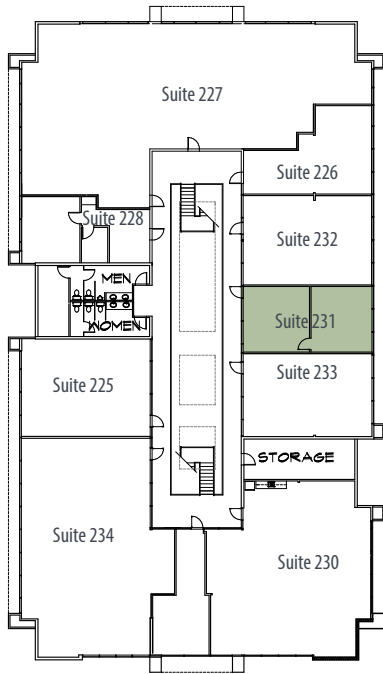
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### Second Floor Available Suite

- **Suite 231** 455 SF (Available March 1, 2026)

### Offering Terms

- **Rental Rate** \$1.55 PSF Modified Gross  
Rents exclude utilities & janitorial services
- **Tenant Improvements** Negotiable



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# Office Space Available For Lease

## Property Photos

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# Office Space Available For Lease

## Property Photos

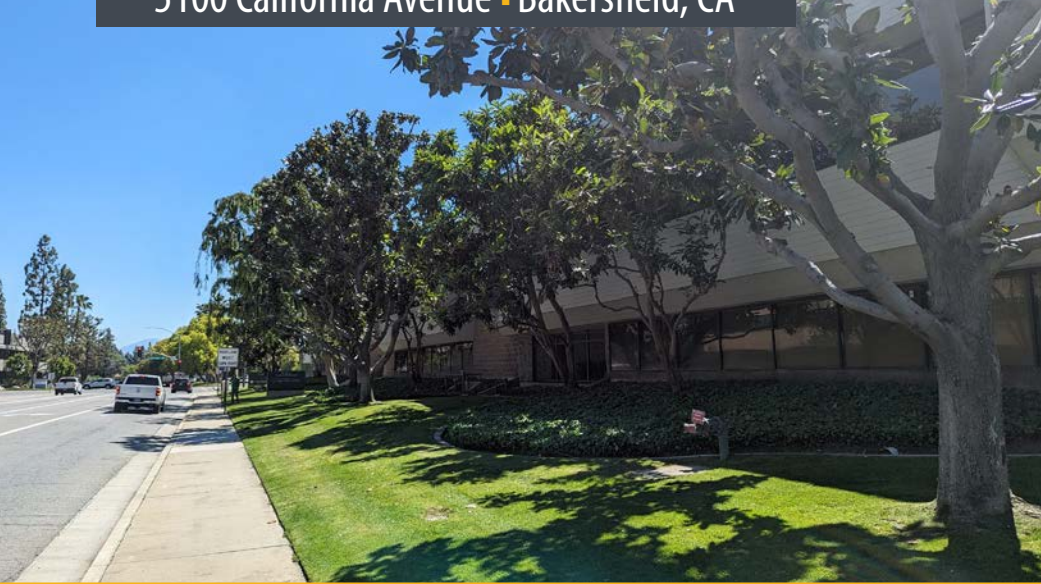
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# Office Space Available For Lease

## Property Photos

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# Office Space Available For Lease

## Aerial of Southwest Submarket

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5100 California Avenue

