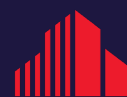


FOR LEASE

CALIFORNIA CORPORATE CENTER

4540 CALIFORNIA AVENUE
BAKERSFIELD, CA 93309



CUSHMAN &
WAKEFIELD

CALIFORNIA CORPORATE CENTER

4540 California Avenue



PROPERTY HIGHLIGHTS

- Prominent, highly visible location
- Excellent window-line, structured parking and great views
- EV Charging Stations
- Ample Parking, 3-Level parking garage located adjacent to the buildings for tenant use
- Subterranean Parking
- Monument Signage available
- Centrally located in the California Business Corridor
- Located near Hwy. 99, Westside Parkway & Centennial Corridor
- Situated within a seven building business park environment known as California Corporate Center that includes an association which is professionally managed and maintained.
- Lease Rate: \$1.40/RSF/Month Modified Gross (Excludes Utilities & Janitorial)
- Tenant improvements are available, including new flooring and fresh interior paint, subject to negotiated lease terms.

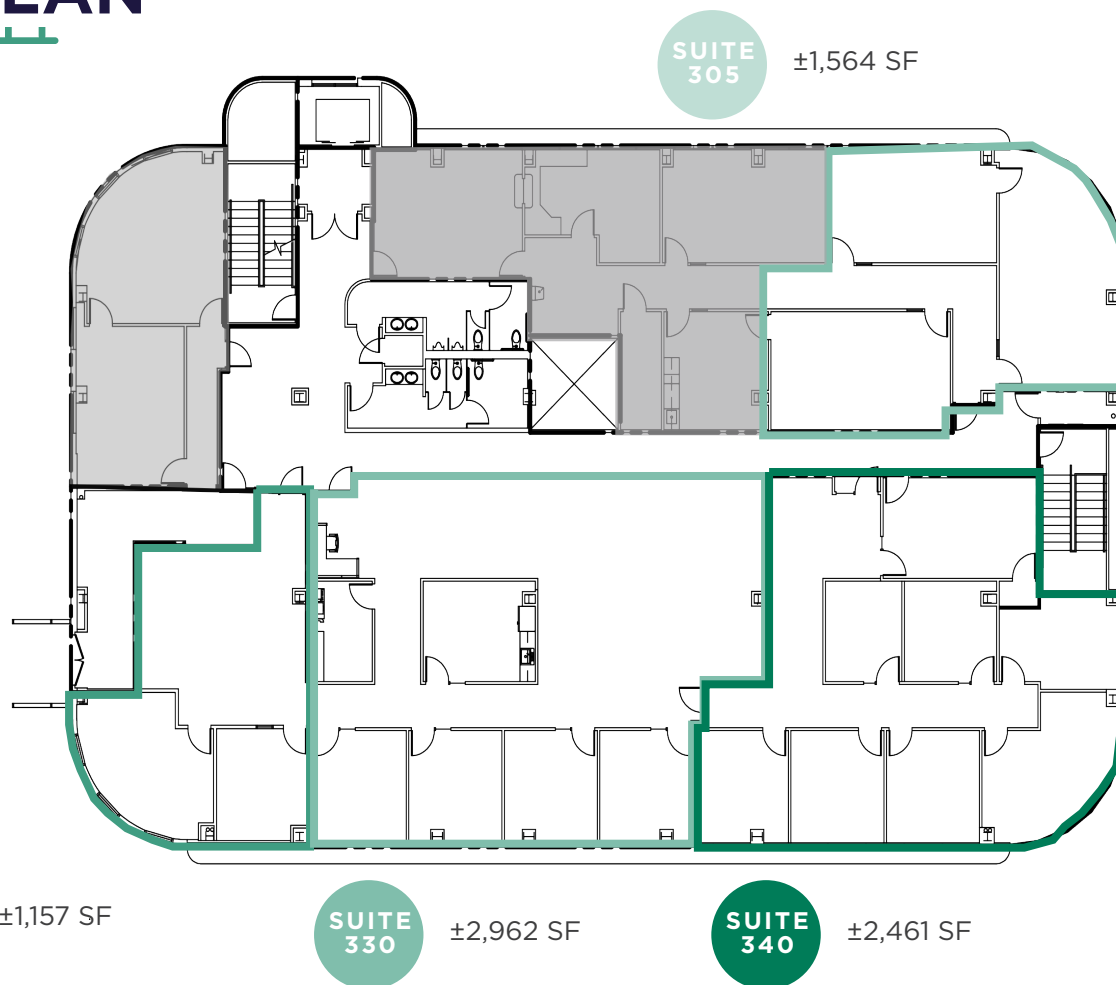
SUITES AVAILABLE

Third Floor:	Suite 305:	±1,564 SF	Combined:	*SUITES 320, 330 & 340 CAN BE COMBINED FOR ±6,580 SF
	Suite 320:	±1,157 SF		
	Suite 330:	±2,962 SF		
	Suite 340:	±2,461 SF		
Fourth Floor:	Suite 410:	±1,045 SF	Divisible to:	±650 SF
	Suite 420:	±1,513 SF	Combined:	*SUITES 410 & 420 CAN BE COMBINED FOR ±2,558 SF

CALIFORNIA CORPORATE CENTER

4540 California Avenue

THIRD FLOOR PLAN



*SUITES 320, 330 & 340 BE COMBINED ±6,580 SF



CALIFORNIA CORPORATE CENTER

4540 California Avenue

FOURTH FLOOR PLAN

SUITE
410

±1,045 SF

**DIVISIBLE TO ±650 SF*

SUITE
420

±1,513 SF



**SUITES 410 & 420 CAN BE COMBINED ±2,558 SF*



CALIFORNIA CORPORATE CENTER

4540 California Avenue



SITE

4540 CALIFORNIA AVENUE

AERIAL
MAP

EASTON DRIVE

CALIFORNIA AVENUE



FOR MORE INFORMATION, CONTACT:

JEFFANDREW
Executive Director
+1 661 633 3827
jeff.andrew@cushwake.com
Lic. 00941323

5060 California Avenue
Suite 1000
Bakersfield, CA 93309
cushmanwakefield.com

©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.