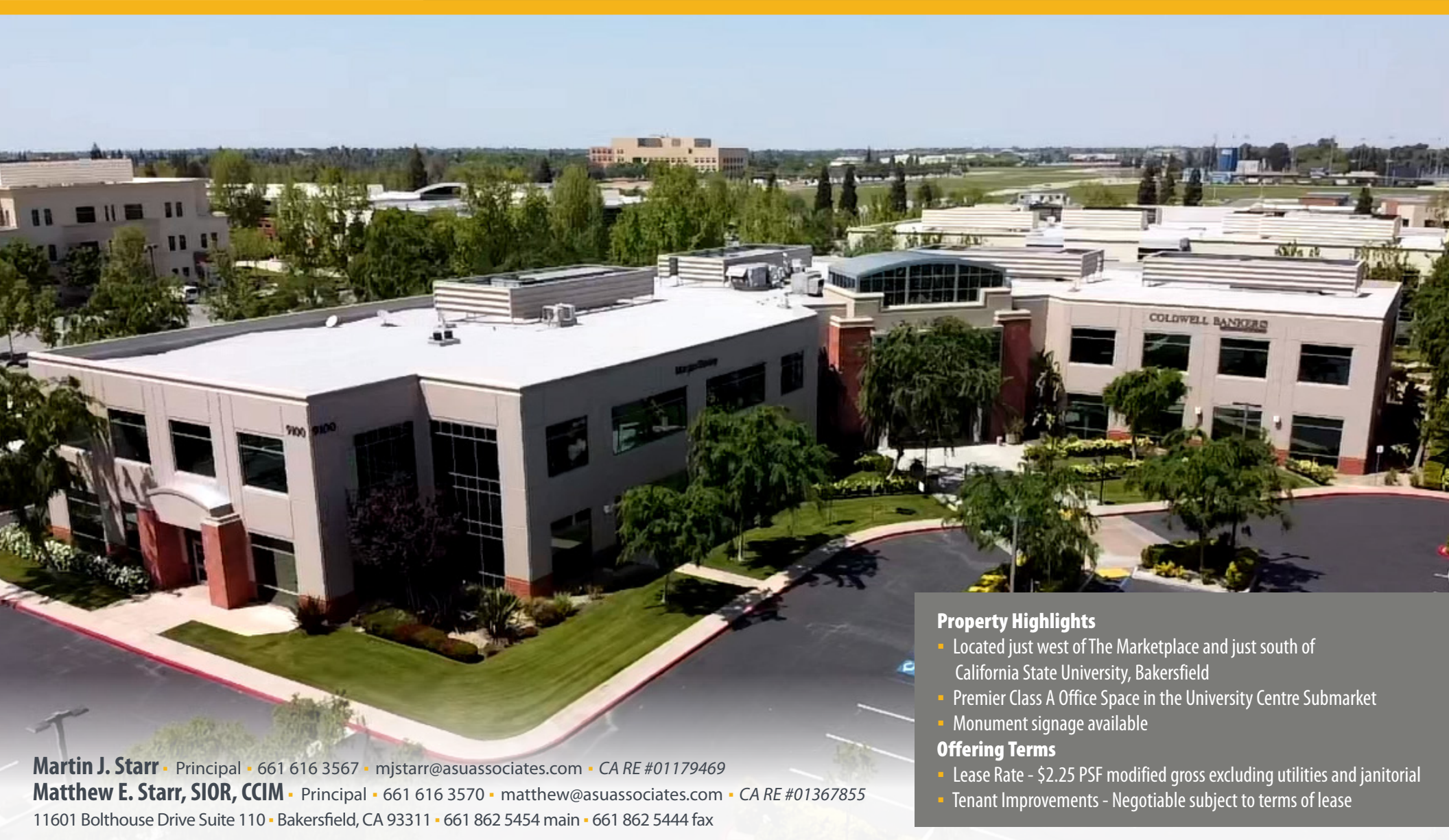




Office Space Available FOR LEASE

One University Centre ■ 9100 Ming Avenue ■ Bakersfield, CA



Property Highlights

- Located just west of The Marketplace and just south of California State University, Bakersfield
- Premier Class A Office Space in the University Centre Submarket
- Monument signage available

Offering Terms

- Lease Rate - \$2.25 PSF modified gross excluding utilities and janitorial
- Tenant Improvements - Negotiable subject to terms of lease

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Availability & First Floor Plans

Vacancy Details

- Up to 4,663 SF of contiguous space on the second floor
- Mixed private office and open office environments

Available Space

Suite 107 - 1,340 RSF

Suite 115 - 1,464 RSF

Suite 202 - 2,149 RSF

Suite 204 - 2,514 RSF

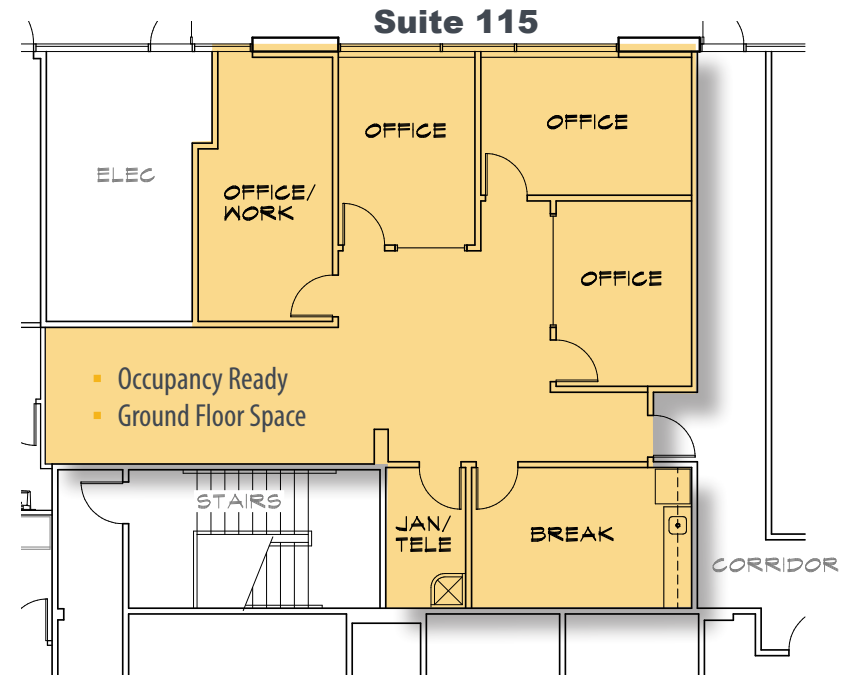
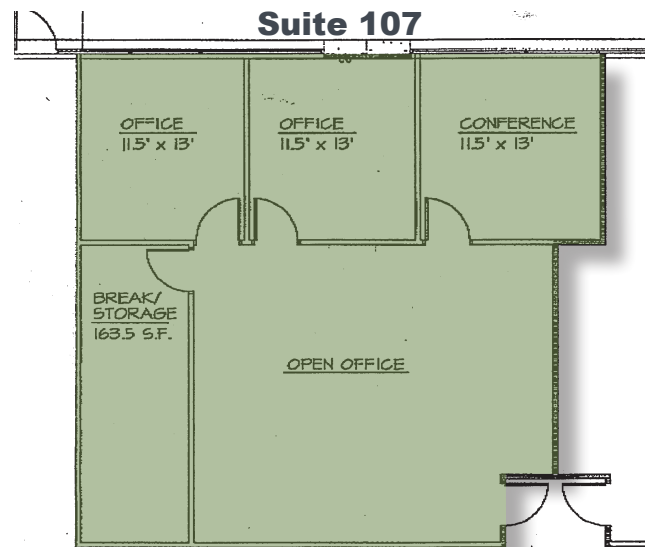
*Suites 202 & 204 can be combined for 4,663 RSF

Rental Rate

\$2.25 per RSF per month, modified gross, excluding utilities and janitorial service

Tenant Improvements

Negotiable subject to terms of lease



■ Plans deemed to be accurate, but not guaranteed. Plans not to scale.

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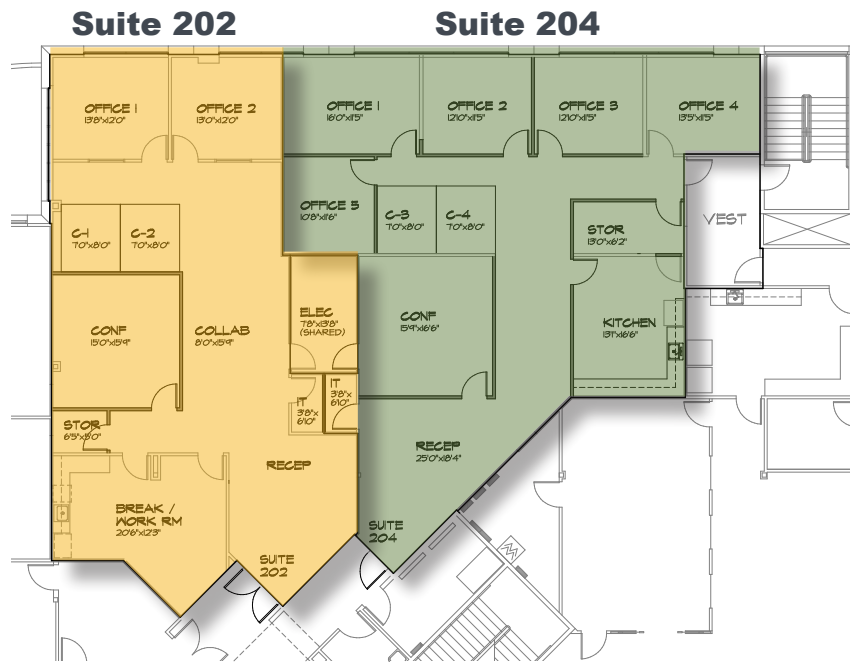
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Second Floor Plans



- Concept plans for suites 202 & 204 - Not the current layout
- Suite 202 - 2,149 RSF
- Suite 204 - 2,514 RSF



- Concept plans for the combined suites 202 & 204
- 4,663 RSF

▪ Plans deemed to be accurate, but not guaranteed. Plans not to scale.

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Property Photos



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Aerial Map



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