



Office Space Available FOR LEASE

11837 Bolthouse Drive ■ Bakersfield, CA



Property Highlights

- New construction recently completed
- Stand alone building of 6,625 SF available for lease
- Located in Bakersfield's premier new development, Seven Oaks Business Park
- Medical or general office
- Covered parking available

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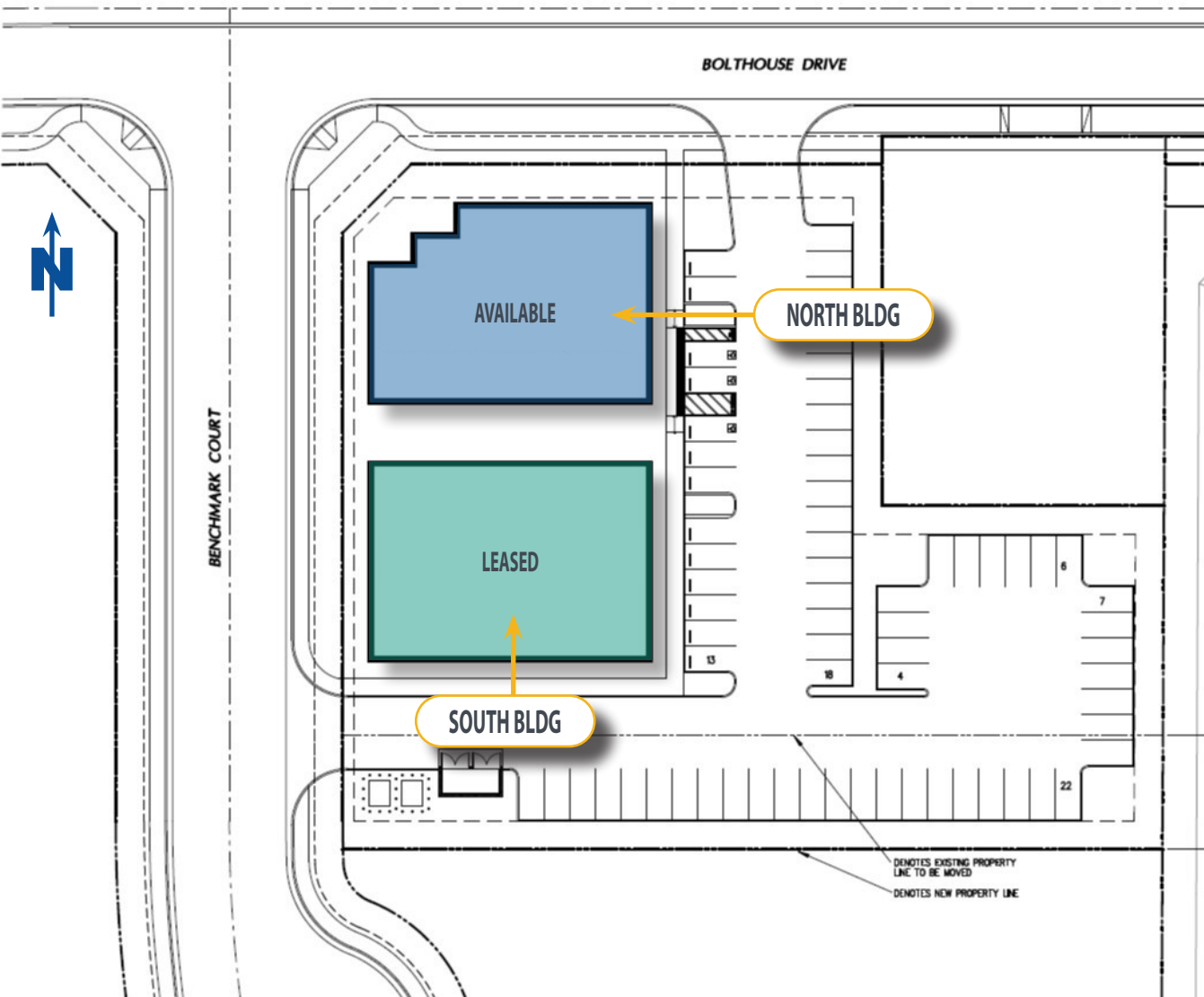
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Availability & Amenities



North Building Offering - For Lease

- 6,625 Total Square Feet - Divisible to minimum of 2,000 SF
- \$1.85 PSF NNN
- Tenant Improvement Allowance of \$45.00 PSF

Amenities

- Convenient access from Seven Oaks and all prominent neighborhoods throughout the Southwest
- In close proximity to schools, new apartments, daycare facilities, financial services, shopping and restaurants
- Substantial growth trends in Seven Oaks Business Park since early 2013
- Just south of Belcourt at Seven Oaks, the next phase of the Seven Oaks residential communities



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

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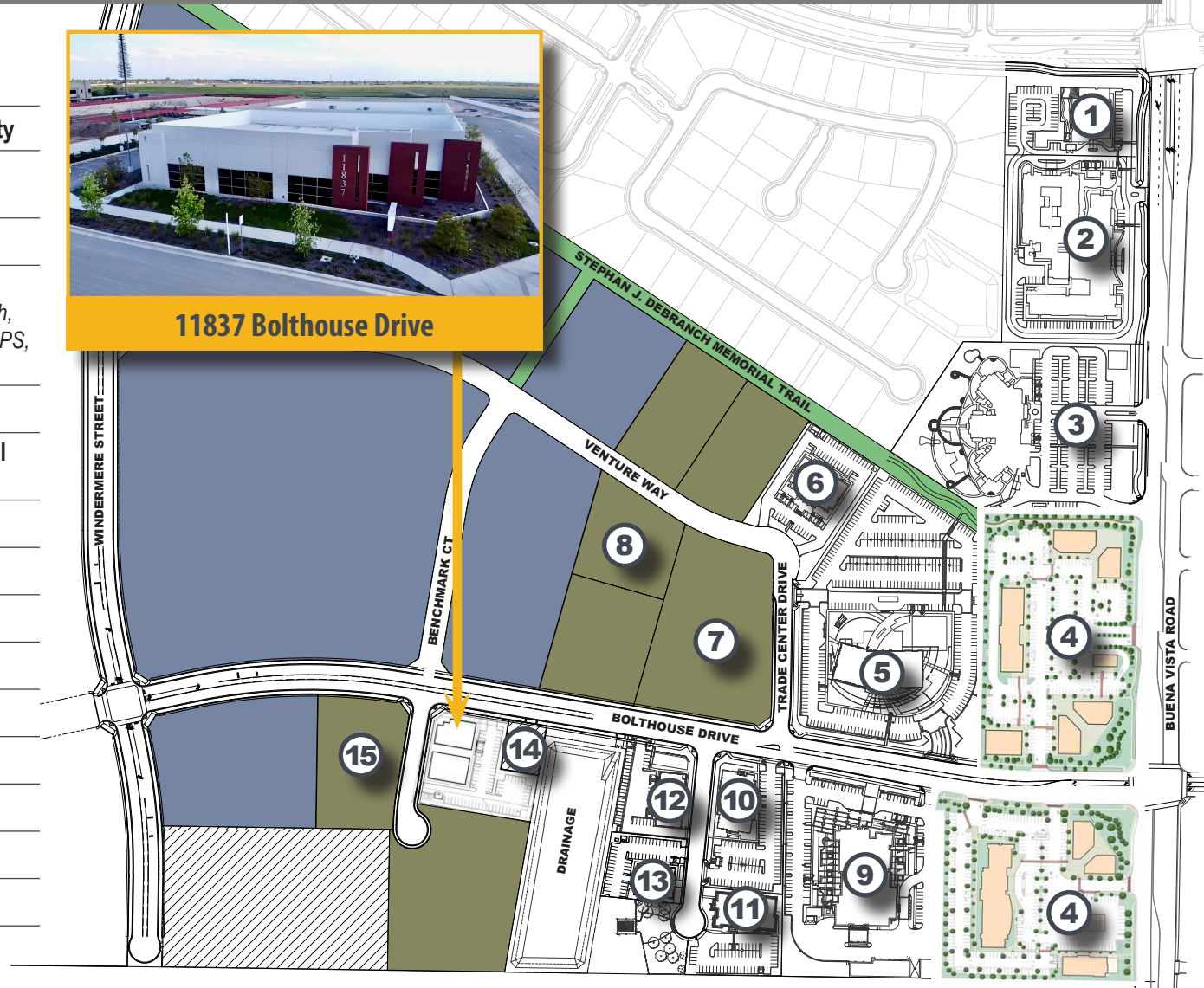
Business Park Site Plan

SEVEN OAKS BUSINESS PARK

- | | |
|----|--|
| 1 | Alzheimer's Disease Association of Kern County |
| 2 | The Village at Seven Oaks Assisted Living & Memory Care |
| 3 | Hoffmann Hospice |
| 4 | The Shoppes at Seven Oaks Business Park
Centric Health Urgent Care, Asada, Sequoia Sandwich,
Pair & Moratta, Super Smiles Dentistry, Zivel, Kumon, UPS,
Sully's/Chevron |
| 5 | Valley Strong Credit Union |
| 6 | New Horizon Surgical Center & Oaks Surgical Center |
| 7 | Centric Health |
| 8 | Valley Montessori Academy |
| 9 | Houchin Community Blood Bank |
| 10 | 11601 Bolthouse Drive |
| 11 | Seneca Resources |
| 12 | Davita Dialysis |
| 13 | Northern Digital, Inc. |
| 14 | KWCA |
| 15 | 11901 Bolthouse Drive |



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Neighborhood Map & Info

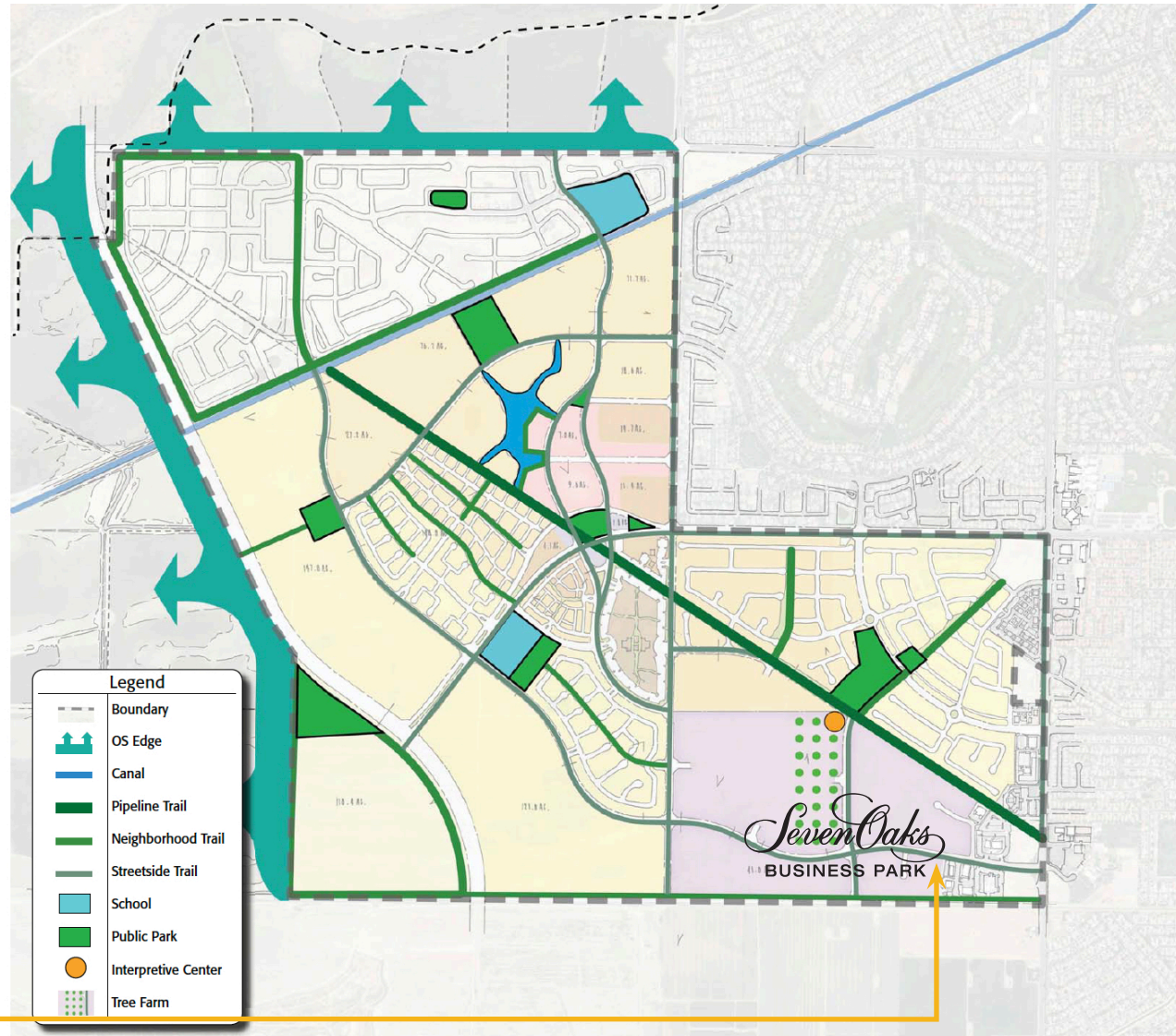
SEVEN OAKS BUSINESS PARK

A 276 acre mixed use commercial development that can accommodate from 1 acre parcels up to 50 contiguous acres for sale or build-to-suit in an environmentally friendly, master planned development. Seven Oaks Business Park will cater to the needs of retail and office users in a live/work environment incorporating heavily landscaped open spaces and trails for the enjoyment of businesses and neighborhood pedestrian traffic alike. Bolthouse Development Company, LLC has committed to an architectural standard that will lead the Bakersfield marketplace into the next generation.

Neighboring occupants within the Seven Oaks Business Park include Kern Schools Federal Credit Union, Houchin Community Blood Bank, Seneca Resources Corporation, Davita Dialysis, Hoffmann Hospice, Northern Digital, Village at Seven Oaks Assisted Living & Memory Care, New Horizon Surgical Center and Oaks Surgical Center. Construction is underway on the retail portion of the Business Park at the entrance on Bolthouse Drive to provide services to the occupants.



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