



# Office Space Available FOR LEASE

11001 River Run Blvd ■ Suite 200  
Bakersfield, CA



## Property Highlights

- Available Space Second Floor - 13,659 Rentable Square Feet
- Rent \$1.85 per RSF per month, NNN
- TIs Negotiable subject to terms
- Divisible From 4,600-13,659 SF



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## Suite Photos & Property Features

### Property Features

- Highly desirable location near the intersection of Stockdale Highway and Buena Vista Road
- Class A, newer office building
- Turn-key condition with high quality finishes
- Monument signage available
- Ample parking available
- Existing furniture can be utilized subject to negotiation



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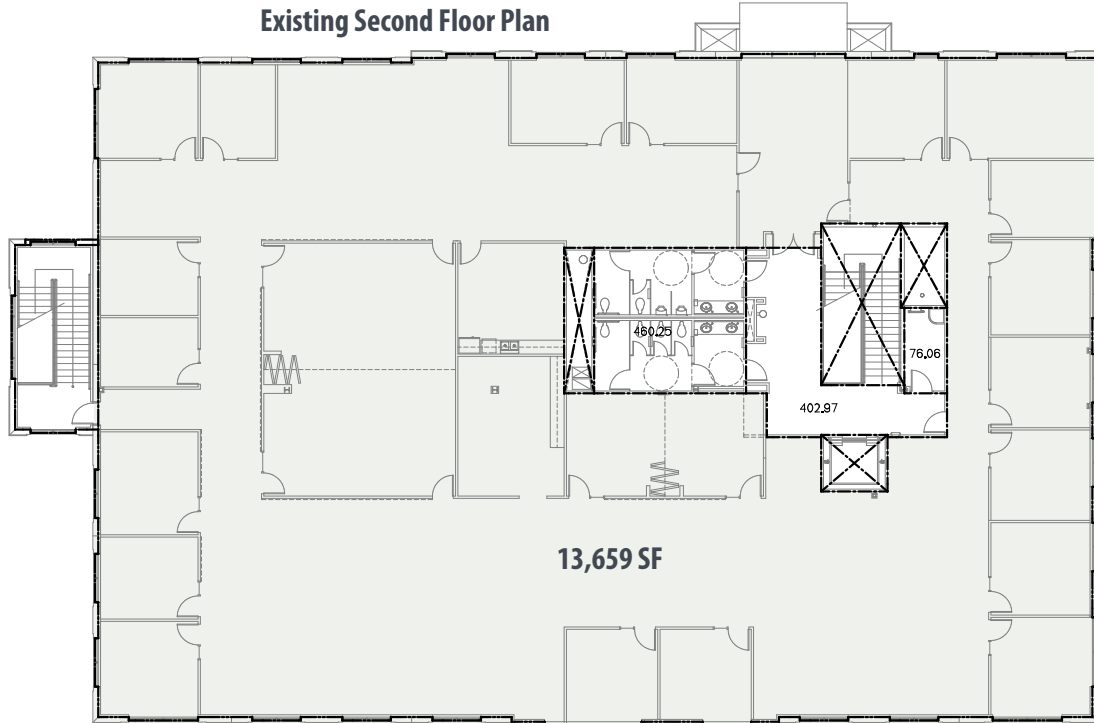


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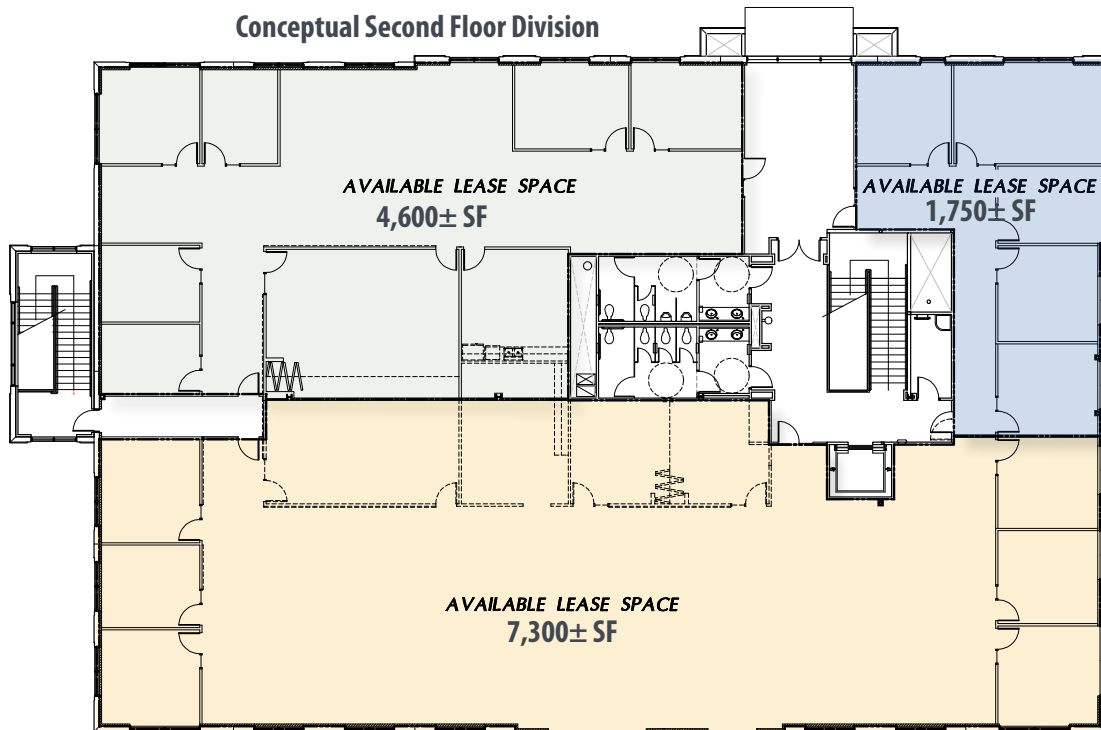
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## Floor Plan

Existing Second Floor Plan



Conceptual Second Floor Division



• Plans are deemed reliable, but configuration not guaranteed.

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Aerial Map



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