



# Office Space Available **FOR LEASE**

5201 California Avenue ■ Bakersfield, CA



## Property Highlights

- Remodeled and upgraded common areas throughout the building featuring glass suite entry doors.
- Abundant on-site parking included in the cost of rent.
- Prominent California Avenue monument signage available.
- Retail services including banks, restaurants and shopping located within walking distance.
- Convenient access to freeways - Less than 1.5 miles to Highway 99 and less than 1 mile to the Westside Parkway.
- Professionally managed and maintained by Premier Management Company.

**Martin J. Starr** ■ Principal ■ 661 616 3567 ■ [mjstarr@asuassociates.com](mailto:mjstarr@asuassociates.com) ■ CA RE #01179469

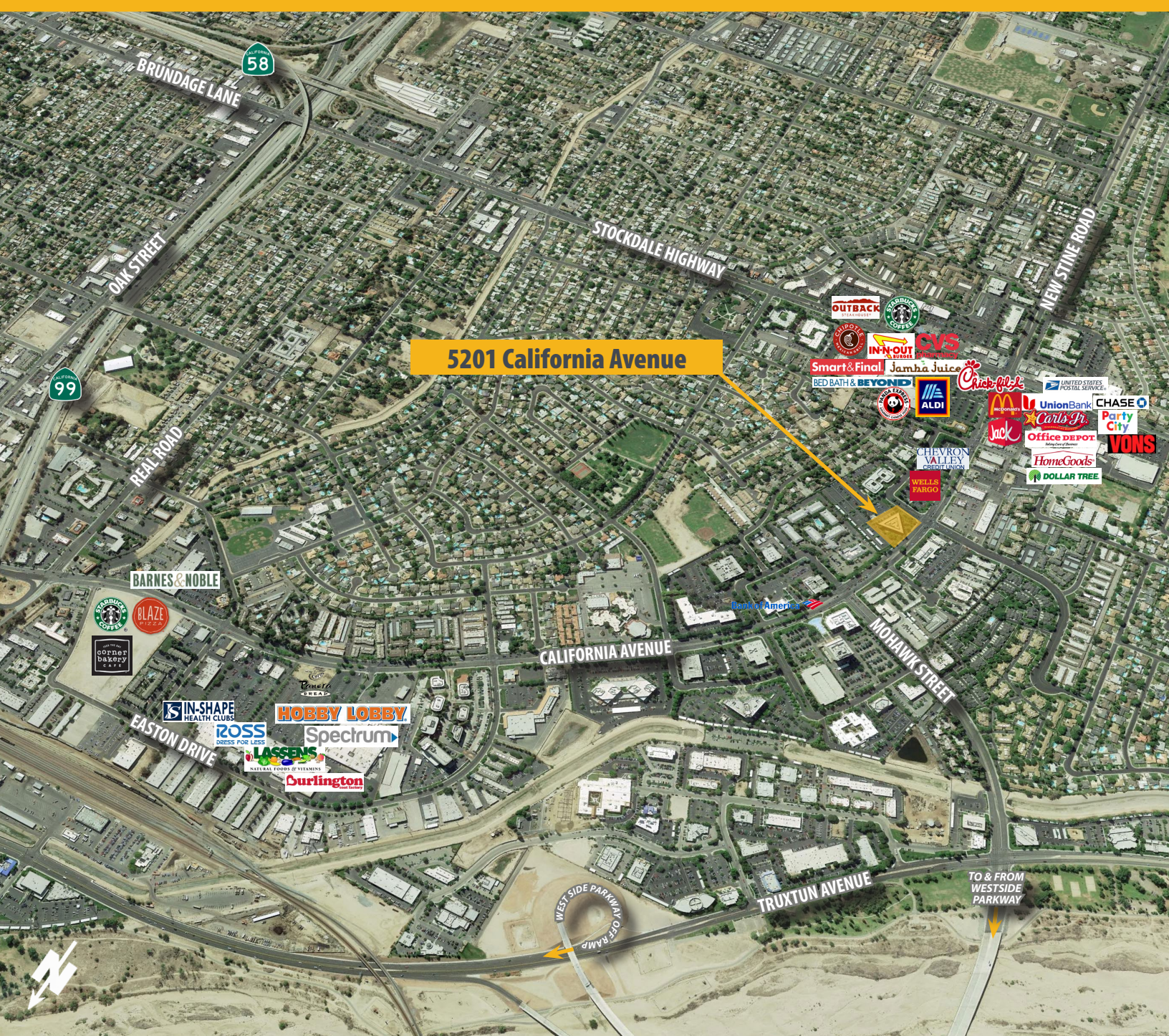
**Matthew E. Starr, SIOR, CCIM** ■ Principal ■ 661 616 3570 ■ [matthew@asuassociates.com](mailto:matthew@asuassociates.com) ■ CA RE #01367855

11601 Bolthouse Drive Suite 110 ■ Bakersfield, CA 93311 ■ 661 862 5454 main ■ 661 862 5444 fax

# Office Space Available For Lease

California Triangle Building ■ 5201 California Avenue ■ Bakersfield, CA

Aerial Of Southwest Submarket



**Martin J. Starr** ■ Principal ■ 661 616 3567 ■ [mjstarr@asuassociates.com](mailto:mjstarr@asuassociates.com) ■ CA RE #01179469  
**Matthew E. Starr, SIOR, CCIM** ■ Principal ■ 661 616 3570 ■ [matthew@asuassociates.com](mailto:matthew@asuassociates.com) ■ CA RE #01367855  
11601 Bolthouse Drive Suite 110 ■ Bakersfield, CA 93311 ■ 661 862 5454 main ■ 661 862 5444 fax



# Office Space Available For Lease

California Triangle Building ■ 5201 California Avenue ■ Bakersfield, CA

## Floor Plans & Availability

### Available Space

#### ■ Second Floor

Suite 210 - 1,227 SF

Suite 220 - 2,547 SF

\*Suite 210 & 220 can be combined for 3,774 SF

- Asking Rate - \$1.65 modified gross excluding utilities and janitorial services.
- Tenant improvements are negotiable subject to terms of lease.



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

**Martin J. Starr** ■ Principal ■ 661 616 3567 ■ [mjstarr@asuassociates.com](mailto:mjstarr@asuassociates.com) ■ CA RE #01179469

**Matthew E. Starr, SIOR, CCIM** ■ Principal ■ 661 616 3570 ■ [matthew@asuassociates.com](mailto:matthew@asuassociates.com) ■ CA RE #01367855

11601 Bolthouse Drive Suite 110 ■ Bakersfield, CA 93311 ■ 661 862 5454 main ■ 661 862 5444 fax



# Office Space Available For Lease

California Triangle Building ■ 5201 California Avenue ■ Bakersfield, CA

## Floor Plans & Availability

### Available Space

#### ■ **Third Floor**

- Suite 340 - 1,499 SF
- Asking Rate - \$1.65 modified gross excluding utilities and janitorial services.
- Tenant improvements are negotiable subject to terms of lease.



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

**Martin J. Starr** ■ Principal ■ 661 616 3567 ■ [mjstarr@asuassociates.com](mailto:mjstarr@asuassociates.com) ■ CA RE #01179469  
**Matthew E. Starr, SIOR, CCIM** ■ Principal ■ 661 616 3570 ■ [matthew@asuassociates.com](mailto:matthew@asuassociates.com) ■ CA RE #01367855  
11601 Bolthouse Drive Suite 110 ■ Bakersfield, CA 93311 ■ 661 862 5454 main ■ 661 862 5444 fax



# Office Space Available For Lease

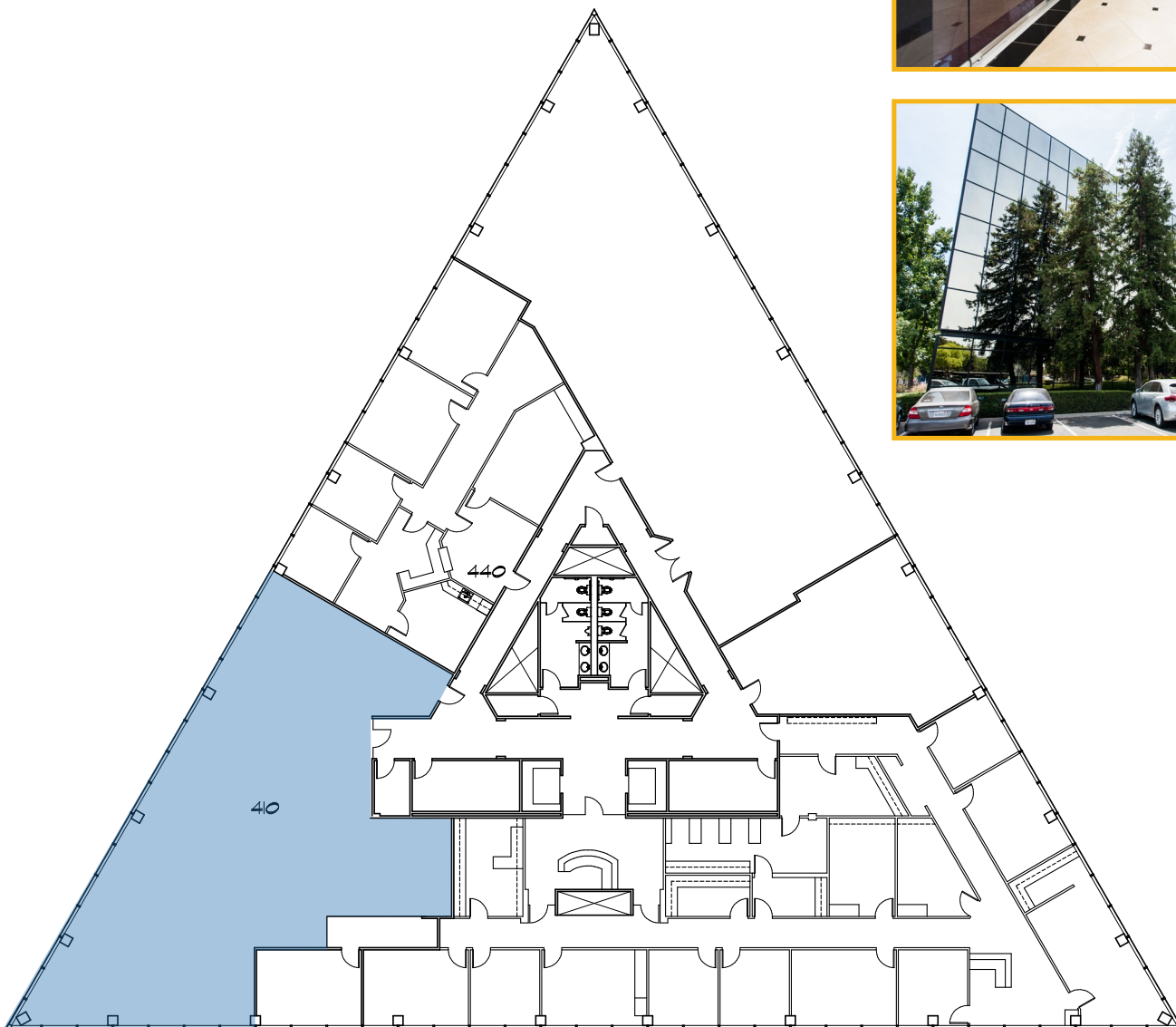
California Triangle Building ■ 5201 California Avenue ■ Bakersfield, CA

## Floor Plans & Availability

### Available Space

#### ■ **Fourth Floor**

- Suite 410 – 3,419 SF (Currently in a shell condition – Can be designed to suit tenant's needs)
- Asking Rate - \$1.65 modified gross excluding utilities and janitorial services.
- Tenant improvements are negotiable subject to terms of lease.



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

**Martin J. Starr** ■ Principal ■ 661 616 3567 ■ mjstarr@asuassociates.com ■ CA RE #01179469

**Matthew E. Starr, SIOR, CCIM** ■ Principal ■ 661 616 3570 ■ matthew@asuassociates.com ■ CA RE #01367855

11601 Bolthouse Drive Suite 110 ■ Bakersfield, CA 93311 ■ 661 862 5454 main ■ 661 862 5444 fax



# Office Space Available For Lease

California Triangle Building ■ 5201 California Avenue ■ Bakersfield, CA

## Property Photos



**Martin J. Starr** ■ Principal ■ 661 616 3567 ■ [mjstarr@asuassociates.com](mailto:mjstarr@asuassociates.com) ■ CA RE #01179469  
**Matthew E. Starr, SIOR, CCIM** ■ Principal ■ 661 616 3570 ■ [matthew@asuassociates.com](mailto:matthew@asuassociates.com) ■ CA RE #01367855  
11601 Bolthouse Drive Suite 110 ■ Bakersfield, CA 93311 ■ 661 862 5454 main ■ 661 862 5444 fax

