



Office Space Available

FOR LEASE

4540 California Avenue • Bakersfield, CA



California Corporate Center Property Features

- Convenient California Avenue location approximately 1/2 mile southwest of Highway 99
- Professionally maintained and managed
- Flexible and varied suites available
- Abundance of covered and reserved parking along with subterranean parking



5-Story Office Building



Main Entrance



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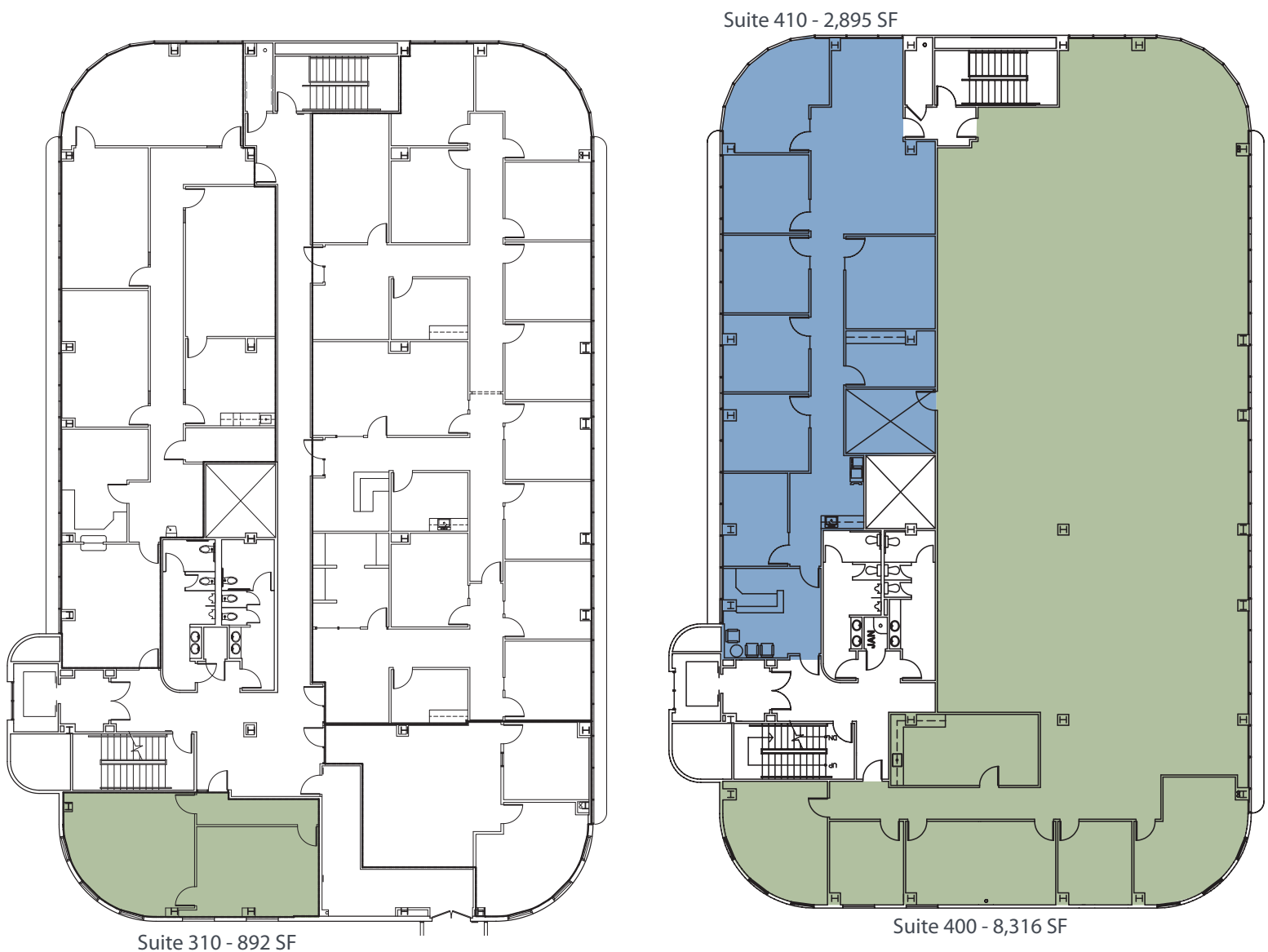
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Third & Fourth Floor Plans | Availability

Available Space

- Suite 310 - 892 SF
- Suite 400 - 8,316 SF
- Suite 410 - 2,895 SF
- Entire fourth floor can be combined for 11,211 contiguous SF
- Rental Rate - \$1.65 per SF excluding utilities & janitorial services
- Tenant Improvements - Negotiable subject to terms of lease

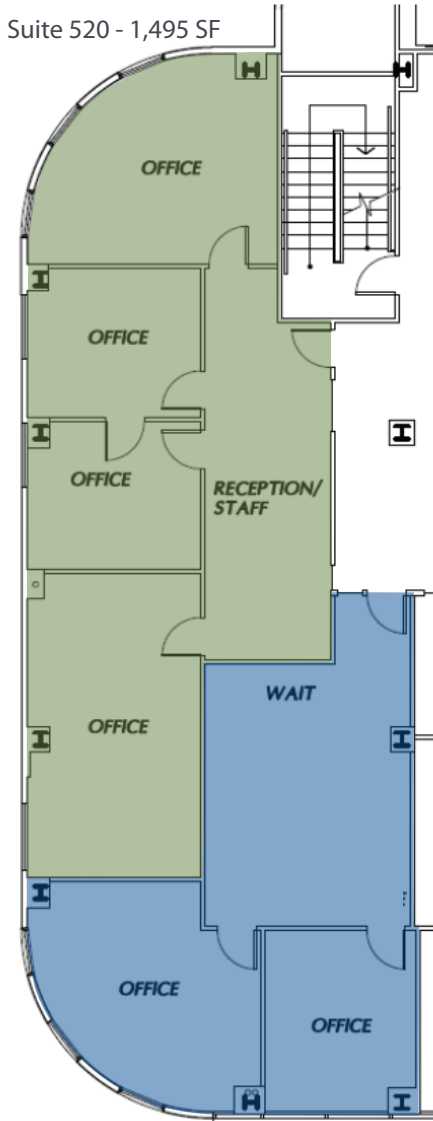


*Floor plans are not to scale or guaranteed accurate.

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Fifth Floor Plan | Availability



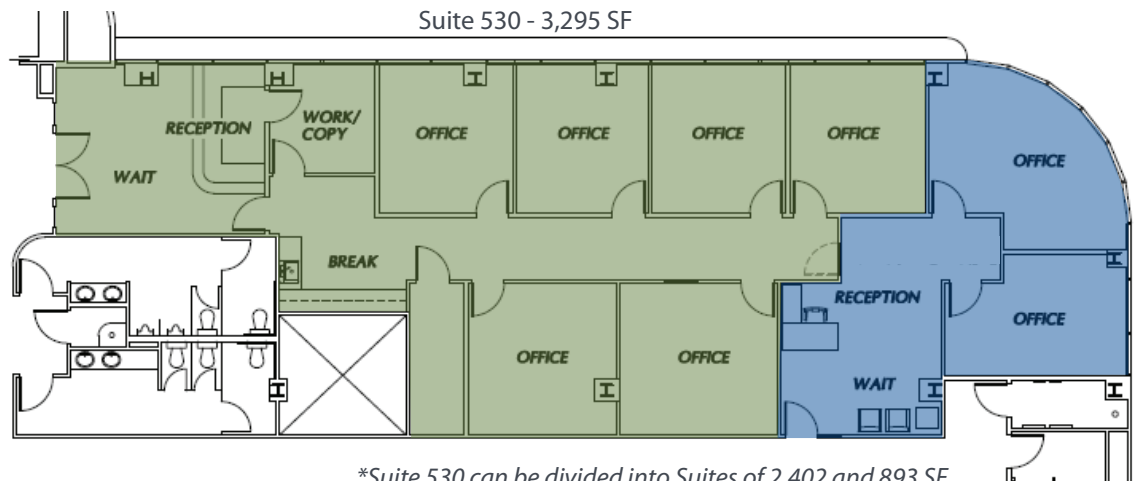
Available Space

- Suite 510 - 1,005 SF
- Suite 520 - 1,495 SF - Can be combined with 510 for 2,500 contiguous SF
- Suite 530 - 3,295 SF *Divisible (See Plan)
- Rental Rate - \$1.65 per SF excluding utilities & janitorial services
- Tenant Improvements - Negotiable subject to terms of lease

Interior Lobby



Suite 510 - 1,005 SF



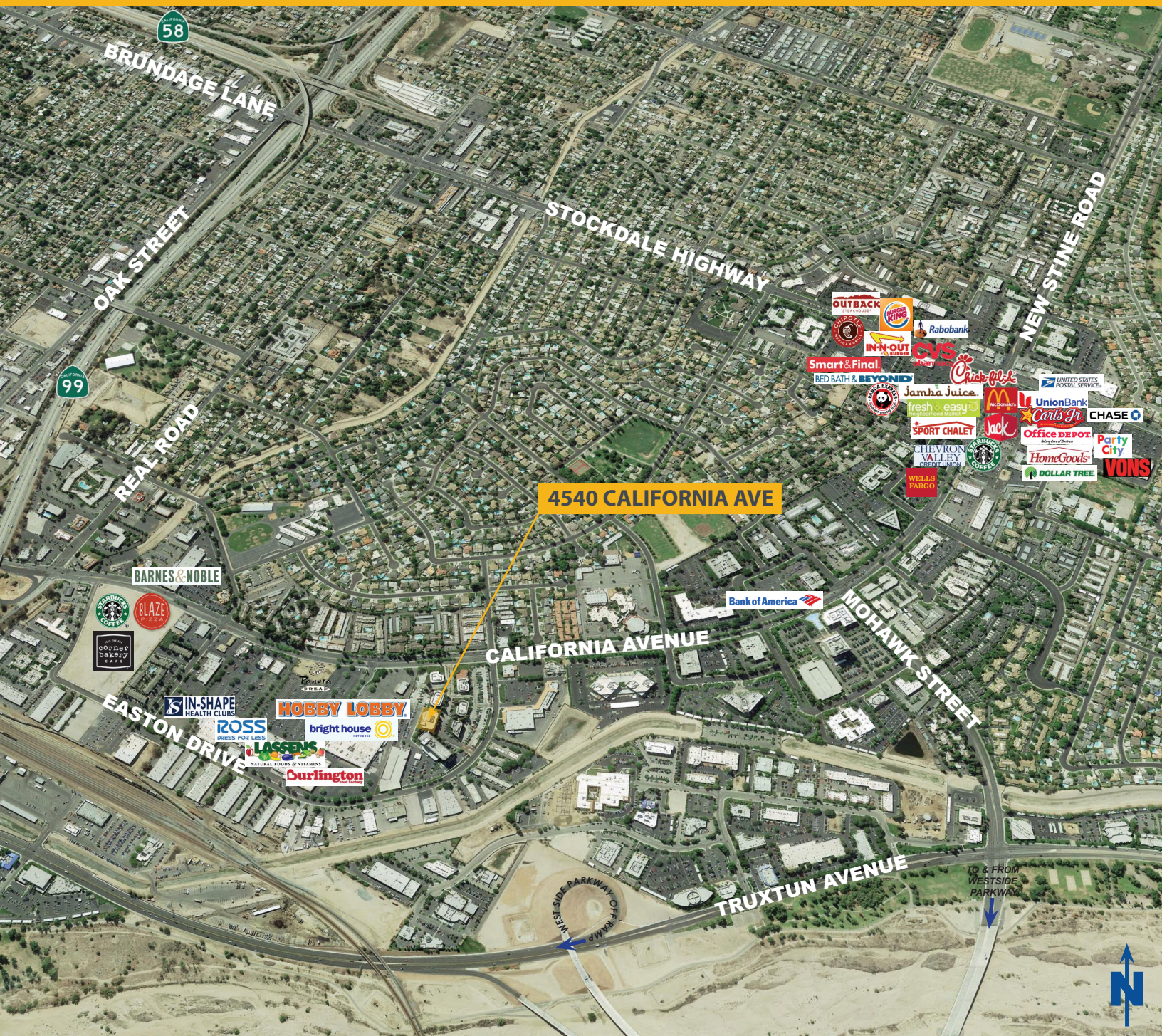
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*Suite 530 can be divided into Suites of 2,402 and 893 SF

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Aerial Map



4540 CALIFORNIA AVE

CALIFORNIA AVENUE

MOHAWK STREET

TRUXTUN AVENUE

TO & FROM WESTSIDE PARKWAY



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