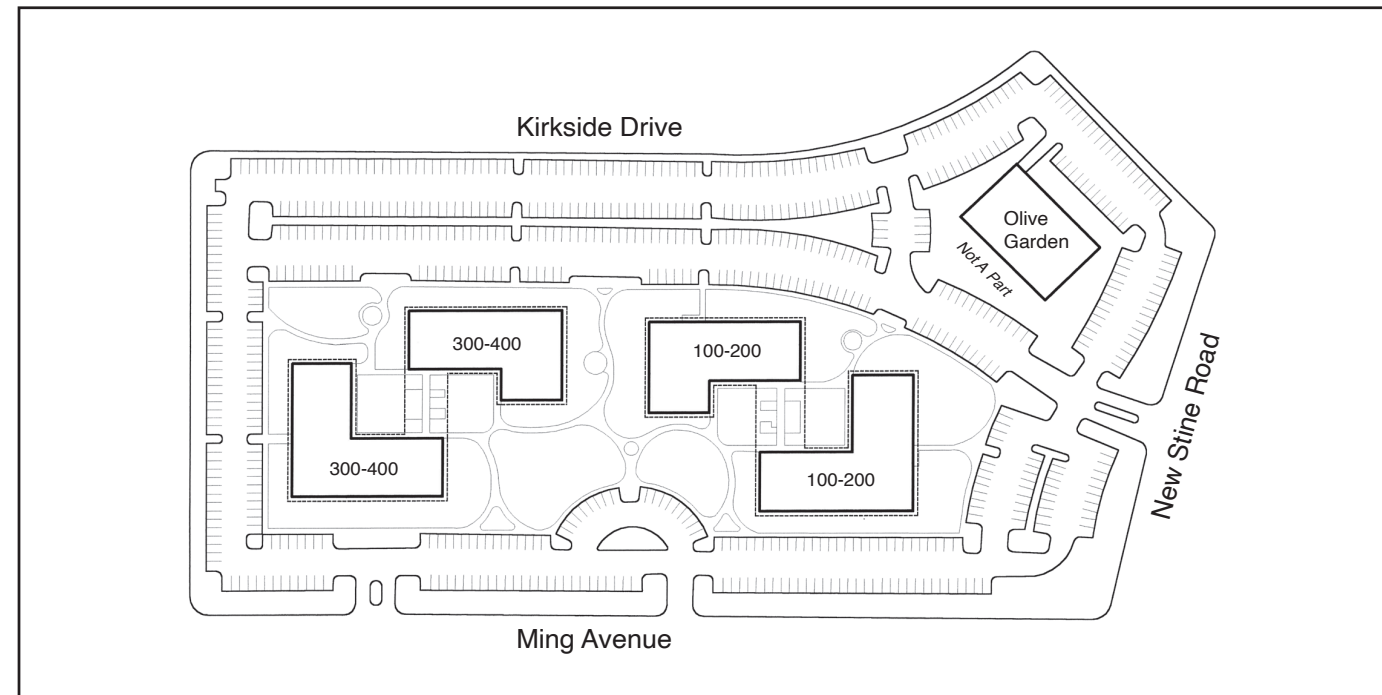


SITE PLAN



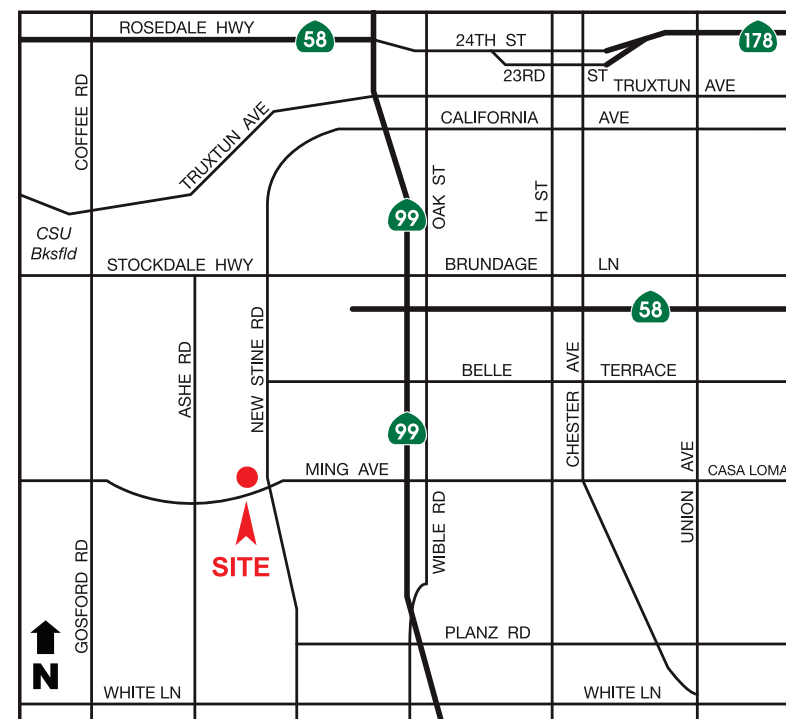
ON-SITE LEASING OFFICE

5500 Ming Avenue, Suite 495
 Bakersfield, CA 93309
 661.398.8400 Main
 661.398.2209 Fax

CORPORATE OFFICE

12447 Lewis Street, Suite 203
 Garden Grove, CA 92840
 562.435.2100 Main
 562.435.2109 Fax

www.TheAbbeyCo.com



MAP



MING OFFICE PARK

5500 MING AVENUE, BAKERSFIELD, CA 93309

TENANT IMPROVEMENTS AVAILABLE

NEW SUITES MOVE-IN READY

The information contained within has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guaranty, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



PROPERTY HIGHLIGHTS

Ming Office Park features a campus-like setting surrounding the two story, multi-tenant office buildings. The landscaping and fountains in this ten acre complex create park-like surroundings to complement the newly remodeled office and medical spaces. Ming Office park is in the heart of Bakersfield's robust business district.

- Wide array of available space ranging from single suites to entire floors of contiguous space
- Spec suites feature brand new interior construction including new paint and carpet, new 2' x 2' ceiling grids with modern, energy efficient LED light fixtures, new doors, frames and sidelights
- Custom options from our in-house design and building teams available
- Brand new common area upgrades include new corridor finishes
- Abundant parking with 520 parking spaces, adjacent to all suites
- On-site day porter, security personnel, and 24 hour video surveillance
- Simple tenant location identification with directories throughout
- Located at the high identity intersection of Ming Avenue and New Stine Road
- All new exterior paint, parking lot and monument signs
- Zoned for both office and medical
- Excellent visibility from all directions
- Convenient access to the I-99, I-58 and all new crosstown freeways
- Three easy entrances/exits, one on New Stine Road and two along Ming Avenue
- Monument signage available for large tenants
- Professional and responsive property management and leasing team on-site



LOCATION SUMMARY

Ming Office Park boasts a premier central location at the highly visible, highly recognized, signalized intersection of two major commercial thoroughfares in Bakersfield, Ming Avenue and New Stine Road. It is only a mile and a half to the I-99 freeway and two short miles to the I-58 freeway. Obviously, this provides tenants, their customers, and clients, tremendous access to the entire city and central valley region. Just two miles from the affluent neighborhoods of Olde Stockdale and Seven Oaks, Ming Office Park's ample parking and competitive occupancy costs make it a highly desirable option in the Bakersfield office market. Nearby major businesses include the Valley Plaza Mall, The Marketplace, Chevron, Aera, and In-Shape Fitness. Also close by are California State University Bakersfield and Mercy Southwest Hospital.

PROPERTY INFORMATION

ADDRESS 5500 Ming Ave. Bakersfield, CA 93309	TOTAL SF 126,039 SF	PROPERTY TYPE Multi-Tenant Office Building	YEAR BUILT Phase I 1981 Phase II 1982	ELEVATORS Yes
CONSTRUCTION Decorative masonry block, wood siding and clear glass windows	LAND AREA 9.66 Acres	FLOORS 2-Stories	PARKING 4.41/1,000	ZONING PCH
DESIGN Two, two-story, multi-tenant buildings on a park-like setting	OFFICE PERCENTAGE 100%	BUILDINGS 2	PARCEL NUMBERS 355-440-05-00-0 355-440-06-00-0	



AREA OVERVIEW

Bakersfield is a regional hub that takes pride in a number of highly recognized employers like Nestle, State Farm Insurance, Aera Energy, Chevron, and Occidental Oil & Gas. According to the Bureau of Labor Statistics, Bakersfield Metro is one of the top three major metros for job growth in the state. It's location in California makes Bakersfield a major transportation artery to other areas of the country, and is well within reach of Southern California's densest population. Bakersfield is known for its blend of cutting-edge technological development and rich history of agriculture and oil production. It is highly business friendly, offering the advantage of no local utility or inventory taxes.