



FOR SUBLEASE
PRIME GROUND FLOOR OFFICE

UNIVERSITY CENTRE
11117
RIVER RUN BLVD.
BAKERSFIELD, CA 93311

PROPERTY HIGHLIGHTS

- 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
- Signage Opportunities
- Ample parking available

11001 RIVER RUN BLVD.

PROPERTY FEATURES

| | |
|---------------------------------|--|
| Space Available: | Ground Floor ±8,500 - ±19,000 RSF |
| Features: | Existing furniture can be utilized subject to negotiation Keyless Entry Alarm System |
| Asking Rent: | Call Broker For Details |
| Master Lease Expiration: | July 2027 - Ability to negotiate for longer term |
| Tenant Improvements | Negotiable subject to terms |



11117 RIVER RUN BLVD.

FLOOR PLAN

±19,000 RSF
TOTAL AVAILABLE

±10,500 SF
Option 1

±8,500 SF
Option 2





11117 RIVER RUN BLVD.

AERIAL MAP



WESTSIDE PARKWAY

GALLOWAY DRIVE

OLD RIVER ROAD

STOCKDALE HIGHWAY

THE PARK AT
RIVER WALK

BUENA VISTA ROAD



CONTACT INFO

Jeff Andrew

Executive Director

+1 661 633 3827

jeff.andrew@cushwake.com

Lic. 00941323

5060 California Avenue

Suite 1000

Bakersfield, CA 93309

Lic. 01880493

cushmanwakefield.com

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.