



For Sale or Lease | Up to 572,414 SF

# Four Story, Class "A" Corporate Office Building

Plus 100,000 SF Conditioned Basement

900 Old River Rd | Bakersfield, CA 93311

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## Property Details:

<b>Address</b>	900 Old River Rd Bakersfield, CA 93311
<b>Building Size</b>	± 572,414 SF
<b>Land Size</b>	± 32.98 acres
<b>APN</b>	390-300-26 390-300-27 390-300-31
<b>Zoning</b>	Commercial Office (CO)
<b>Number of Floors</b>	Four (4) + Basement
<b>Year Built</b>	1995
<b>Parking</b>	± 1,568 surface parking stalls
<b>Parking Ratio</b>	3.73/1,000 SF

## Sales Price:

Withheld - Call broker

## Lease Rate:

Withheld - Call broker

## Property Overview:

900 Old River Road is 572,414 gross square feet, 4-story class A mid-rise office building, plus a 100,000 square foot basement/subterranean level. The building is located in the most desirable sub-market in the Bakersfield metropolitan area. The building was constructed and developed in 1995. The property is extremely well maintained by its in-house staff of 3 building engineers and on-site property managers.



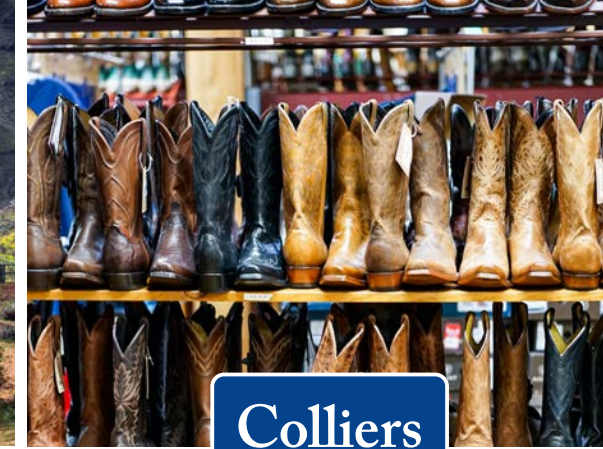
## Property Highlights:

- Prime southwest Bakersfield location
- Large floor plates for corporate users
- Walkerduct under floor throughout
- Fully operational cafeteria and townhall
- Large data center with raised flooring
- Adjacent to California State University Bakersfield, Mercy Hospital, and US Post Office
- Strong walkability to retail & restaurants

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<b>Year Built</b>	1995
<b>Utilities:</b>	
Water	City of Bakersfield
Gas	Pacific Gas & Electric Company
Electric	Pacific Gas & Electric Company
Sewer	City of Bakersfield



# Welcome to Bakersfield

- [Agriculture](#)
- [Arts](#)
- [Entertainment](#)
- [Museums](#)
- [Nightlife](#)
- [Music](#)
- [River Rafting](#)
- [Outdoor Recreation](#)
- [Public Golf Courses](#)
- [Sports Teams and Raceways](#)
- [Regional Attractions](#)
- [Antique District](#)

## Summary

The rapidly growing city of Bakersfield, in California’s southern Central Valley, is full of pleasant surprises. Once known only for oil and agriculture, Bakersfield—or Bako, as the locals affectionately call it—has become a Central Valley hub for arts and culture while still retaining the region’s rich past.

## Arts and Culture

Fast-forward to Bakersfield’s citified attractions, including the gallery-filled Arts District, home to the 1930 Fox Theater, where performances range from pop music to film noir, and Buck Owens’ Crystal Palace, the place to hear the Bakersfield Sound, a gritty style of country western music.

## Kern County Museum

Find out more about hardscrabble musical pioneers like Owens and Merle Haggard with a visit to the Kern County Museum, a collection of 56 historic buildings spread out among grassy lawns. You’ll also get a lesson in California’s oil industry: Kern County’s wells pump 70 percent of the state’s “black gold.” Afterward, shop for vintage finds at Bakersfield’s Antique Row, then pop over to the swanky Padre Hotel for a cocktail on the rooftop lounge.

## Natural Landscapes & Reserves

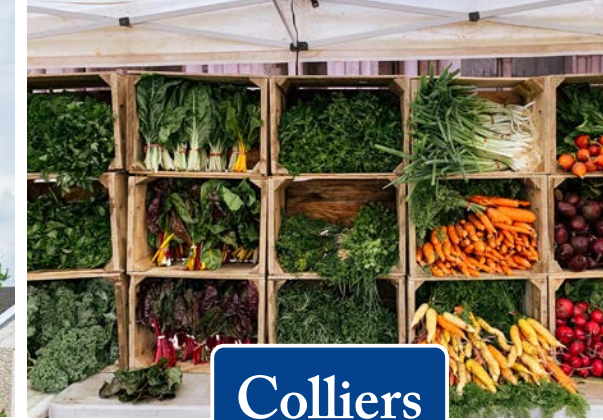
There’s plenty of nature to be had around Bakersfield, too. Wildflowers blanket the local grasslands and nearby Tehachapi Range in spring. See them in March and April at the 37635 hectare Wind Wolves Preserve, the West Coast’s largest nonprofit nature preserve. At any time of year, these vast grasslands are a haven for wildlife and an inspiring place to take a hike or pedal your mountain bike.

## Kern County Parks and Recreation

The Kern County Parks and Recreation Department manages 8 regional parks, 40 neighborhood parks and 25 public buildings, supervises three golf courses and landscapes 76 county buildings. Our facilities include fishing lakes, Veterans, Senior, Community and Recreation Buildings, group and individual campgrounds, boating, sailing, a soccer park and museums. Current upgrades include repaving the roadways at Buena Vista Aquatic Recreational Area, rebuilding the docks at [Lake Ming](#), and building new playgrounds and restrooms at many of our parks.



Local summary info courtesy of VisitBakersfield.com



# Local Highlights

## Bakersfield Brewery Trail

The city of Bakersfield is home to a variety of wonderful locally-brewed beers, with quality which sets them apart from the national brands. Hop through the Bakersfield Brewery Trail and get to know some local favorites such as 2nd Phase Brewing, Bakersfield Beer Company, Crusader Brewing, Dionysus Brewing, Great Change Brewing, Lengthwise Brewing Company, and Temblor Brewing Company.

## Buck Owens Crystal Palace

For music enthusiasts, Bakersfield is much more than an agricultural hub. The Central Valley city—and in particular, Buck Owens' Crystal Palace—is the home of a whole music genre. Some of the biggest names in country, from Willie Nelson to Brad Paisley, have given impromptu performances at the Palace, and on any night of the week you'll find patrons two-stepping or line-dancing the night away, dining on homely cuisine like chicken fried steak and mesquite-wood-smoked rib eye, and perusing the immense collection of music memorabilia.

## California Living Museum

The California Living Museum (CALM) is California's premier native zoo and garden. A visit to the beautiful grounds of CALM will take you through different animal exhibits and plant communities to give you an encapsulated glimpse at the diversity of our golden state. The zoo has been consistently voted "Best Family Attraction" in The Bakersfield Californian's Annual Reader's Poll and is open daily.

## Fox Theater

The Majestic Fox Theater is Bakersfield's premier source for concerts and live entertainment events. The historical theater provides extraordinary acoustics in an intimate setting to deliver an amazing entertainment experience that you won't find anywhere else. Enjoy top name artists, comedy events, movies and much more! Recent artists to perform at the Fox include The Pretenders, Carlos Mencia, and John Prine. Additionally, the Fox is home to FLICS, a local organization that hosts viewings of foreign films each Friday evening.

## Mechanics Bank Arena

Mechanics Bank Arena, Theater and Convention Center is Bakersfield's home for live entertainment! Home of the ECHL's Bakersfield Condors and the NCAA D-I CSUB Roadrunner men's basketball team, Mechanics Bank Arena, Theater and Convention Center hosts concerts, family shows, community activities and many other events throughout the year.

## Valley Farmers Market

Bakersfield's Original and Largest Farmer's Market featuring Local Fresh Produce, Certified Organic Produce, Farm Fresh Eggs, Local Dairy Products, Jellies, Nuts, Local Honey, Olive Oil, Flowers, Handmade Soaps, Soy Candles, Artisan Jewelry and Crafts. Come and meet your local Farmers and Craftsmen and buy local, buy fresh! Chat with the people who grow your food and the craftsmen who hand make their products while supporting local businesses.

# Location Map



— Roads — Drive Time



Source: kenedc.com

— BSNF Railroad — Union Pacific Railroad — Roads — Drive Time

# Neighboring Map



Subject Property

Old River Rd - 38,519 AADT

Camino Media - 9,629 AADT

# Neighboring Map







**Office Property**

**Tenants**

- 1** 11000-11211  
River Run Blvd.  
Bakersfield, CA

The California Geologic Energy Management (CalGEM); Berry Petroleum; Ameriprise Financial; Grimway Farms; S.C. Anderson; Berry Petroleum; Kern County Employee Retirement Assoc.; Crimson Resources; Mission Bank; LoanDepot; AltaOne Credit
- 2** 400  
Old River Road  
Bakersfield, CA

Mercy Hospital Southwest
- 3** 8500-10000  
Stockdale Highway  
Bakersfield, CA

Colliers International; Castle & Cooke; Ticor Title; KDG Law Firm; RadNet; Adventist Health; Valley Childrens; California Water Service; Adventist Health; Dignity Health; RadNet; Kern Medical; BBVA Bank; Insurica; Mortgage House

**Office Property**

**Tenants**

- 4** 9525-10000  
Ming Avenue  
Bakersfield, CA

AERA Energy; Parson's Engineering; Chevron; Union Bank; Placer Title; Morgan Stanley; Coldwell Banker Preferred; UBS Financial; Wells Fargo; Watson Realty; State Compensation Insurance Fund; U.S. Postal Service; Chevron
- 5** 800-1400  
Ming Avenue  
Bakersfield, CA

Safe 1 Credit Union, Homewood Suites; Bank of Sierra; Kaiser; Fresenius
- 6** 212-310  
Coffee Road  
Bakersfield, CA

Hyatt Place; IRS Center

# APN Map

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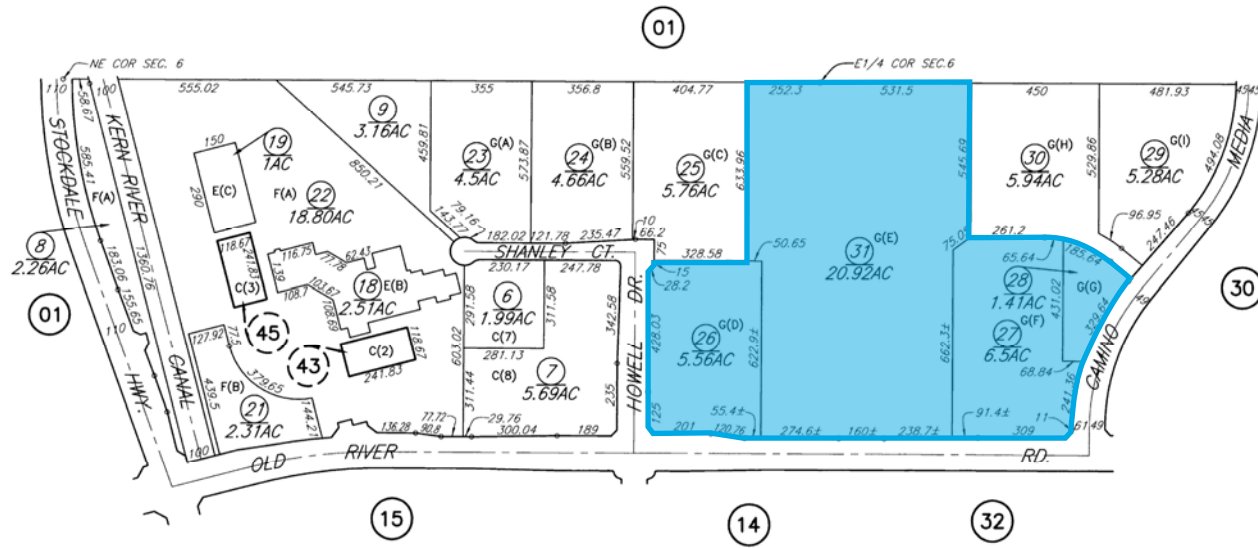
**Zoning** Commercial Office (CO)

**Number of Floors** Four (4) + Basement

**Year Built** 1995

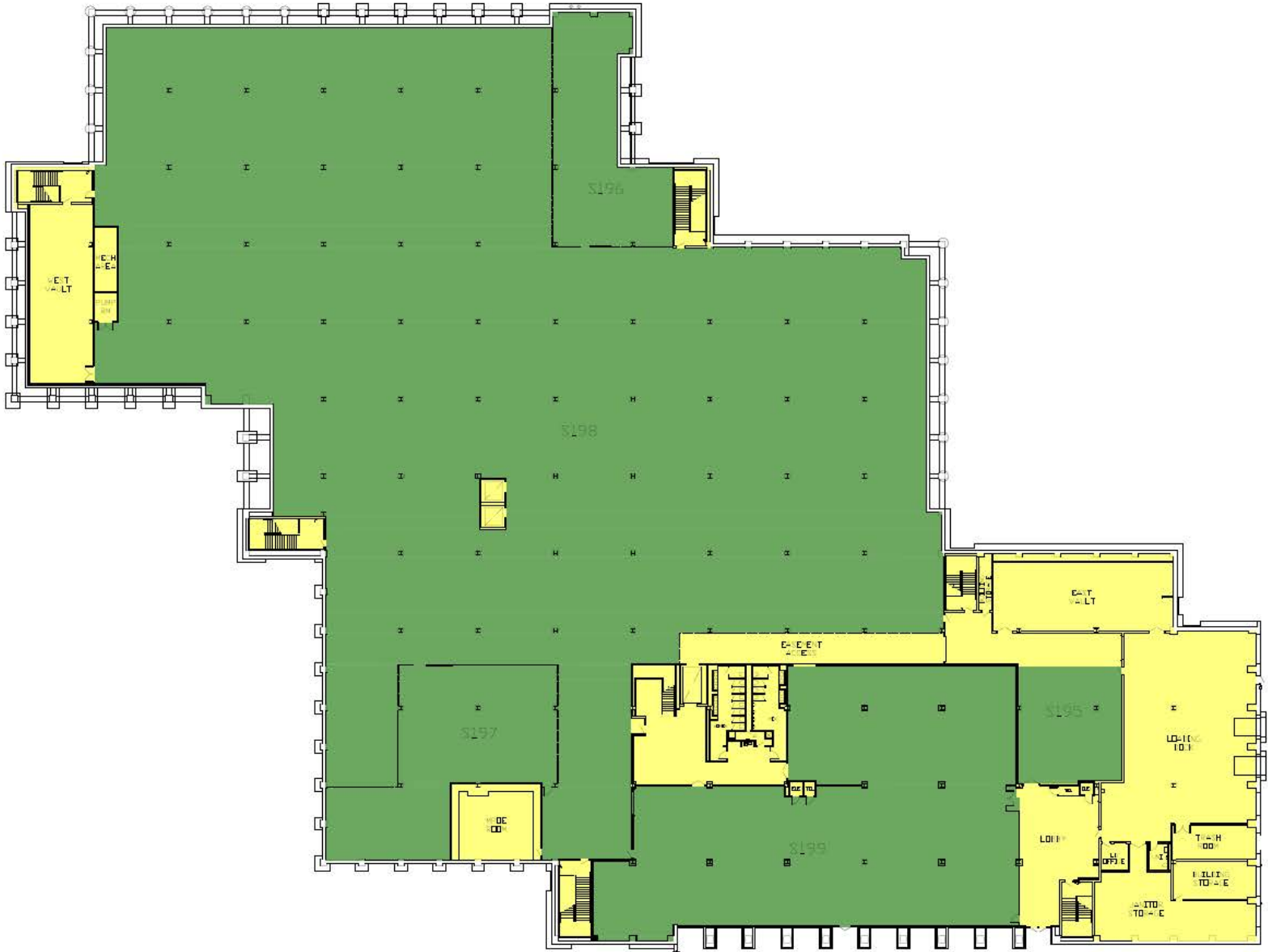
**Parking** ± 1,568 surface parking stalls

**Parking Ratio** 3.73/1,000 SF



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# Basement Floor Plan



**SPACE CLASSIFICATION LEGEND:**

**BOMA OFFICE 2017 (A)**

- OCCUPANT AREA
- BUILDING SERVICE AREA
- BUILDING AMENITY AREA
- FLOOR SERVICE AREA
- INTER-BUILDING AMENITY AREA
- INTER-BUILDING SERVICE AREA
- VERTICAL PENETRATION AREA
- PARKING AREA
- OCCUPANT STORAGE

**NON-BOMA SPACE**

- ACCESSORY AREA

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# Floor 1 Floor Plan



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- PARKING AREA
- OCCUPANT STORAGE

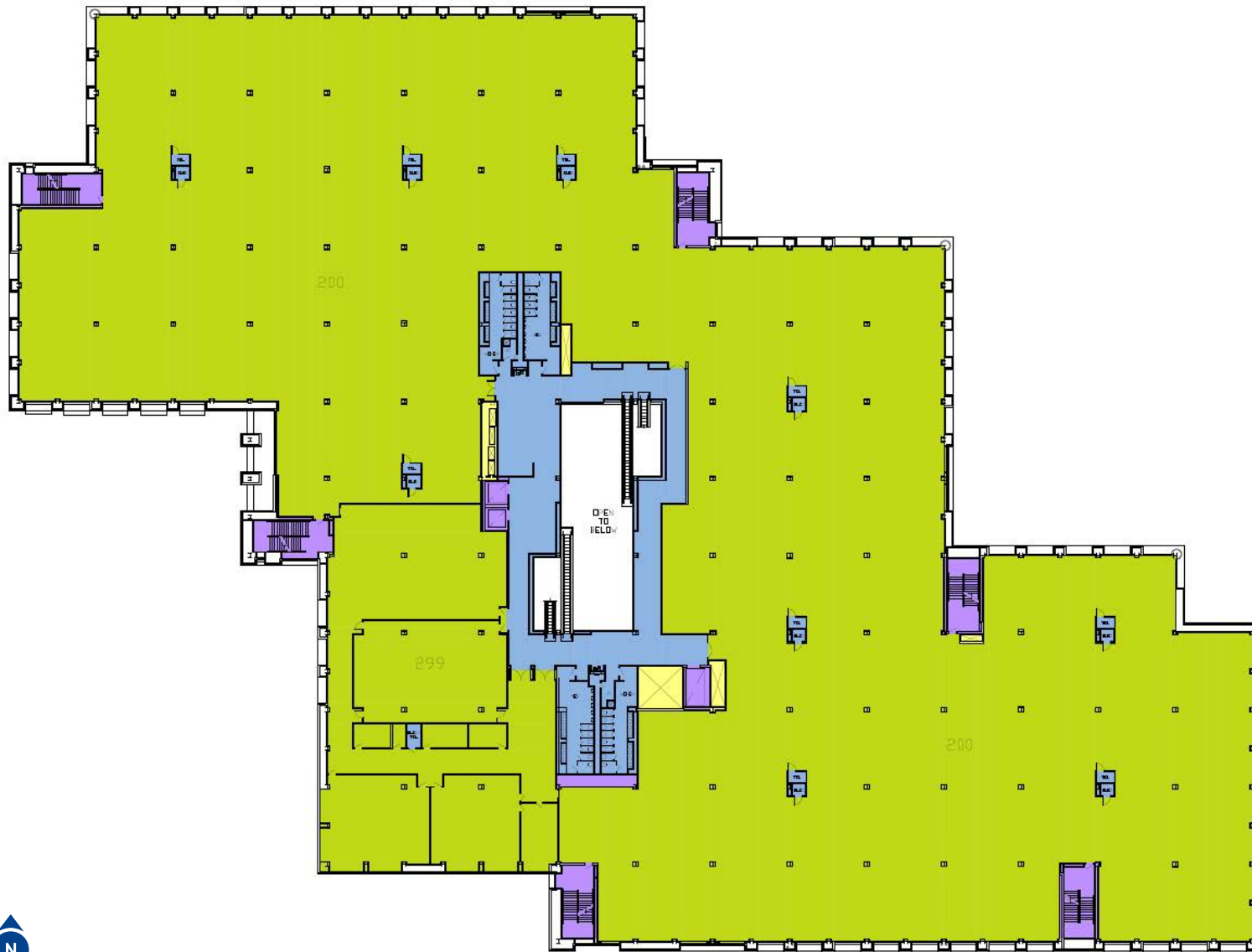
NON-BOMA SPACE

- ACCESSORY AREA

FLOOR 1  
900 OLD RIVER ROAD  
JOB #: 3198



# Floor 2 Floor Plan

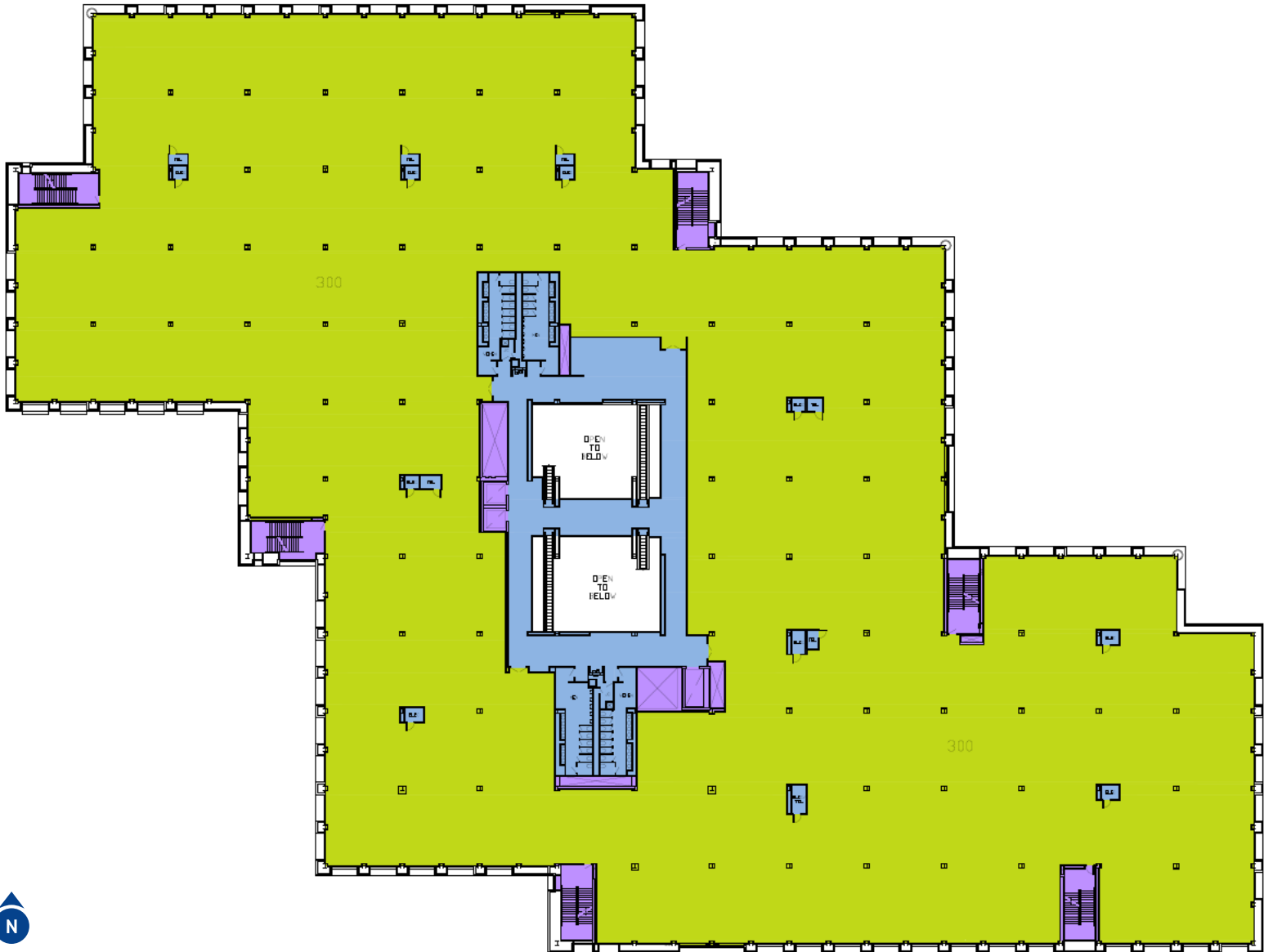


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  - OCCUPANT STORAGE
- NON-BOMA SPACE**
- ACCESSORY AREA

# Floor 3 Floor Plan



**SPACE CLASSIFICATION LEGEND:**

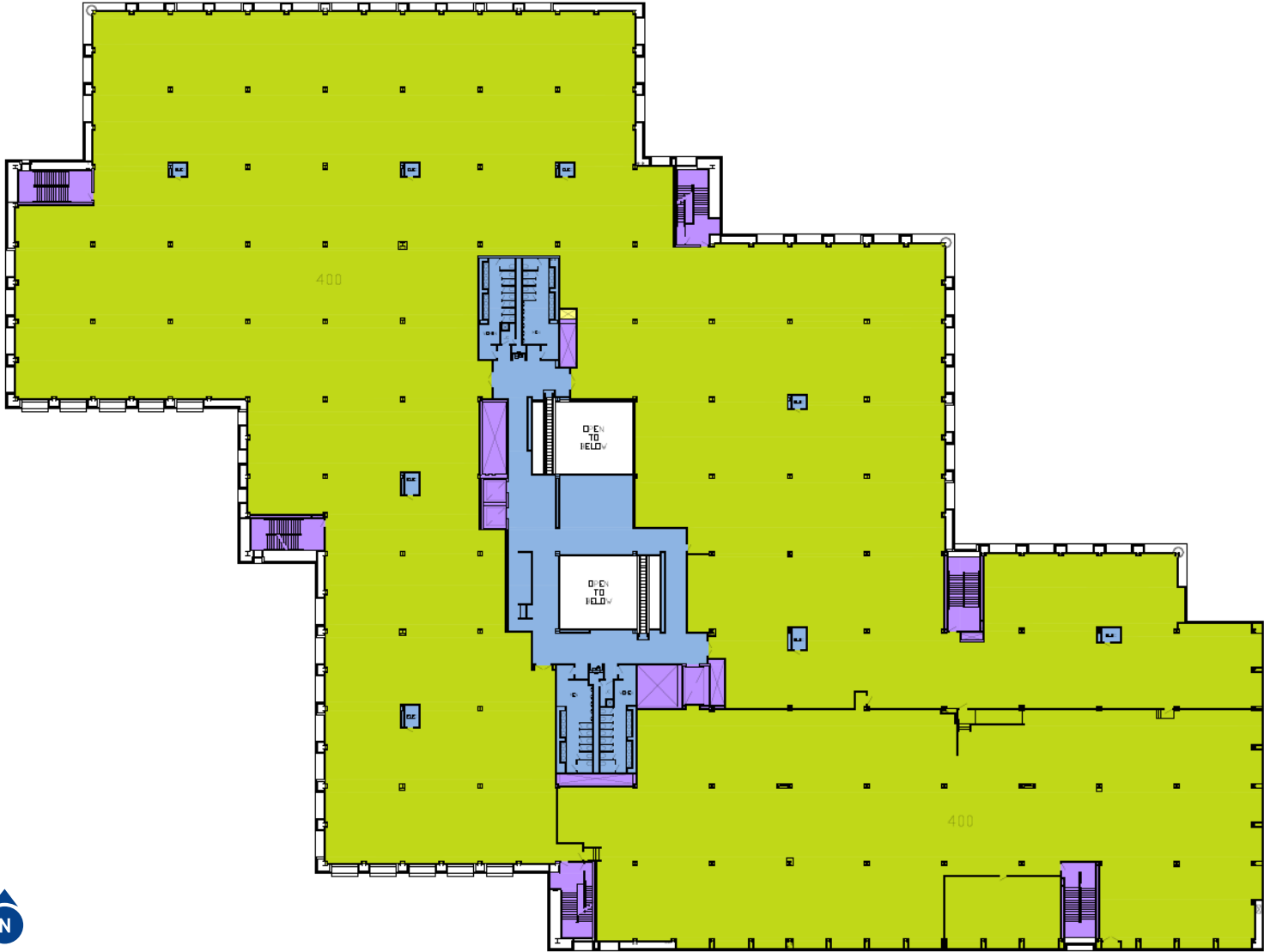
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**NON-BOMA SPACE**

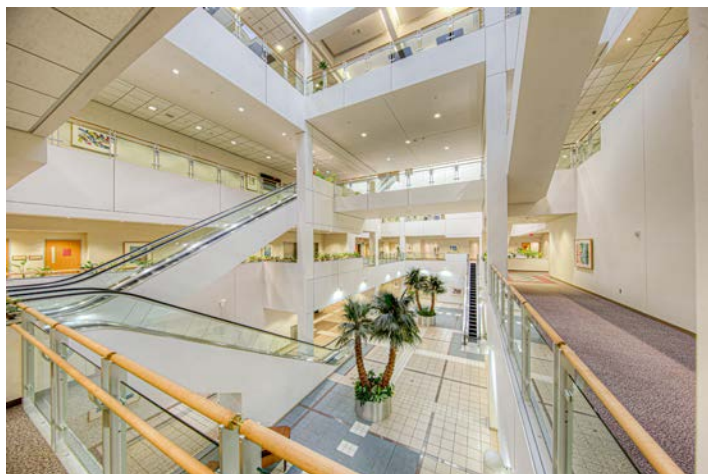
- ACCESSORY AREA

# Floor 4 Floor Plan



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# Property Photos

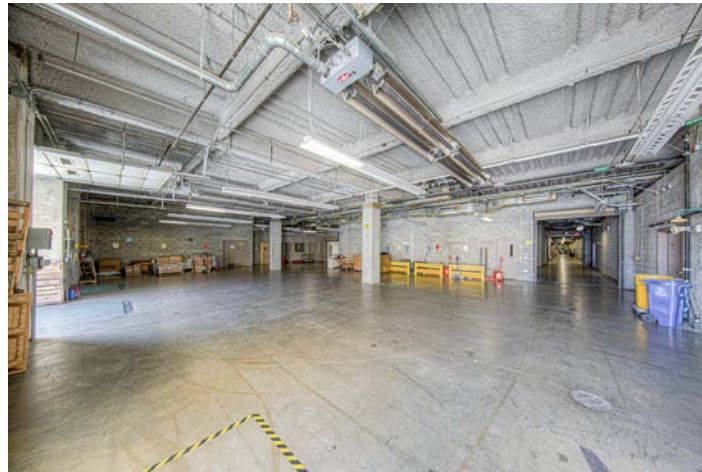




# Property Photos



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