

For Lease | 1,063 RSF to 5,805 RSF

# Professional Class A Office The Atrium

5001 E. Commercenter Dr. | Bakersfield, CA

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## Property Details:

5001 E. Commercenter Drive is a Class A office building located in Southwest Bakersfield in the California Avenue business corridor. Building has open-air atrium with multi-level landscaping and beautiful fountain. Energy efficient construction, underground secured parking, common conference room and two glass elevators overlooking the atrium garden.

## Highlights:

- Class A office building
- Monument signage available
- Signature building
- Subterranean secured parking
- Three story lusciously landscaped atrium
- Two (2) elevators
- Natural light
- Extensive interior/exterior window line
- Professionally Managed

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## Lease Rate and Tenant Improvements - Price Reduced!

<b>Second Floor:</b>	Suite 210	1,777 rsf
	Suite 215	2,226 rsf
	Suite 220	1,802 rsf
	Suite 245	1,618 rsf
	Suite 250	1,636 rsf
	Suite 260	1,063 rsf
	Suite 265*	358 rsf
	Suite 290	1,858 rsf

*\*Suites 210, 215, and 220 are contiguous and can be combined for a total of 5,805 sf.*

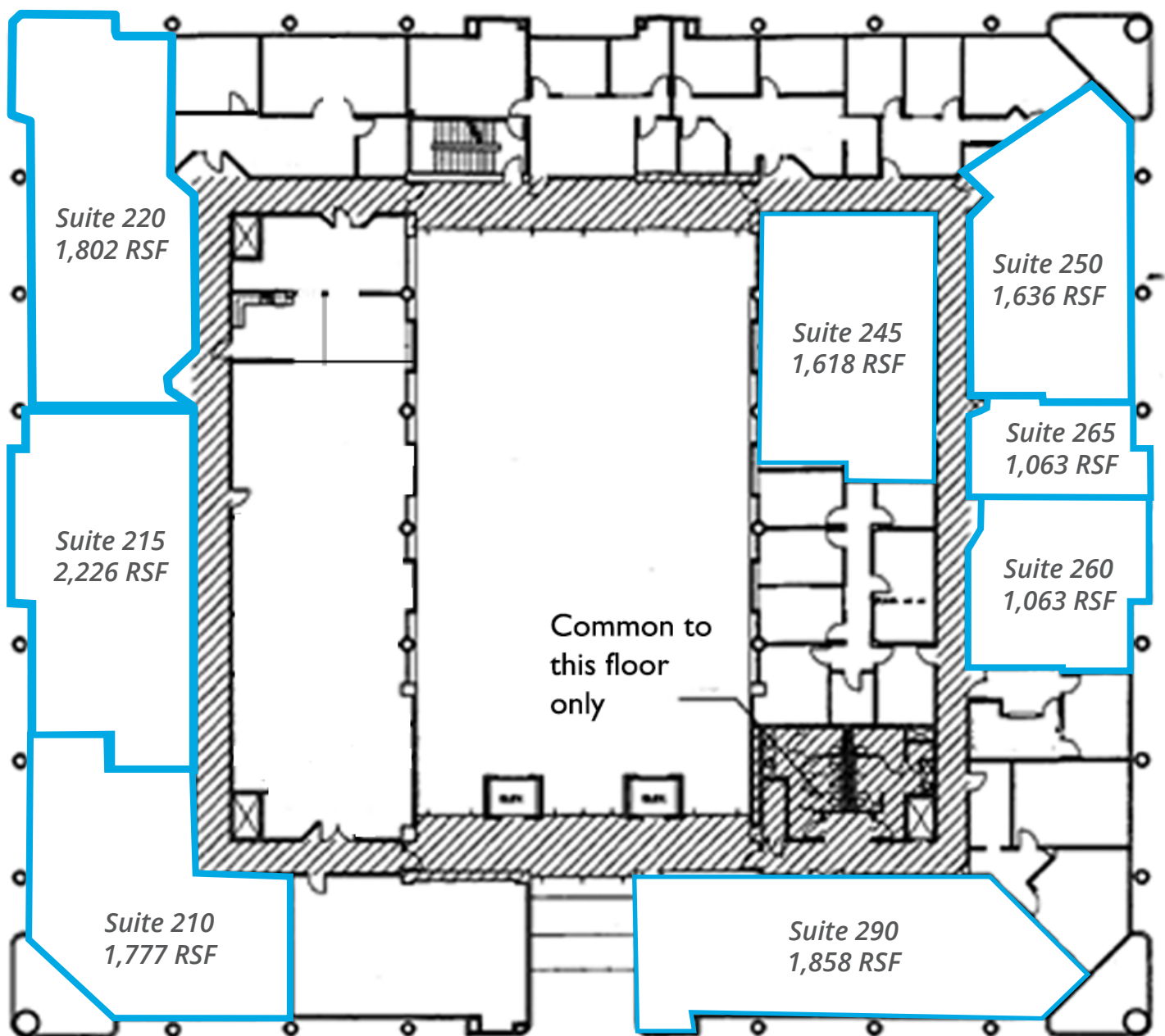
*Suite 265 **must** be combined with Suite 250 **or** 260.*

*Suites 250, 260, & 265 can also be combined for a total of +/- 3,057 sf*

**Lease Rate:** \$1.75/SF Modified Gross  
(Tenant pays utilities and janitorial)

*Broker Disclosure: Pursuant to the Regulations of the State of California Real Estate Commissioner, Chapter 6, Section 2785 (18), it is disclosed to all potential Tenants and their Broker/Agents, and all other interested parties, that Robert J.Fena, is a partner and principal in Colliers International and also partner and principal in LinMar IV LLC and, as such, has an ownership interest in the subject property and will benefit directly and indirectly from the Lease or Sale of the subject property.*

# Second Floor



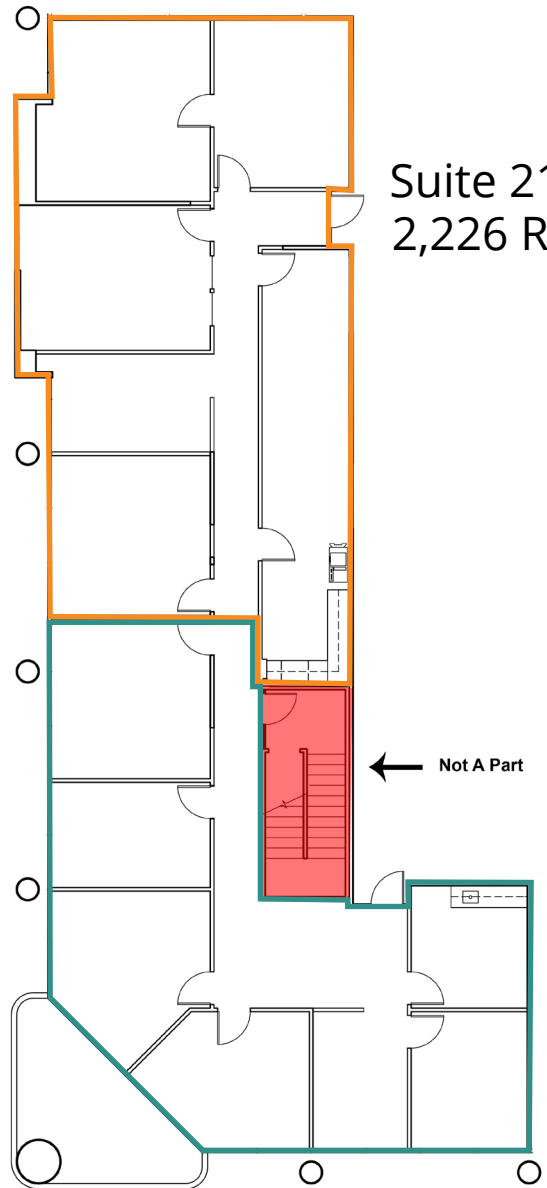
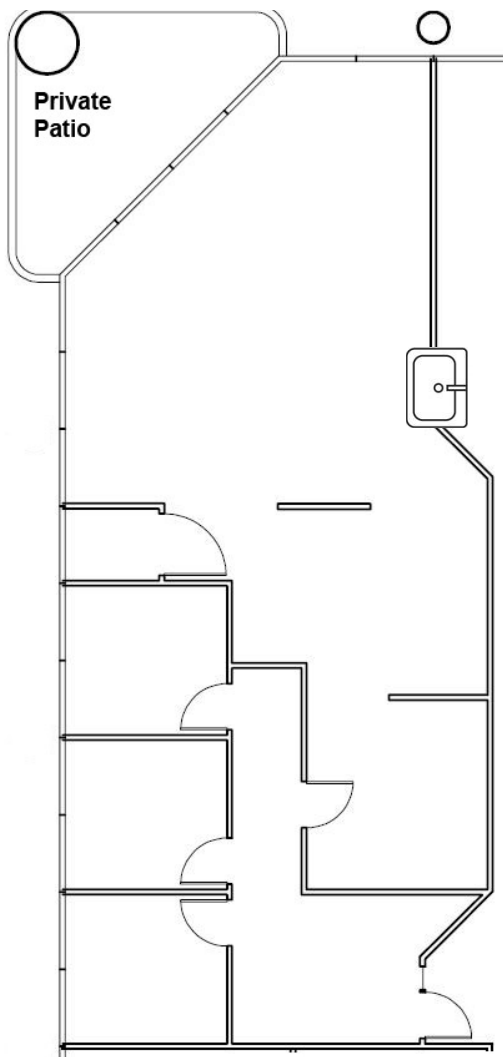
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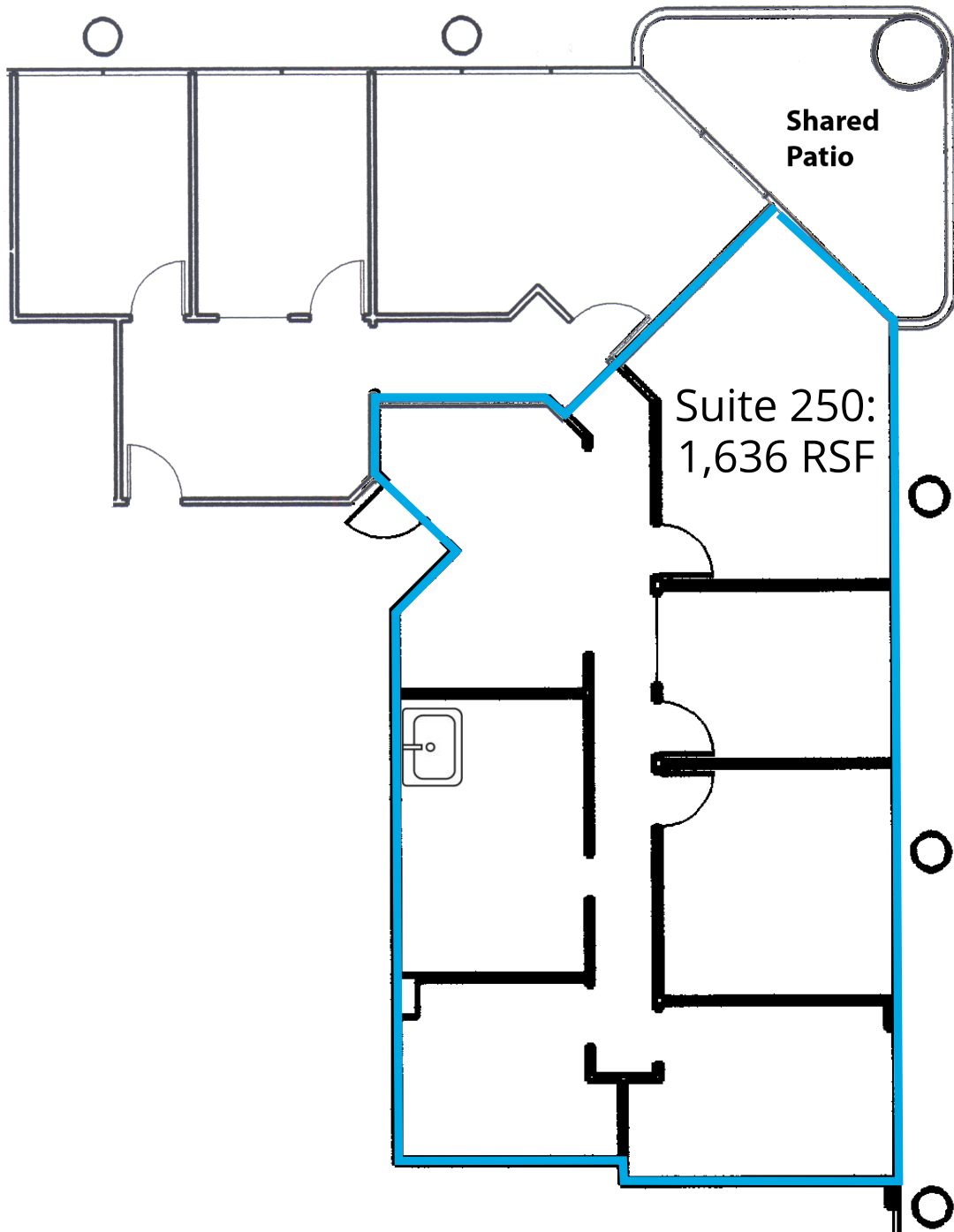
# Second Floor

Suite 220:  
1,802 RSF



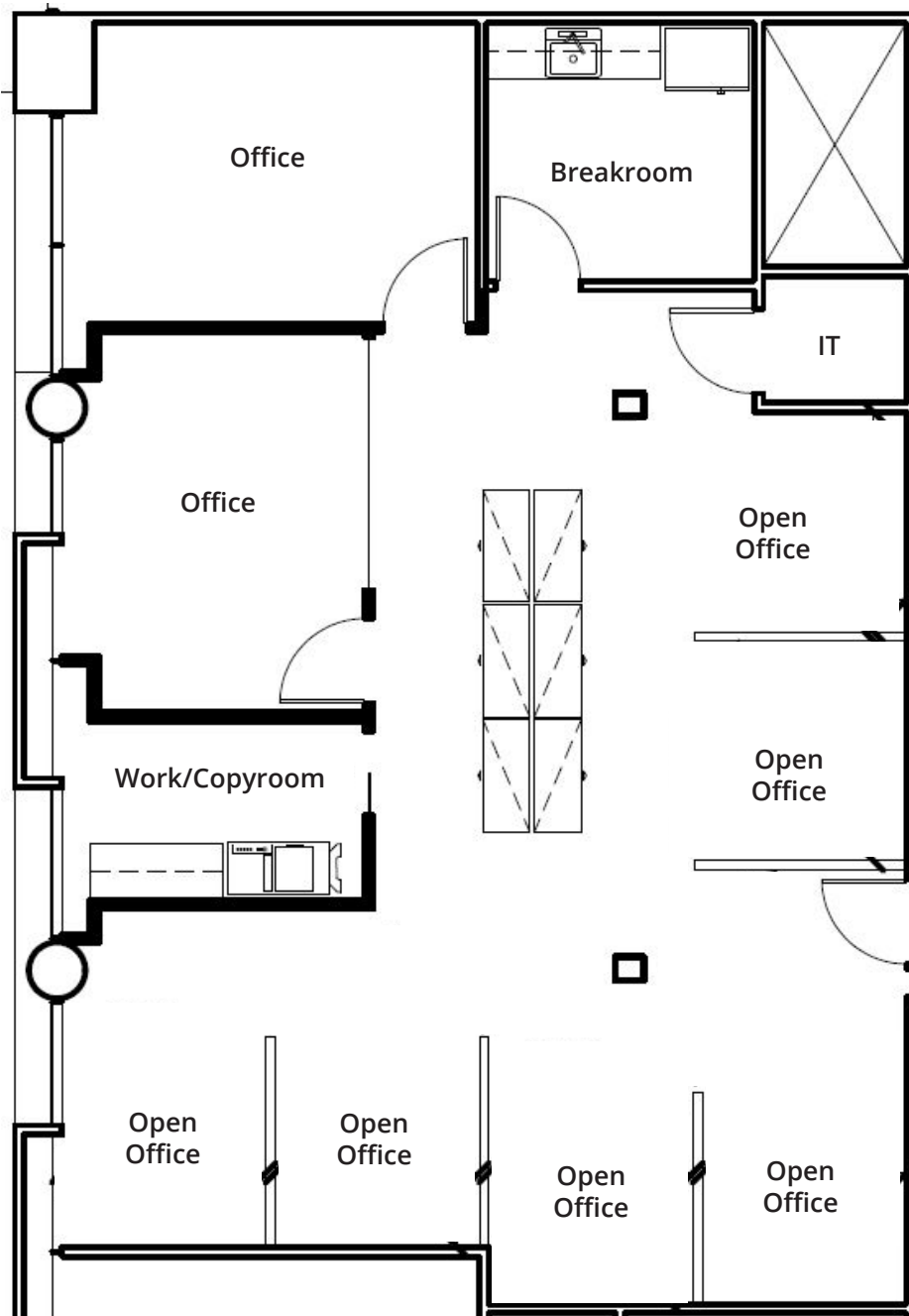
Suite 210:  
1,777 RSF

# Second Floor



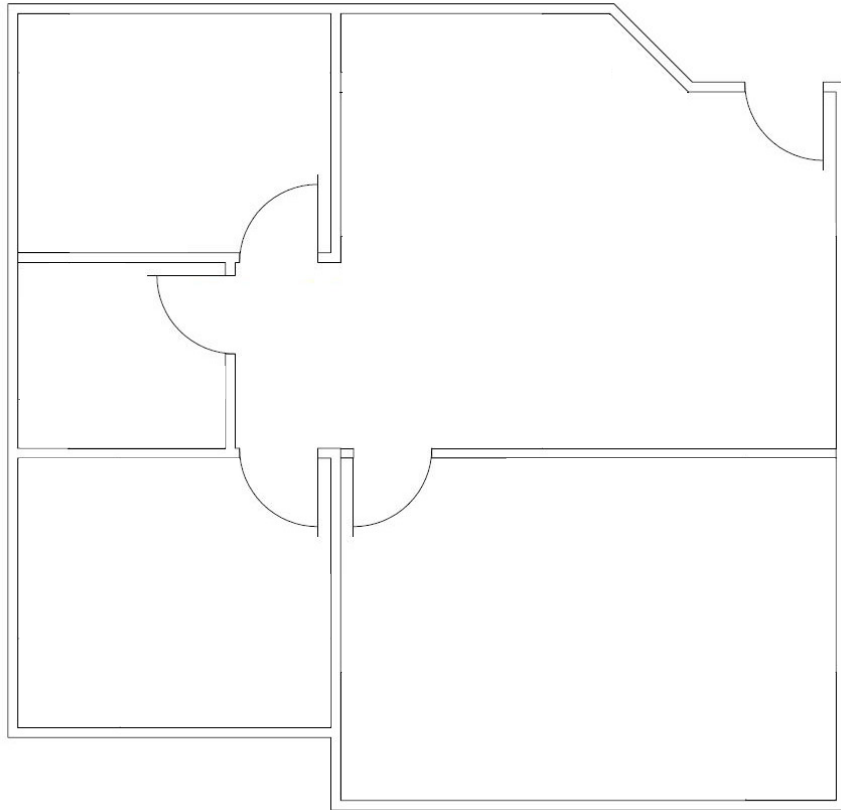
# Second Floor

Floor Plan-Suite 245

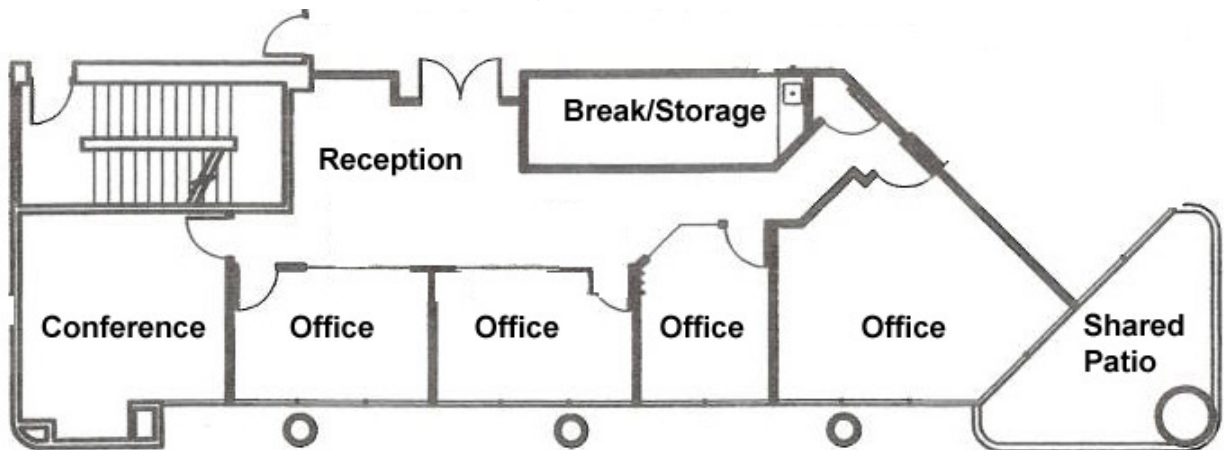


# Second Floor

Suite 260:  
1,063 RSF



Suite 290:  
1,858 RSF



1/8"

# Aerial



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