

FOR LEASE

4540 California Avenue

CALIFORNIA
CORPORATE CENTER

Bakersfield, CA

CLASS A OFFICE SPACE FOR LEASE
\$0.99/RSF/Month Modified Gross
(Excludes Utilities & Janitorial)



**CUSHMAN &
WAKEFIELD**

PROPERTY HIGHLIGHTS

- Prominent, highly visible location
- Excellent window-line, structured parking and great views
- Ample Parking, 3-Level parking garage located adjacent to the buildings for tenant use
- Monument & Building Top Signage available
- Centrally located in the California Business Corridor
- Located near to Hwy 99, Westside Parkway & Centennial Corridor
- Situated within a seven building business park environment known as California Corporate Center that includes an association which is professionally managed and maintained.
- Lease Rate: \$0.99/RSF/Month Modified Gross (Excludes Utilities & Janitorial)

SUITES AVAILABLE

THIRD FLOOR

- Suite 300: ±3,013 RSF

FOURTH FLOOR

Both suites can be combined to 10,107 RSF

- Suite 400: ±7,631 RSF
- Suite 415 : ±1,214 RSF

FIFTH FLOOR

Suites 550 & 560 can be combined into ±5,498 SF

Suite 560 can be divided into two Suites of 1,568 SF

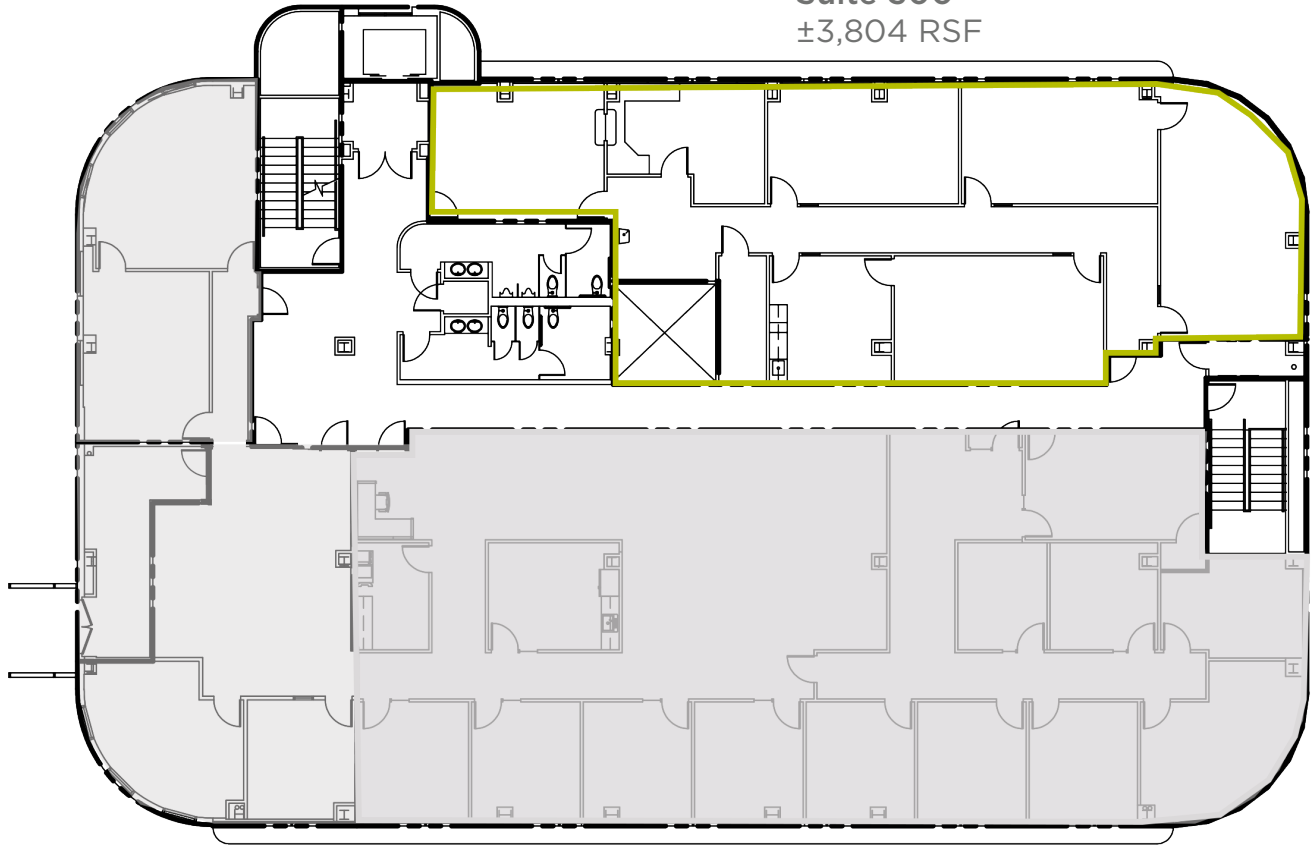
- Suite 550: ±3,136 RSF
- Suite 560: ±2,362 RSF



FLOORPLANS

THIRD FLOOR

Suite 300
±3,804 RSF



**Full floor available at ±11,289 square feet*

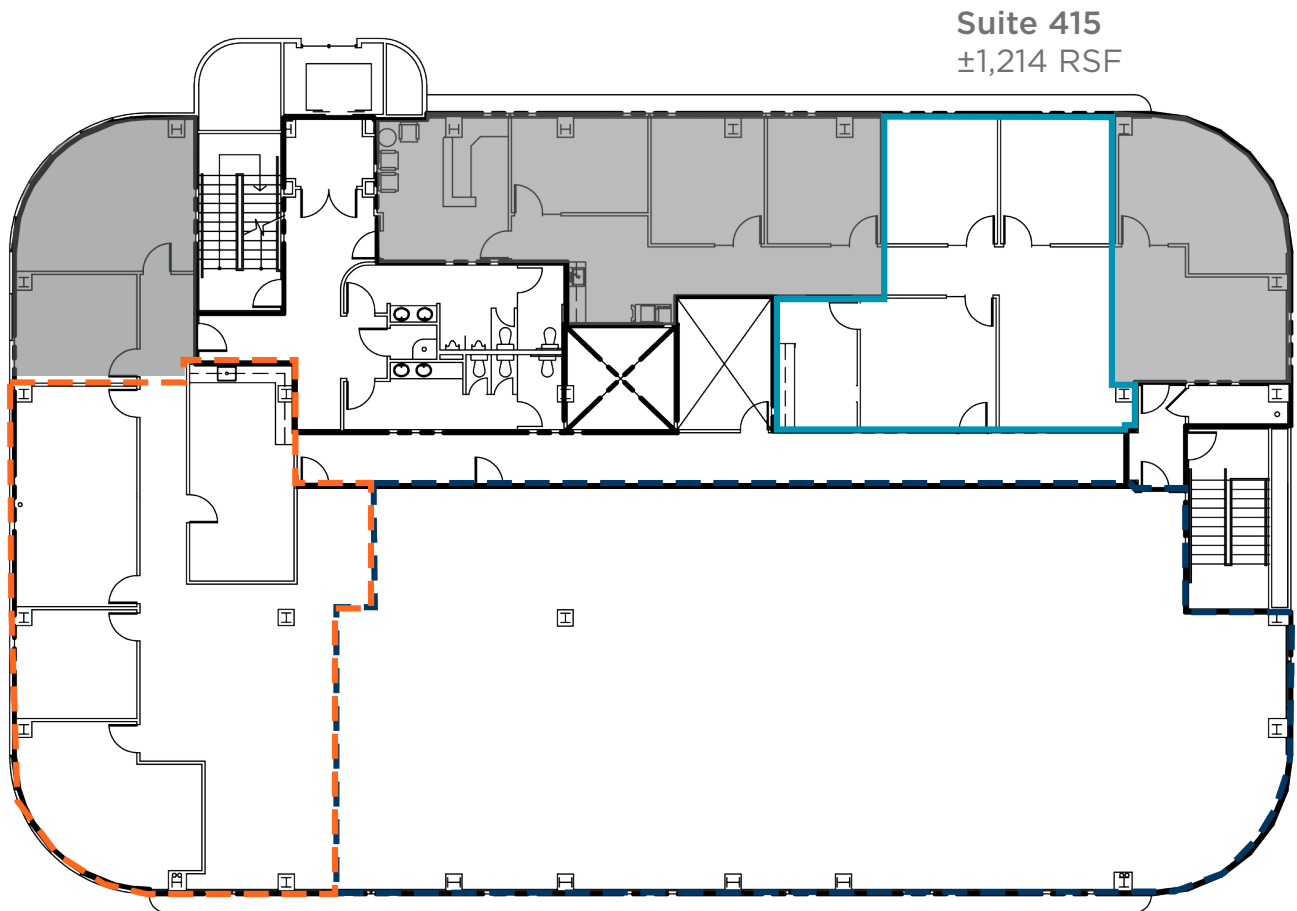
JEFF ANDREW
Executive Director
Lic. 00941323
661 633 3827
jeff.andrew@cuswake.com



Lic. 018880493
5060 California Avenue
Suite 1000
Bakersfield, CA 93309
www.cushmanwakefield.com

FOURTH FLOOR

**Full floor available at ±10,161 square feet*



Suite 415
±1,214 RSF

Suite 400
±7,631 RSF

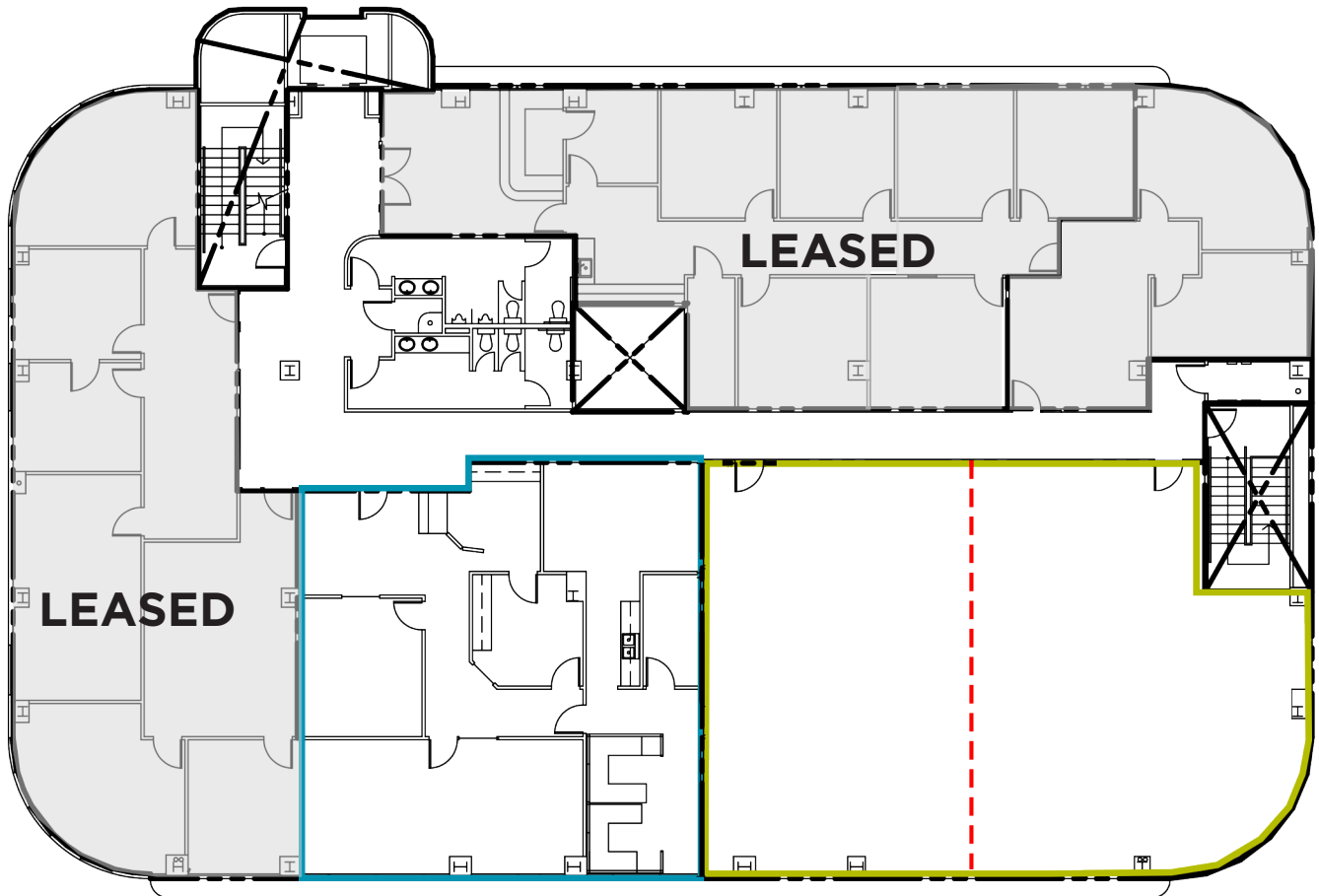


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FIFTH FLOOR



Suite 560
±2,362 RSF
*Suite 550 & 560 can be combined
into two Suites of ±5,498 SF*

Suite 550
±3,136 RSF
*Suite 550 can be divided into two
Suites of 1,568 SF*



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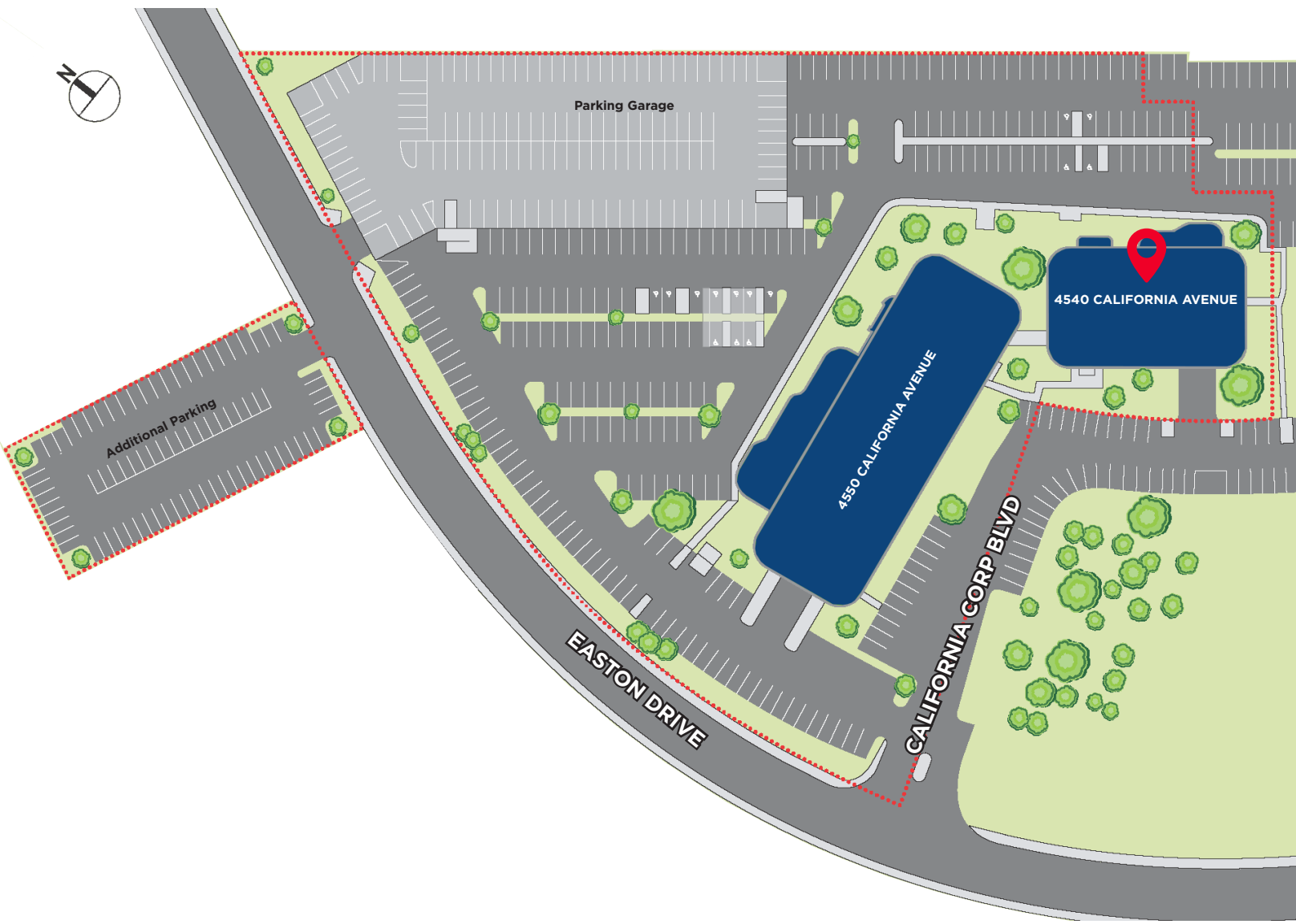
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AERIAL MAPS



SITE PLAN





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Executive Director

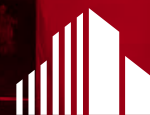
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