

Office Space **AVAILABLE** For Sublease

5401
California Avenue
Bakersfield, CA

Property Highlights

- Ground floor sublease space of 3,829 SF
- Third floor sublease space of 10,004 SF which can be divided
- High visibility location on the SEC of California Ave and Lennox Ave
- Abundant on-site surface parking
- All space is in excellent occupancy ready condition



The information contained herein may have been obtained from sources other than ASU Commercial. We have not verified such information and make no guarantees, warranties or representations about such information. It is your responsibility to independently confirm its accuracy and completeness prior to purchasing/leasing the property.



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Office Space Available For Sublease

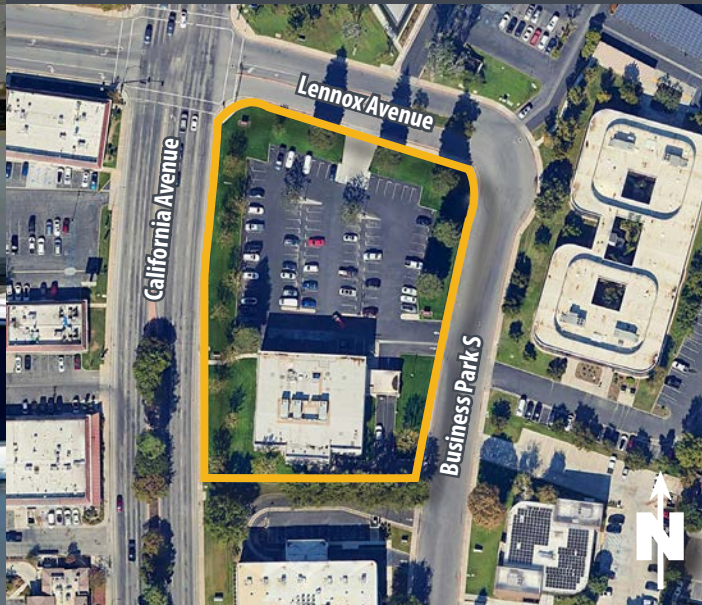
Offering Terms | Property Photo

5401 California Avenue - Bakersfield, CA

ASU Commercial is pleased to present the availability of ground and third floor space for sublease. With master lease term remaining through 2031, ground floor availability includes 3,829 square feet of ground floor space and 10,004 square feet of third floor space which can be divided to accommodate users as small as approximately 4,500 square feet. The building is prominently located in the heart of the California Avenue corridor with ample on-site surface parking.

Offering Terms

- **Rental Rate** \$1.85 PSF NNN
- **Tenant Improvements** Negotiable
- Existing furniture can be made available for future occupant



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Ground Floor Availability & Floor Plan

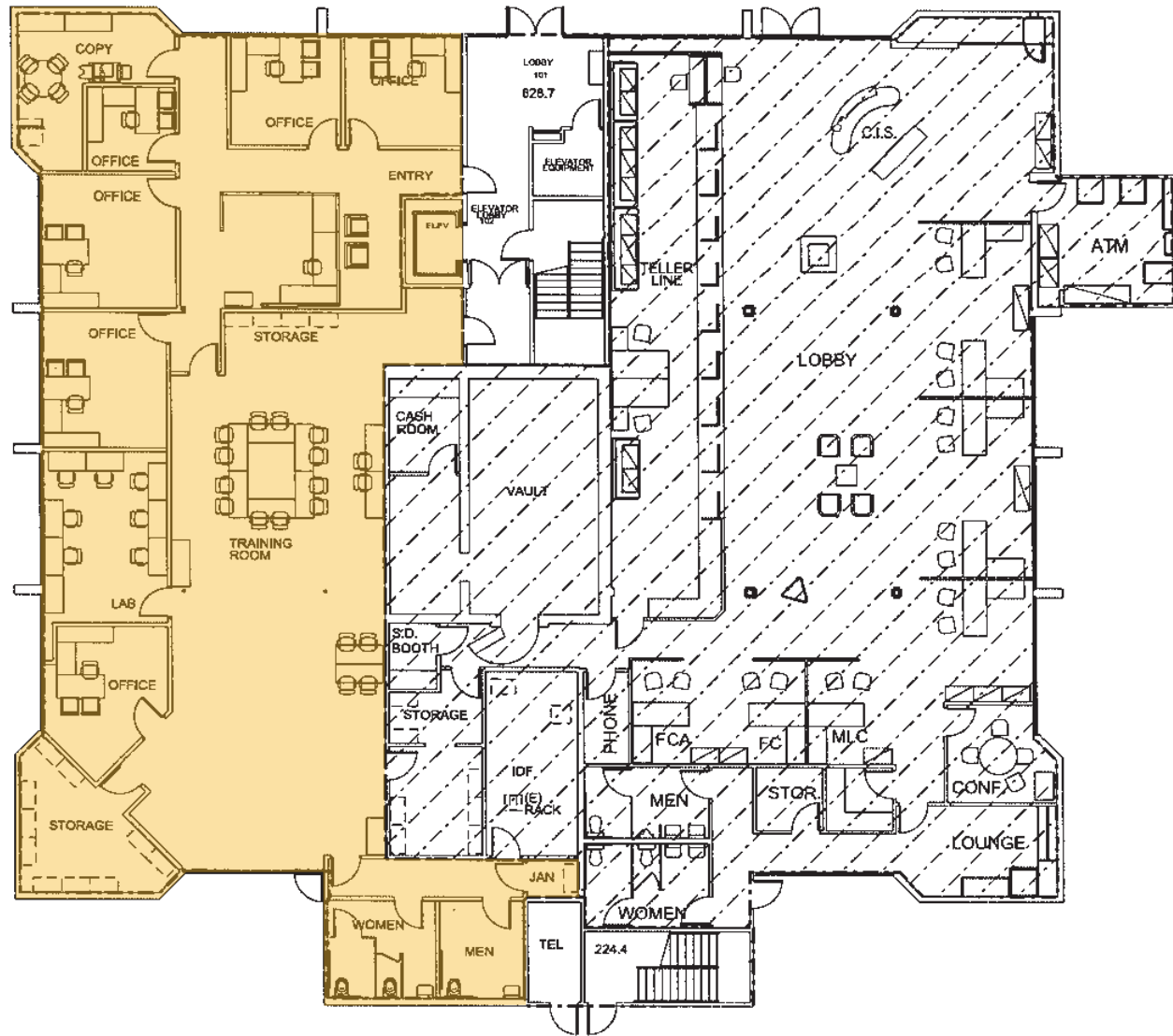
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Available Suite

- Suite 100 3,829 SF

Offering Terms

- Rental Rate \$1.85 PSF NNN
- Tenant Improvements Negotiable subject to terms of lease
- Existing furniture can be made available for future occupant



*Plans deemed to be accurate, but not guaranteed. Plan not to scale.

Office Space Available For Sublease

Third Floor Availability & Floor Plan

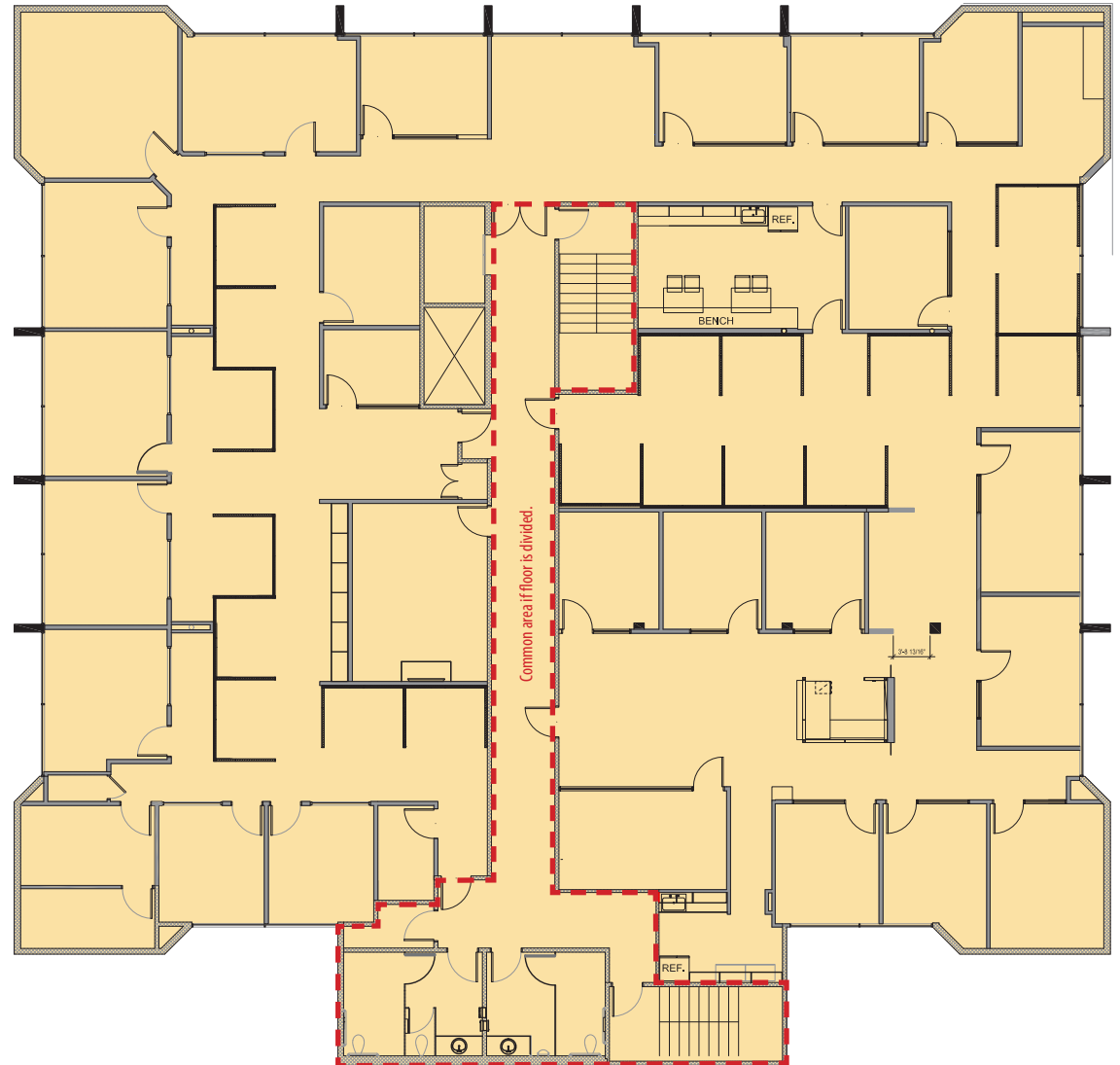
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Available Suite

- **Suite 300** 10,004 SF
Space can be divided for users as small as approximately 4,500 SF

Offering Terms

- **Rental Rate** \$1.85 PSF NNN
- **Tenant Improvements** Negotiable subject to terms of lease
- Existing furniture can be made available for future occupant



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Property Photos

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Aerial of Southwest Submarket Area

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