



For Lease | Class A Medical Office Space

Rio Bravo Point Medical Campus

+/- 2,200 to 12,964 Square Feet

4500 Morning Dr | Bakersfield, CA 93306

Contact Us:

David A. Williams, SIOR

Senior Vice President | Principal
License No. 00855489
+1 661 631 3816
david.a.williams@colliers.com

Jason Alexander

Senior Vice President | Principal
License No. 01360995
+1 661 631 3818
jason.alexander@colliers.com

Colliers International

10000 Stockdale Hwy, Suite 102
Bakersfield, CA 93311
+1 661 631 3800
www.colliers.com/bakersfield



Lease Rate:

Call broker

Property Details:

Address

4500 Morning Dr
Bakersfield, CA 93306

Building Size

± 66,139 square feet

Number of Floors

Two (2) Floors with two (2) Elevators

Year Built

2015

Parking Ratio

5.2/1,000 SF

Zoning

C-O, Medical and Professional Office

Property Overview:

The Rio Bravo Point Medical Campus is a class A "best in class" medical campus in the northeast sector of Bakersfield, California. It was conceived by local physicians to provide patients with integrated primary and specialty-care in a single campus-like setting in Northeast Bakersfield. Phase I is a 65,000 square foot medical office building. Tenants include private practices, Bakersfield Specialists Surgical Center (ASC), Kern Radiology Imaging Center (RadNet), and Rio Bravo Cancer Center. In 2022, the building was purchased by Montecito Medical, one of the largest privately held owners of medical real estate in the country.

The building is professionally managed by G.L. Bruno Associates, a first-tier medical developer, property manager and general contractor in Central California.



Available:

1st Floor

- Suite 101*** \pm 5,717 SF
(Sublease)
- Suite 103**** \pm 7,247 SF

2nd Floor

- Suite 201**** \pm 4,587 SF
- Suite 204*** \pm 4,867 SF

*Suites 101 & 103 can be combined for a total of 12,964 SF

*Suites 103 & 201 are in shell condition and can be demised to 2,200 SF

*Suites 201 & 204 can be combined for a total of 9,454 SF

Tenants:

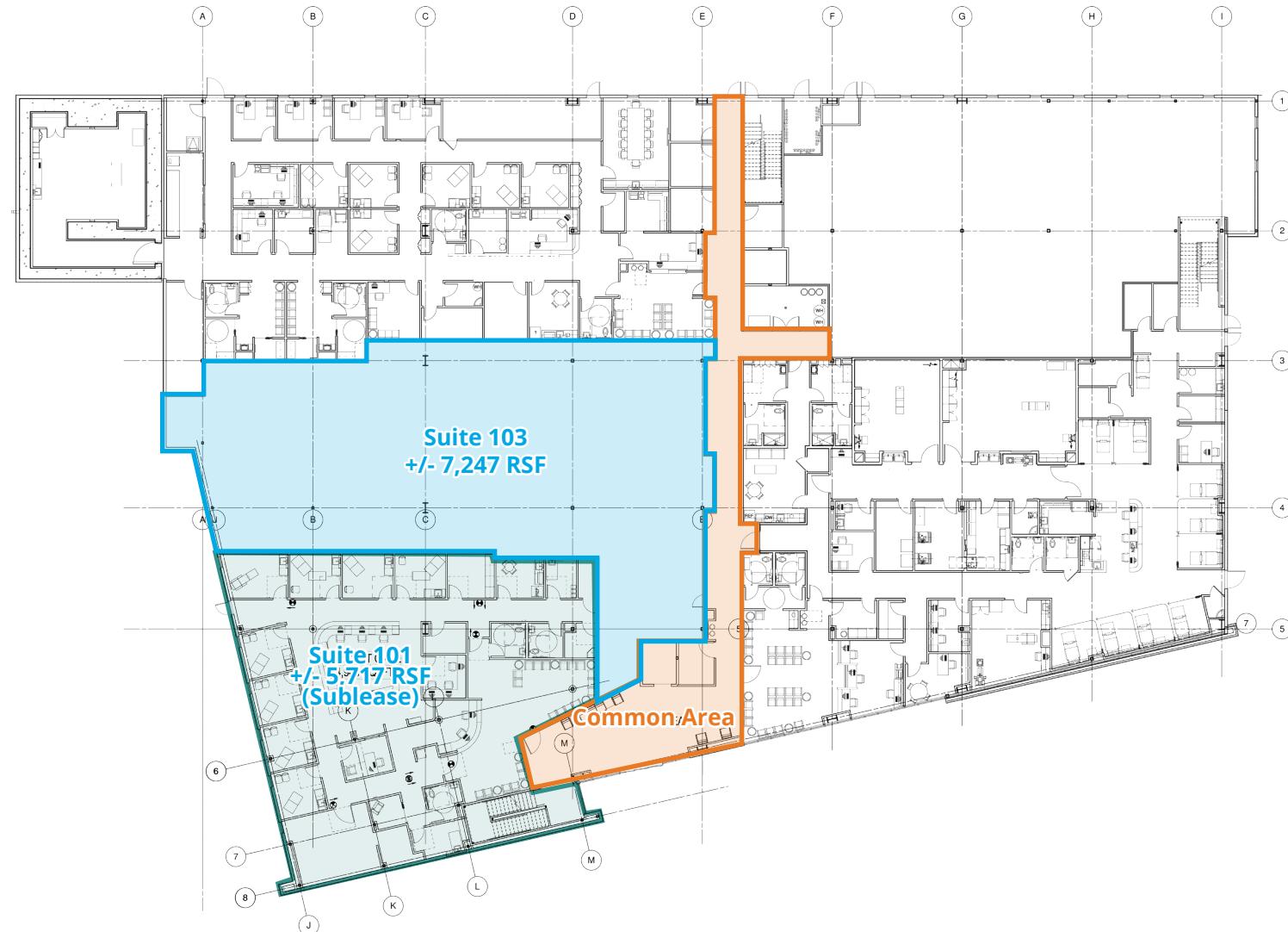


This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s), © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.

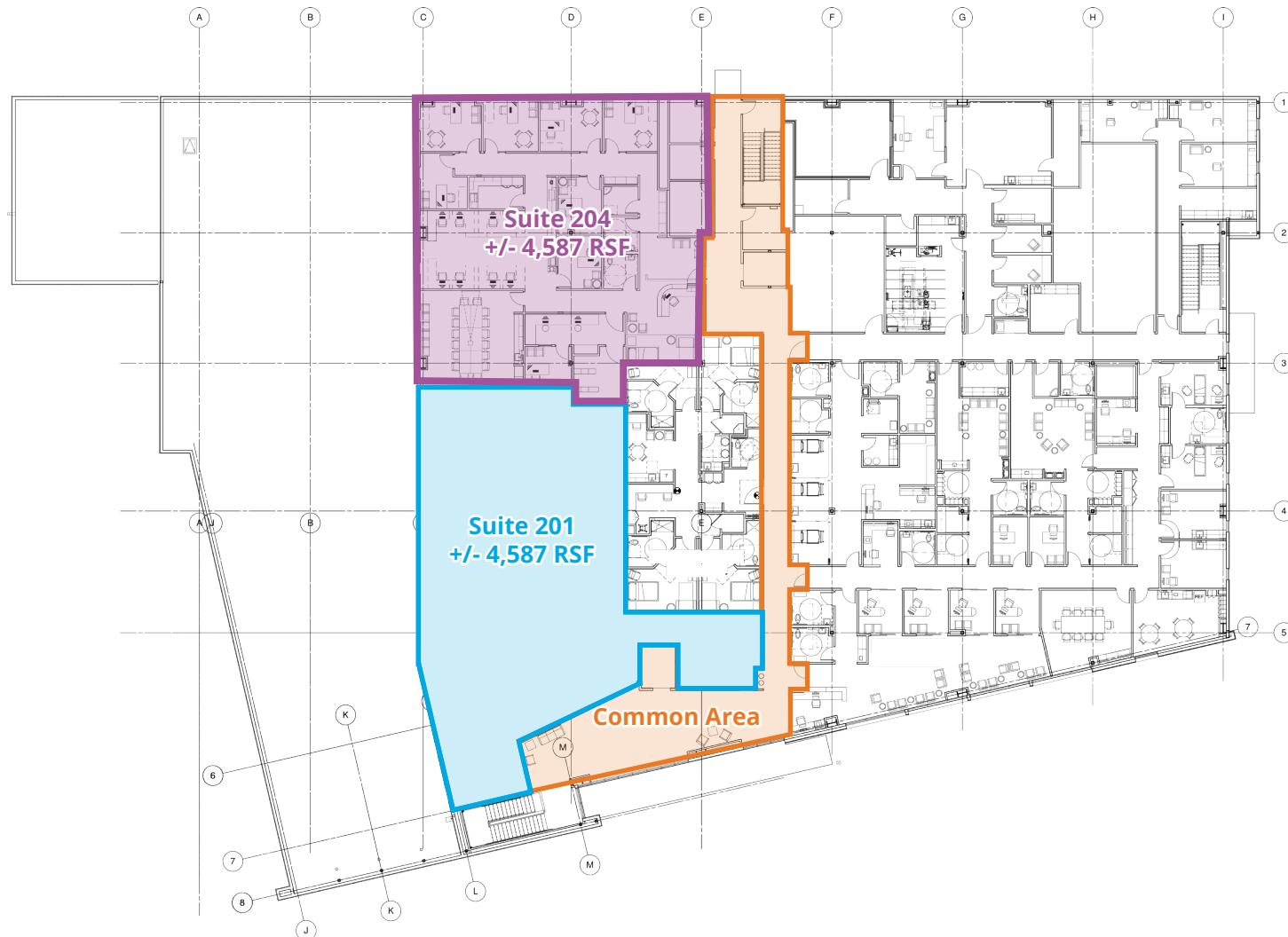
Property Highlights:

- Modern, full-service cancer and imaging center featuring urgent care, an ambulatory surgery center, and private medical offices in Northeast Bakersfield
- Building includes high-efficiency glass, insulation, roofing, and advanced VAV heating and cooling systems
- Available suites and shell space, offering flexible sizing options for new construction
- Ample parking available
- Easy access to Highway 178, providing convenient connectivity across Kern County
- Strong collaboration between healthcare providers within the campus
- Elevator-served and equipped with fire sprinklers throughout

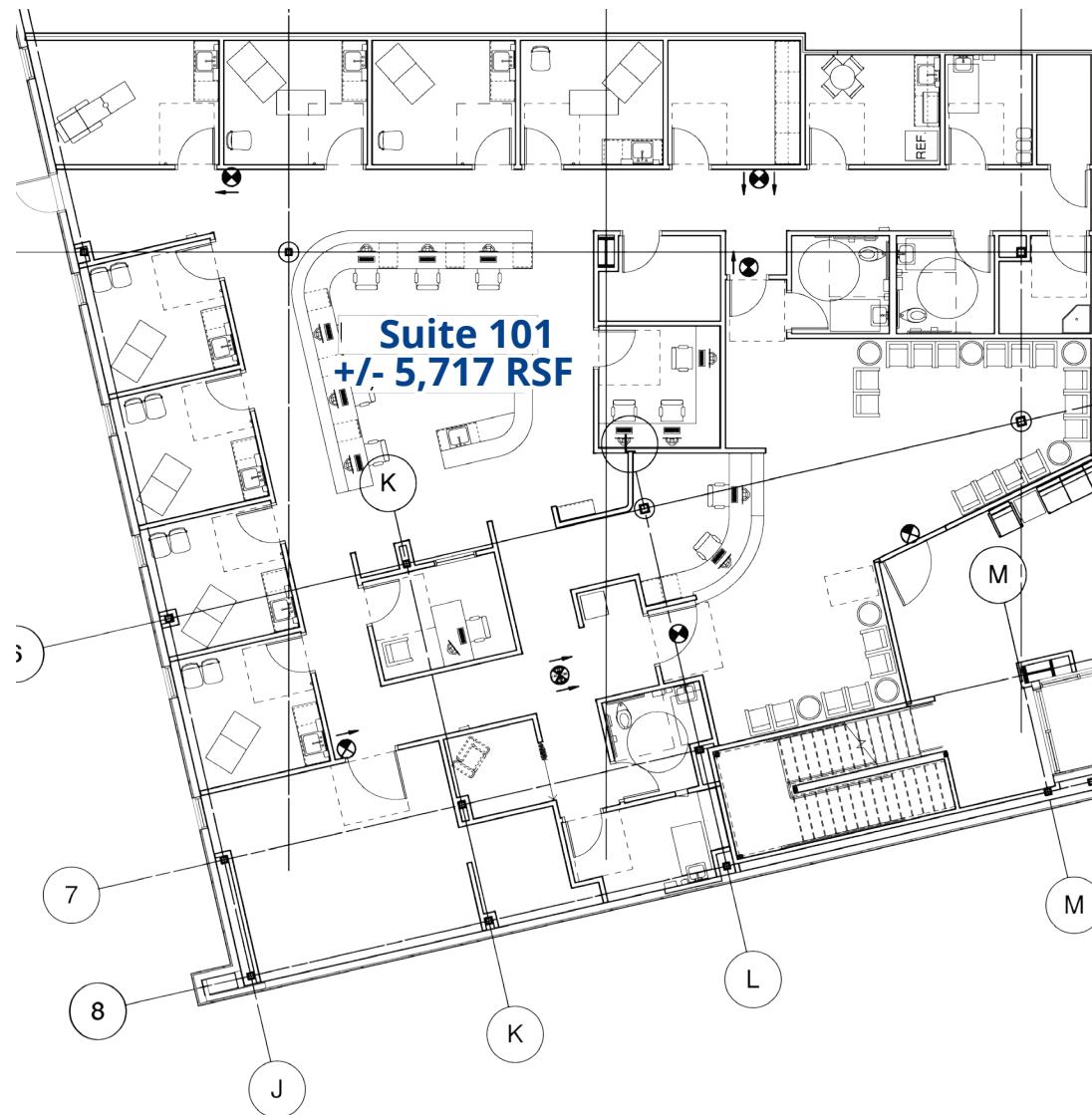
1st Floor Plan



2nd Floor Plan

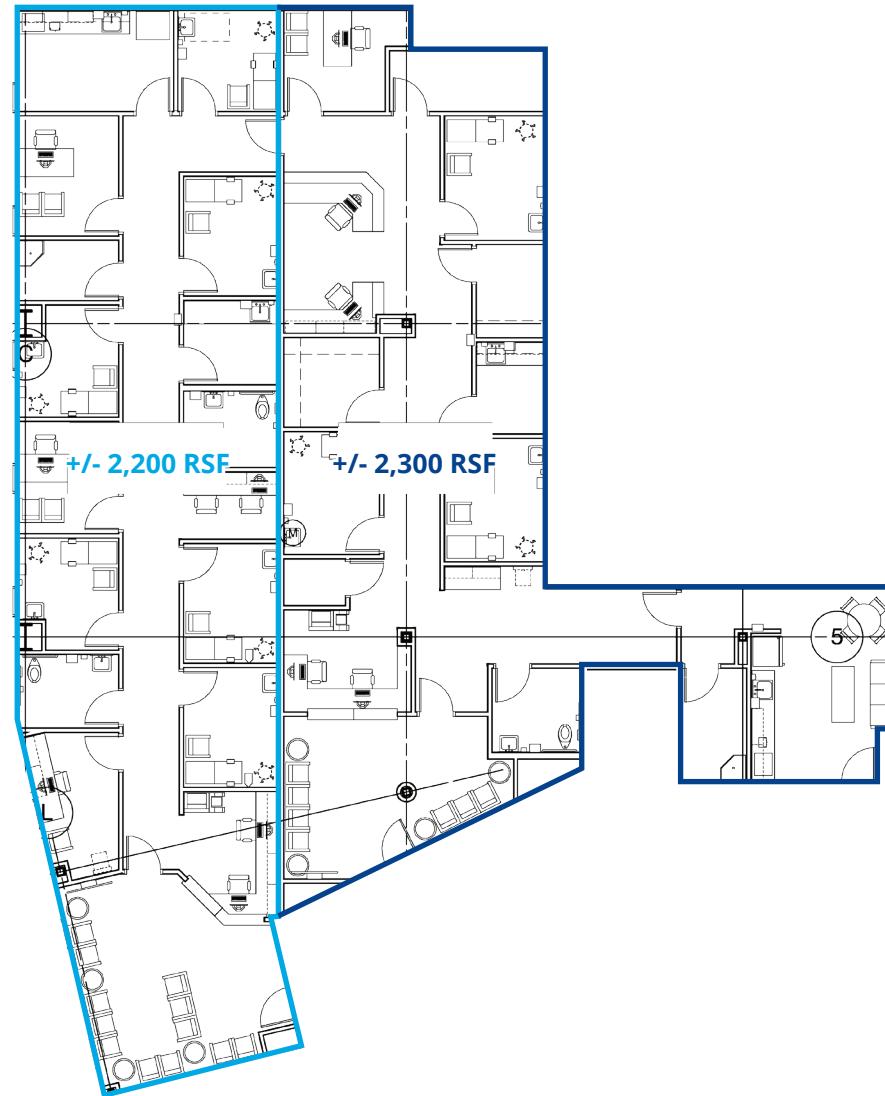


Suite 101 - Floor Plan

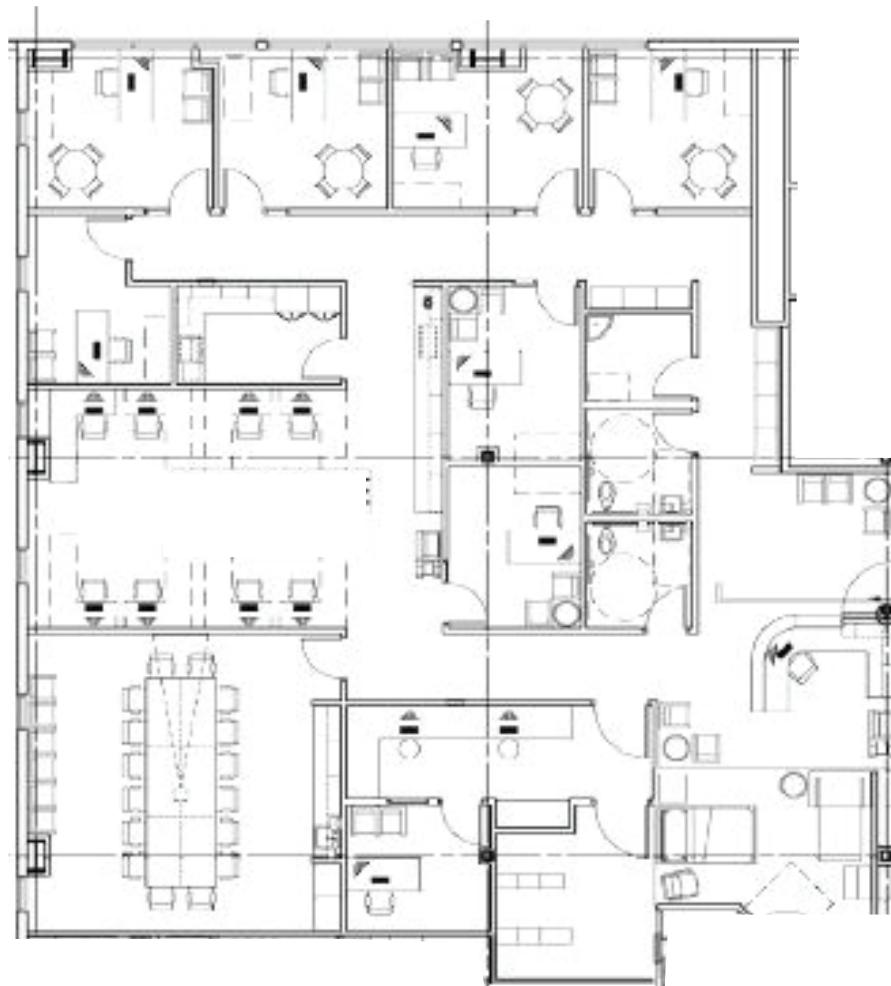


Suite 201 - Model Suite Floor Plan

Conceptual Layout



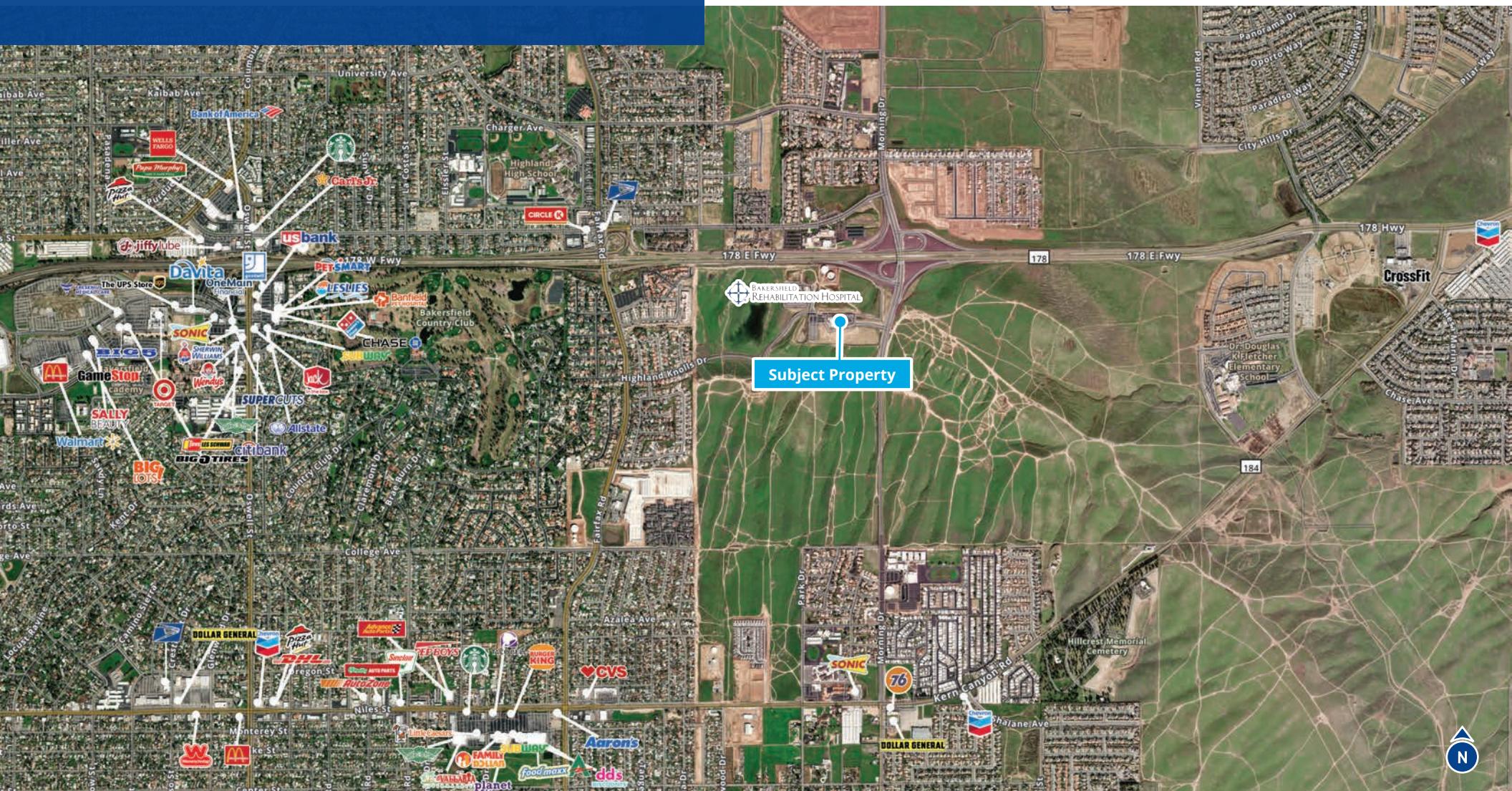
Suite 204 - Model Suite Floor Plan



Property Photos



Submarket Aerial



Contact Us:

David A. Williams, SIOR
 Senior Vice President | Principal
 License No. 00855489
 +1 661 631 3816
 david.a.williams@colliers.com

Jason Alexander
 Senior Vice President | Principal
 License No. 01360995
 +1 661 631 3818
 jason.alexander@colliers.com

Colliers International
 10000 Stockdale Hwy, Suite 102
 Bakersfield, CA 93311
 +1 661 631 3800
 www.colliers.com/bakersfield