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A photograph of the Rio Bravo Point Medical Campus building. The building is a modern, two-story structure with a mix of materials: a stone-clad section on the left, a large glass entrance, and a section with vertical wood slats. To the right is a long, single-story wing with a solid orange facade and a horizontal row of windows. A parking lot in the foreground contains several cars, including a silver SUV and a black sedan. The sky is clear and blue.

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

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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*** ± 5,717 SF (Sublease)
- **Suite 103**** ± 7,247 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

2nd Floor

- **Suite 201**** ± 4,587 SF
- **Suite 204*** ± 4,867 SF

Tenants:

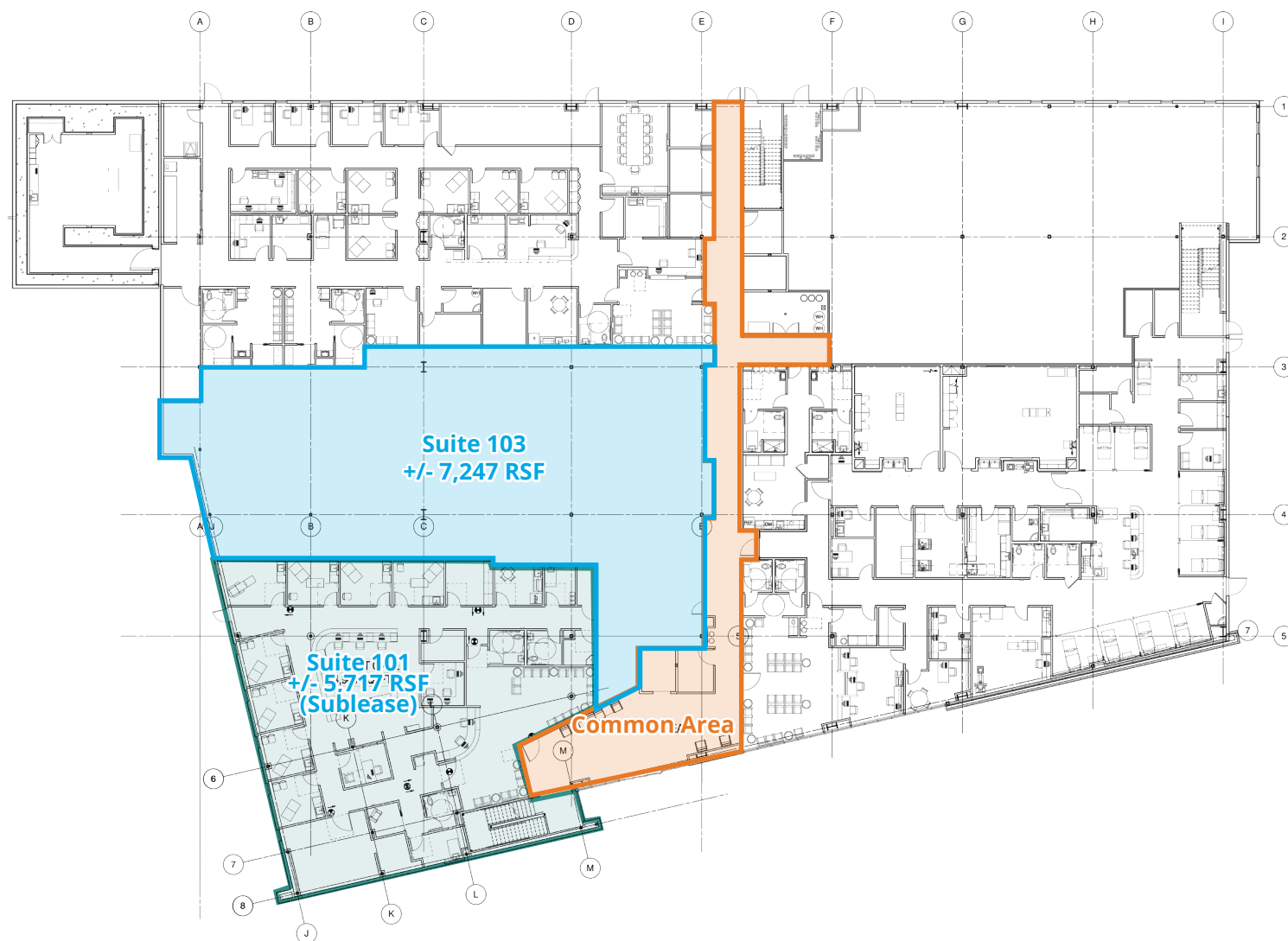


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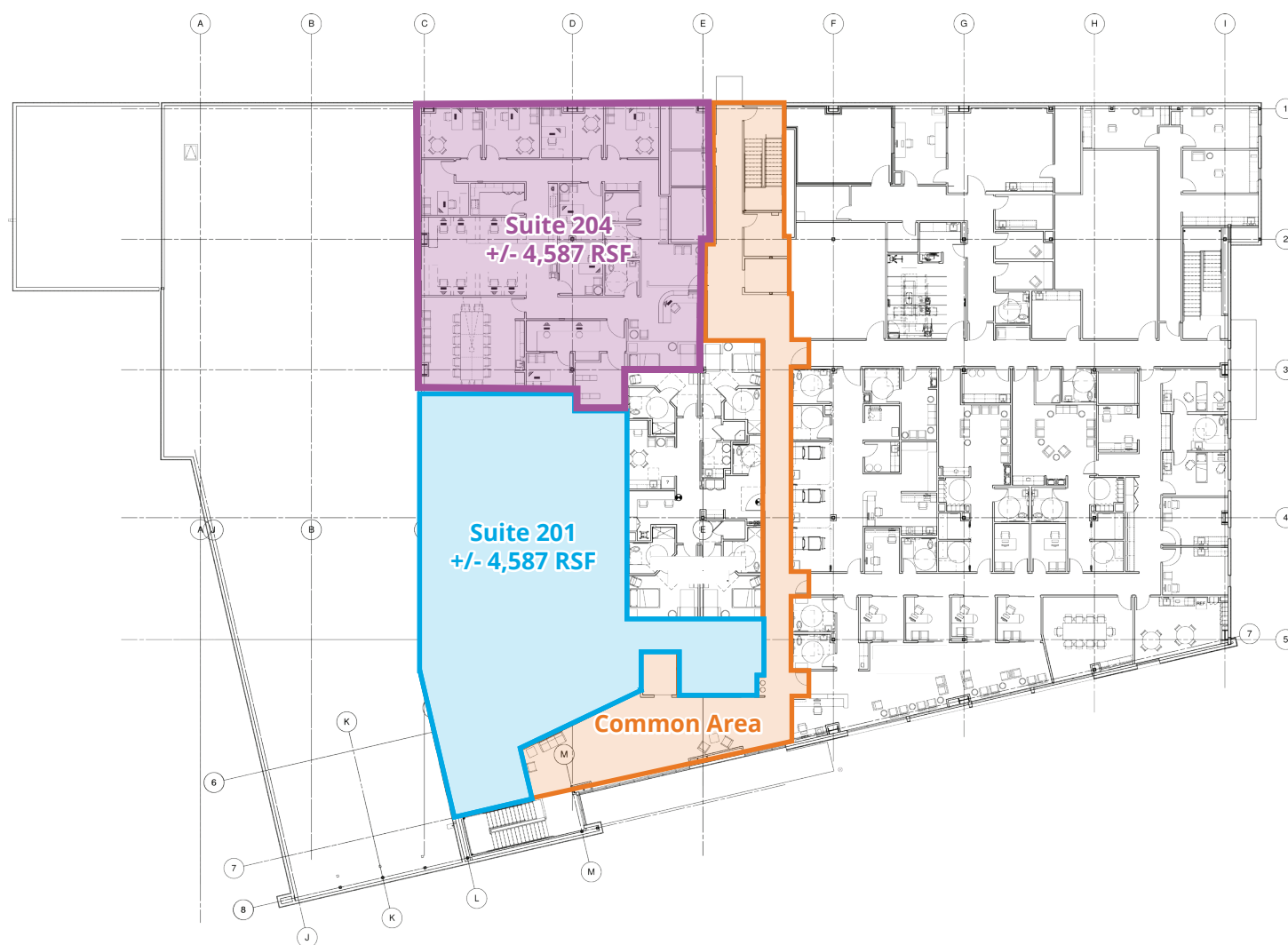
Property Highlights:

- 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

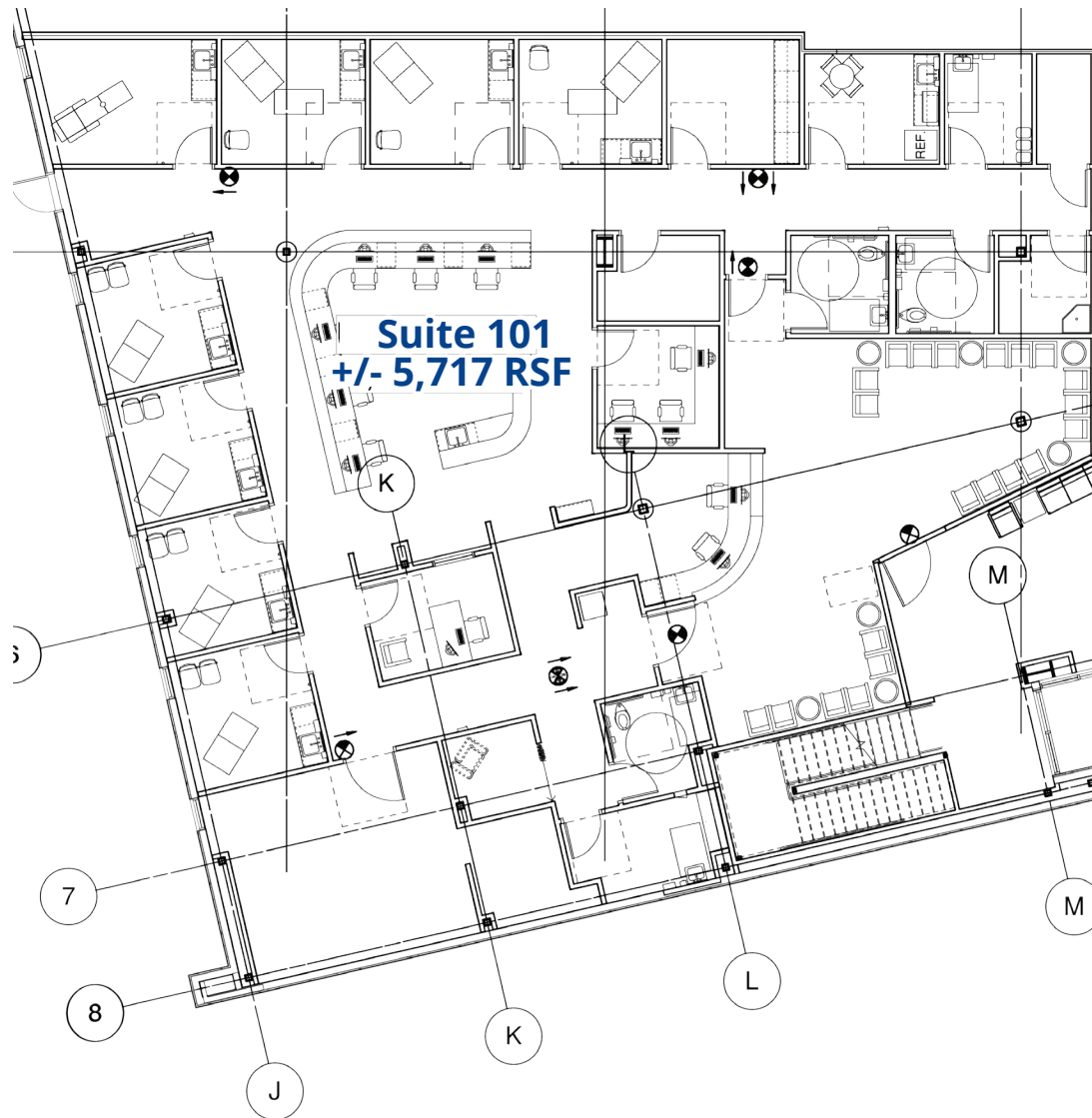
1st Floor Plan



2nd Floor Plan

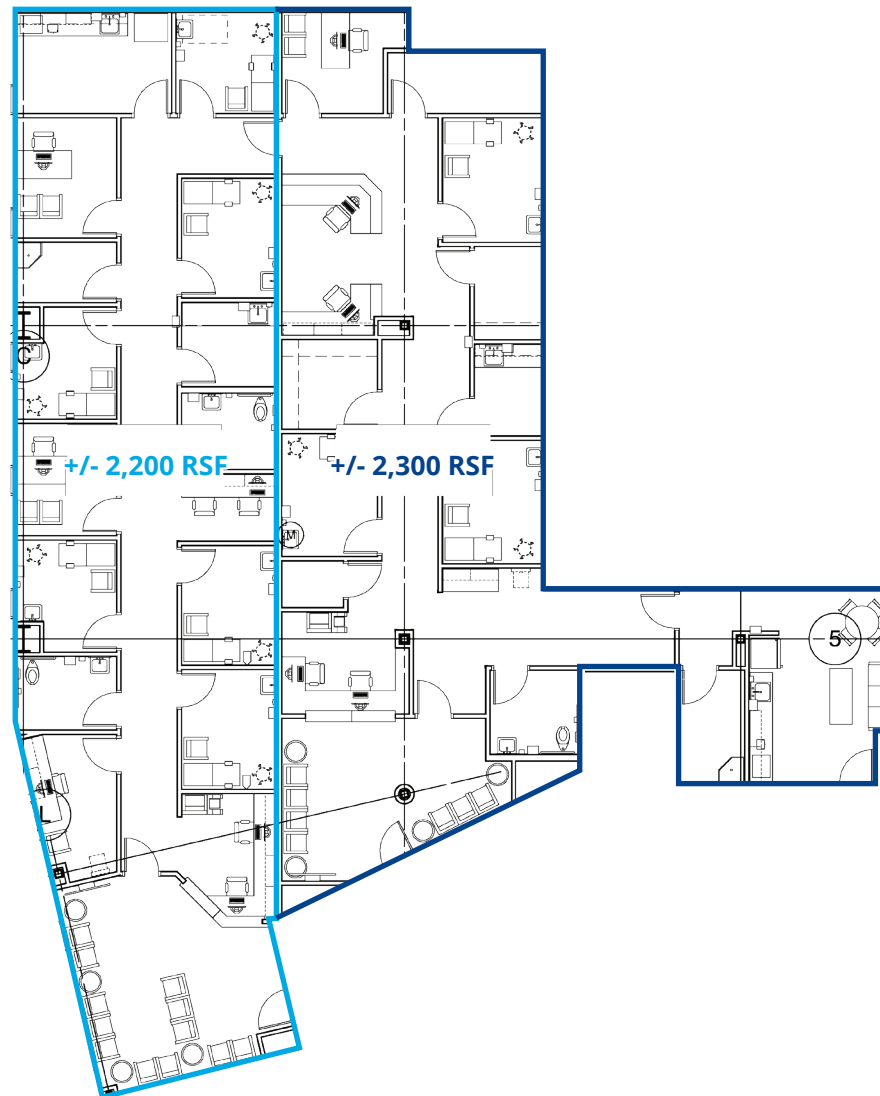


Suite 101 - Floor Plan

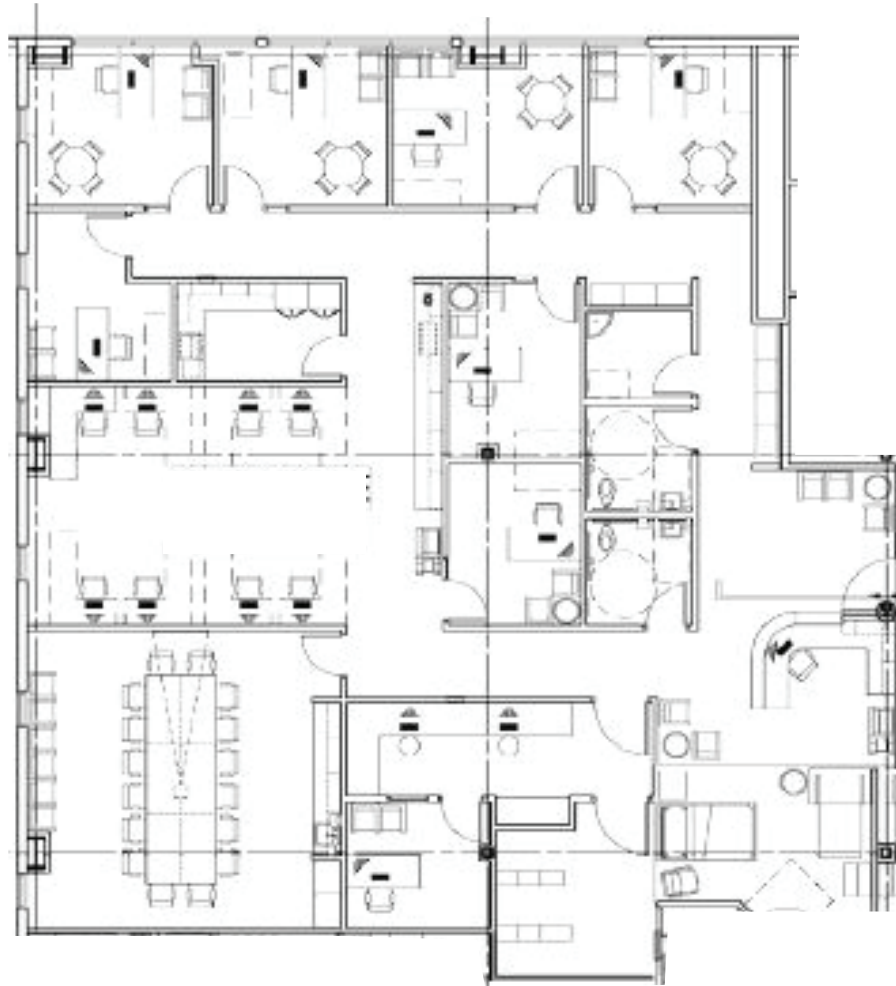


Suite 201 - Model Suite Floor Plan

Conceptual Layout



Suite 204 - Model Suite Floor Plan



Property Photos



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Submarket Aerial



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