

FOR LEASE

4550 California Avenue

CALIFORNIA  
CORPORATE CENTER

Bakersfield, CA

CLASS A OFFICE SPACE FOR LEASE  
\$1.65/RSF/Month Modified Gross  
(Excludes Utilities & Janitorial)



CUSHMAN &  
WAKEFIELD

## PROPERTY HIGHLIGHTS

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- 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: \$1.65/RSF/Month Modified Gross (Excludes Utilities & Janitorial)

## SUITES AVAILABLE

FIFTH FLOOR

SIXTH FLOOR

- Suite 500:  $\pm 22,359$  RSF
- Suite 600 :  $\pm 4,500$  RSF
- Suite 650:  $\pm 2,197$  RSF  
Can be divided to as little as  $\pm 800$  RSF



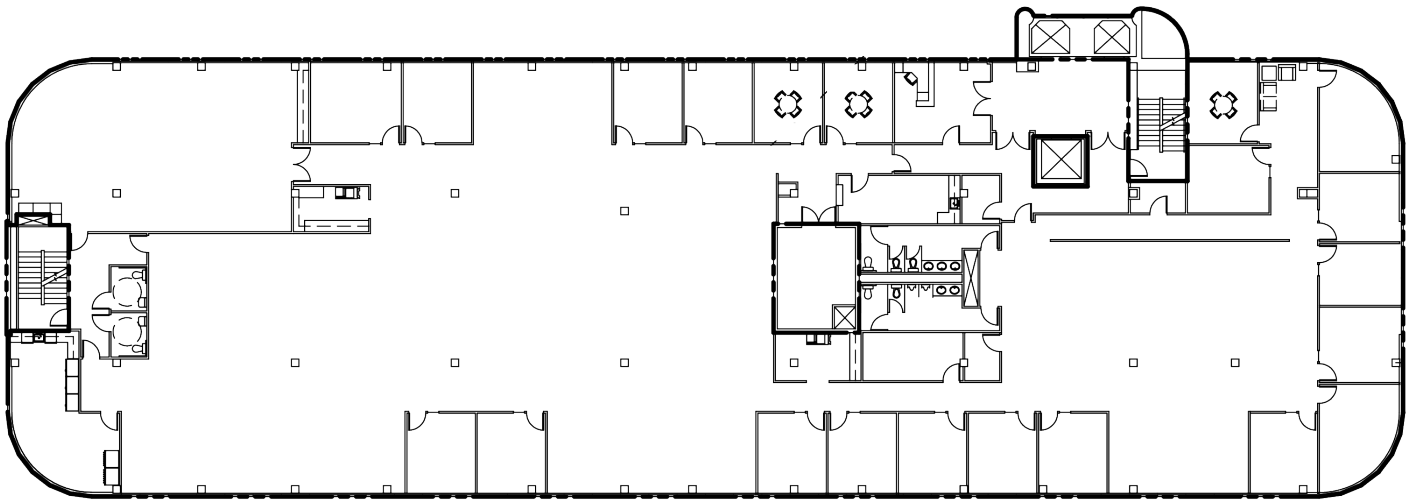
# FLOORPLANS

## FIFTH FLOOR

### Suite 500

±19,113 RSF

Can be divided to as little as ±800 RSF



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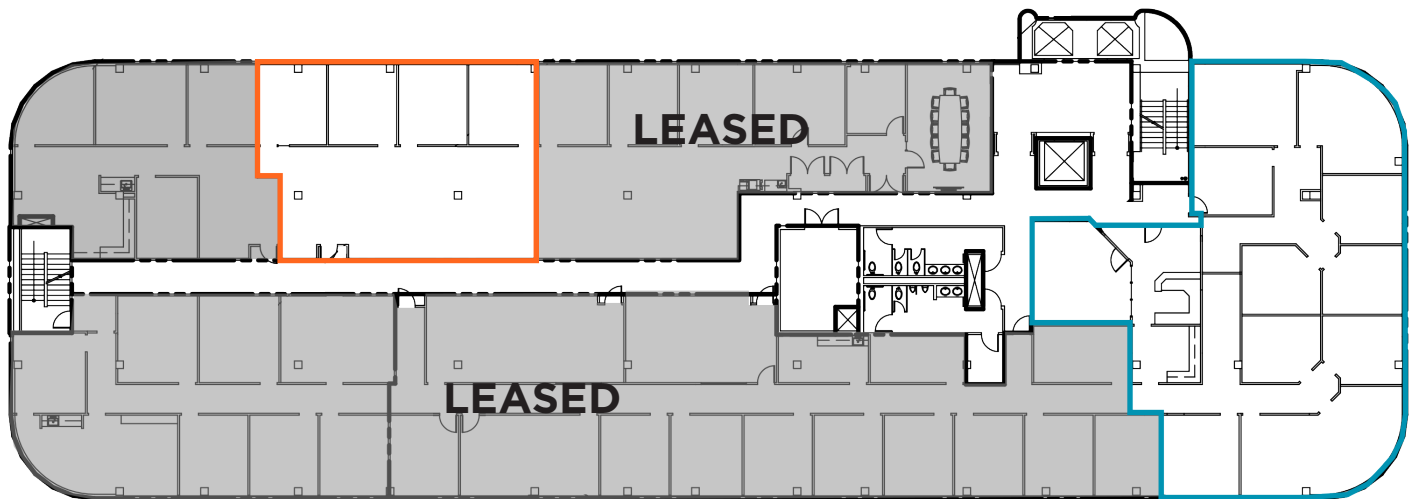
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Suite 1000  
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# FLOORPLANS

## SIXTH FLOOR

**Suite 650**  
±2,197 RSF  
Can be divided to as little as ±800 RSF

**Suite 600**  
±4,500 RSF  
Can be divided to as little as ±800 RSF



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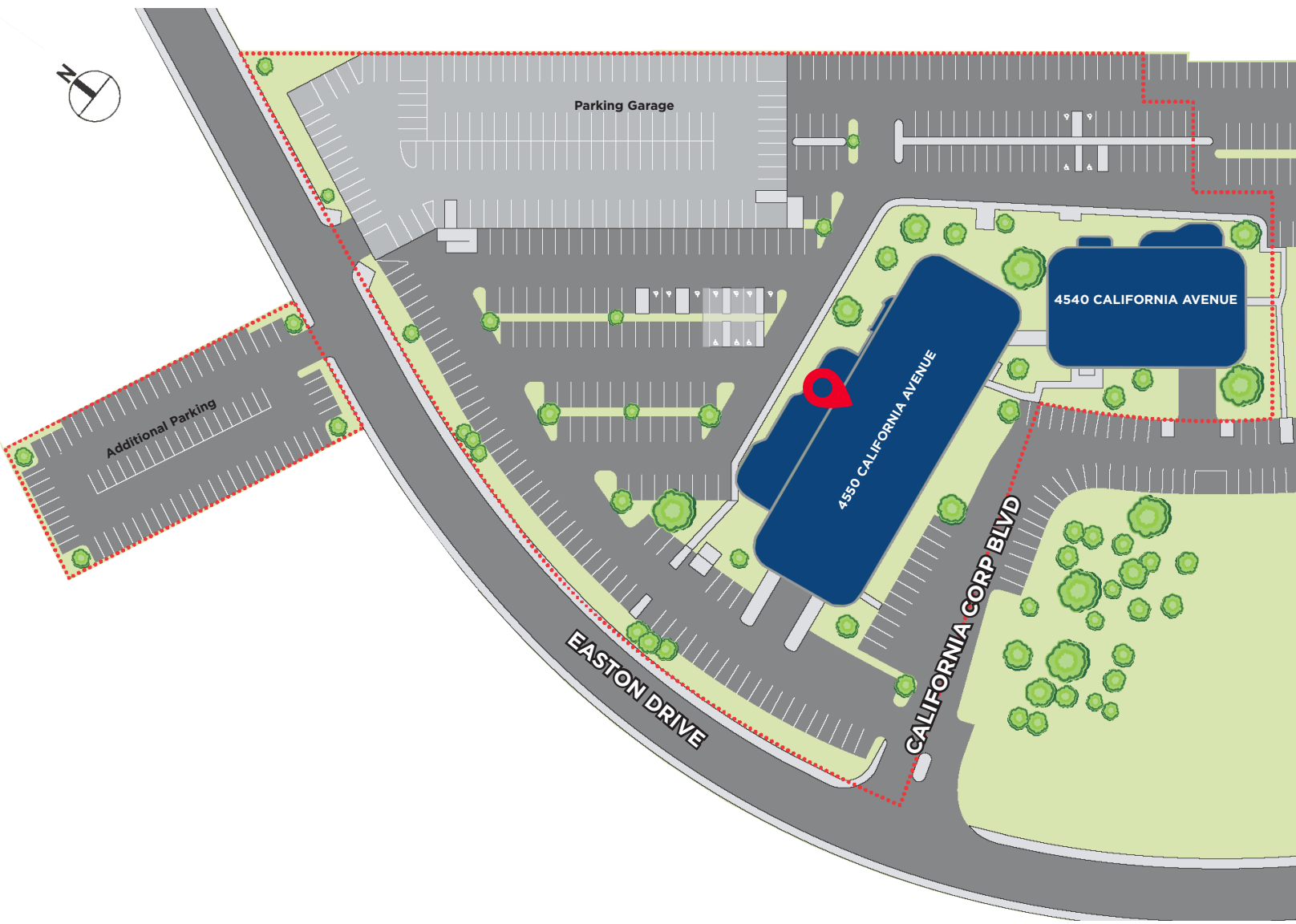
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# AERIAL MAPS



# SITE PLAN





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 **Sighty Health**

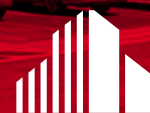
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