

The Colliers logo is located in the top right corner of the image. It consists of the word "Colliers" in a white serif font, centered within a blue rectangular box with a thin white border. Below the text, there are three horizontal bars in yellow, red, and blue from top to bottom.

Colliers

The background of the entire advertisement is a photograph of a modern, single-story medical office building. The building features a mix of white and light beige horizontal siding. Large black-framed glass windows and doors are prominent. A central entrance has a small overhang. To the left, a window is partially covered by a black and white striped awning. The address "11905" is visible on the white section of the building. The building is set on a concrete sidewalk with landscaped areas containing small shrubs and plants. A parking lot with green-painted lines is visible in the foreground. The sky is bright blue with scattered white clouds.

For Lease - Medical Office  
2,373-7,327 SF  
Model Suites Under Construction

11905 Bolthouse Drive | Bakersfield, CA

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## Property Information

**11905 Bolthouse Drive** is one of the newest professional and medical office developments within Bolthouse's prestigious Seven Oaks Business Park located in southwest Bakersfield. The project will consist of two - 9,700 square foot, single story, professional office and medical buildings.

The location of the project will provide close proximity to schools, new apartments, day care facilities, financial services, shopping, restaurants, fast food, banking, and other professional and medical users.

## Highlights:

- Medical office building
- Medical model suites under construction that will be ready to occupy.
- Building built in 2024
- Monument signage available
- Each suite individually metered for electricity and gas
- Convenient access from Seven Oaks and all prominent neighborhoods throughout the southwest
- In close proximity to schools, new apartments, day care facilities, financial services, shopping, restaurants, fast food, banking, and other professional and medical users

## Available:

### For Lease - Model Suites

- Suite 500: 2,521 SF
- Suite 600: 2,433 SF
- Suite 800: 2,373 SF

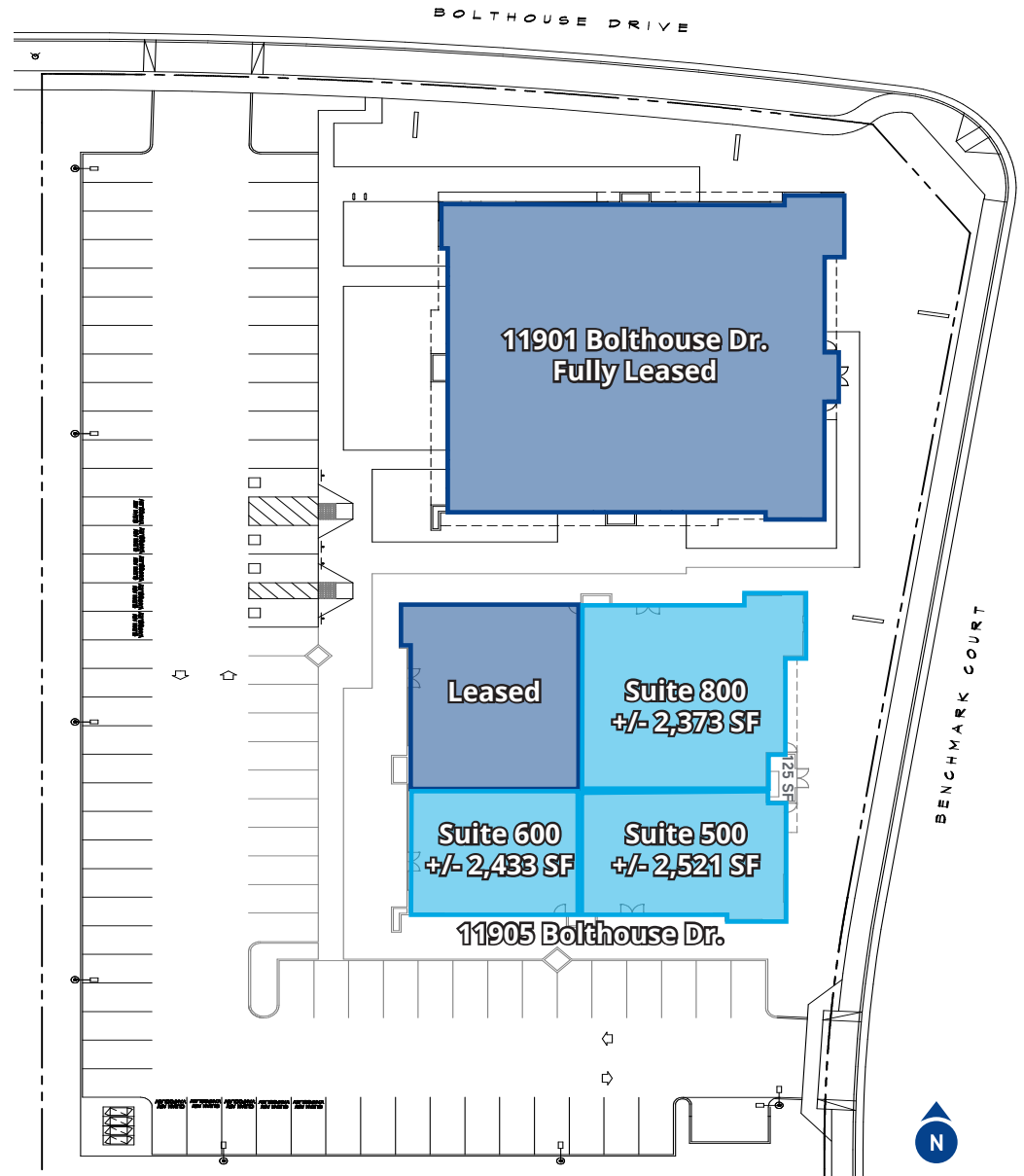
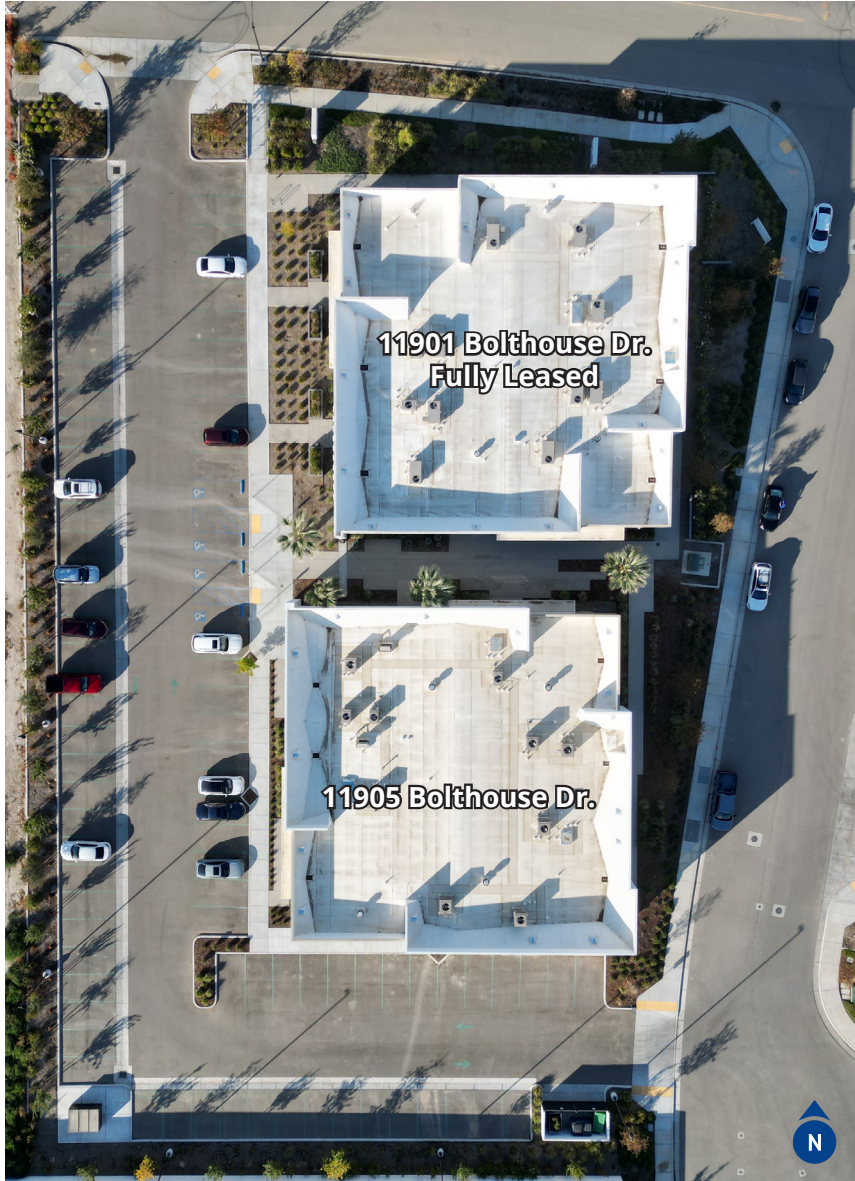
## Lease Rate:

**\$2.75/SF NNN**

*\*Suites 500-800 can be combined for +/- 7,327 SF*

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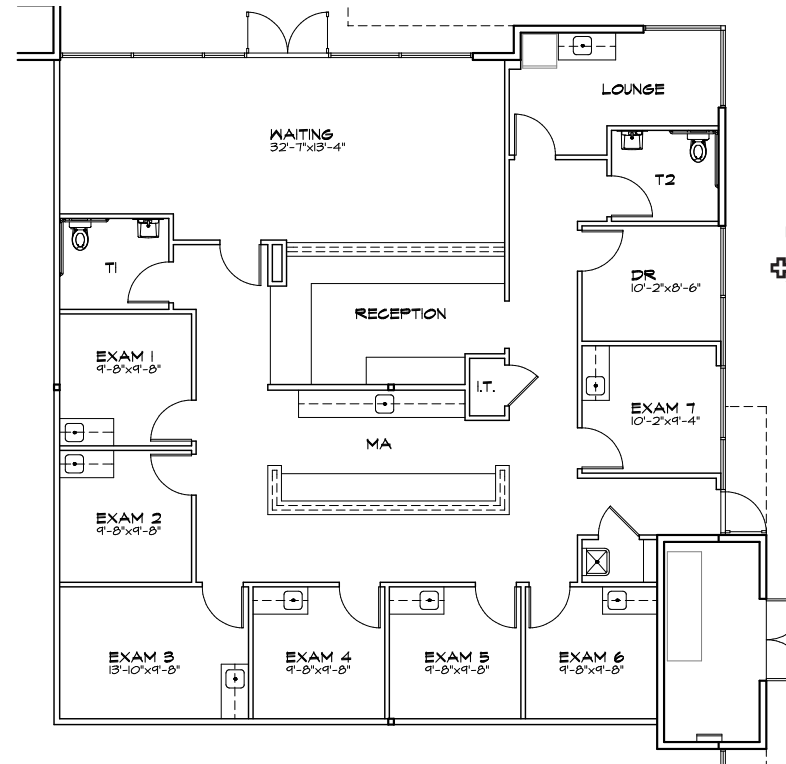
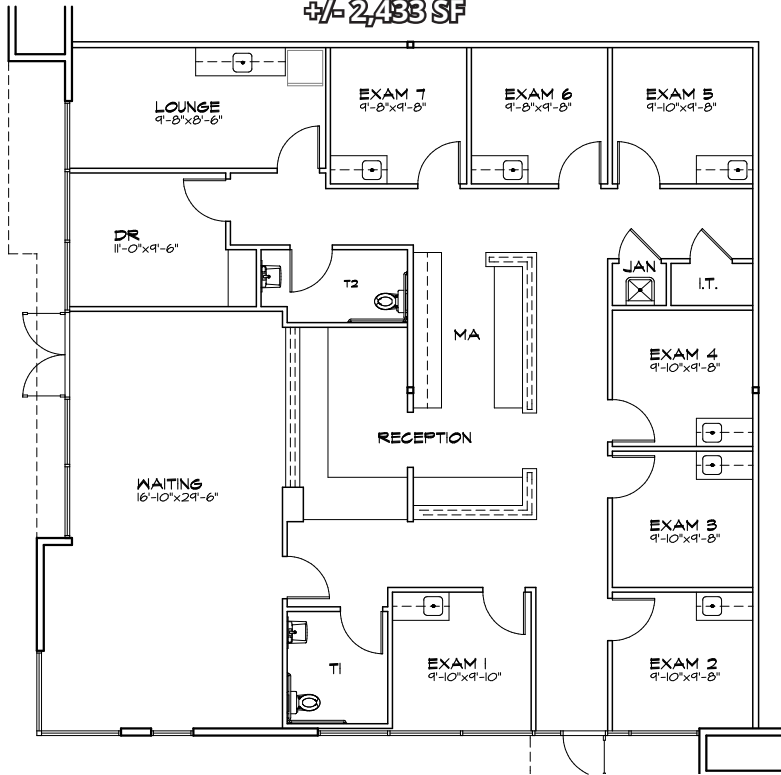
# Site Plan



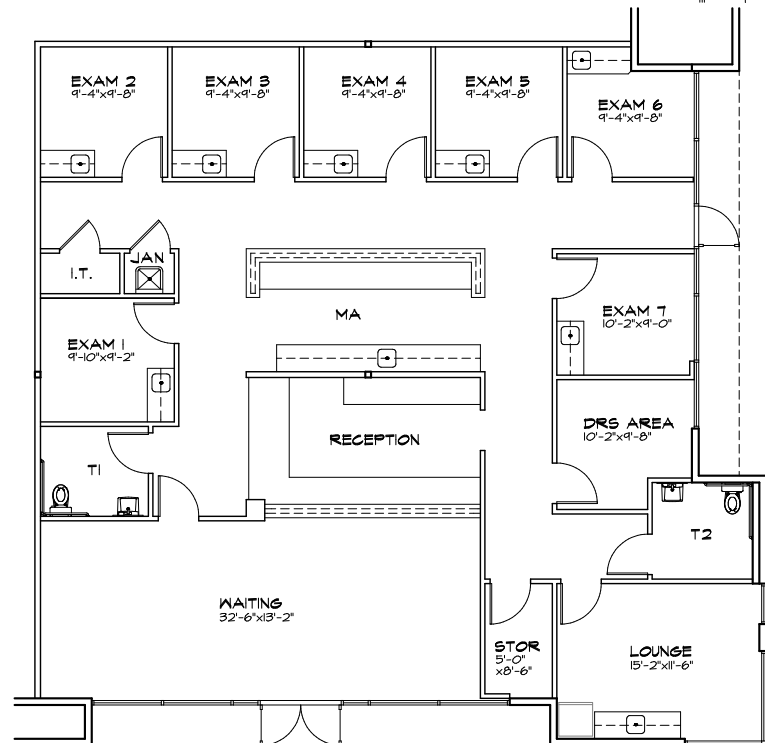


# Floor Plans

**Suite 600**  
+/- 2,433 SF



**Suite 800**  
+/- 2,373 SF



**Suite 500**  
+/- 2,521 SF

# Exterior Photos

11905 Bolthouse Dr.



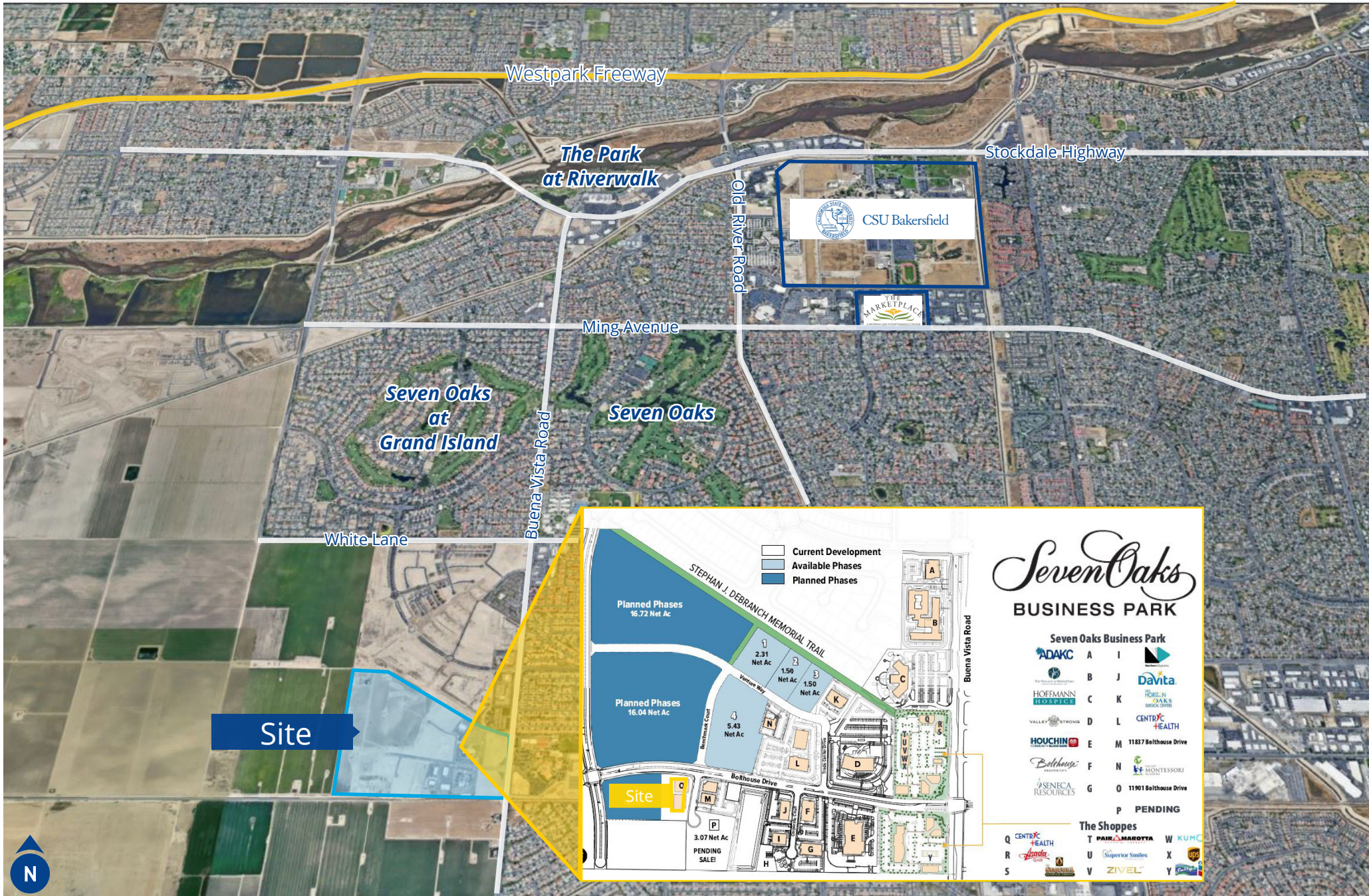


# Interior Photos

**\*Model Suite Photos of 11901 Bolthouse Dr**







## Seven Oaks BUSINESS PARK

### Seven Oaks Business Park

- ADAKC A I
- B J Davita
- HOFFMANN C K
- VALLEY D L
- HOUCHIN E M
- Seneca Resources F N
- G O
- P PENDING

### The Shoppes

- Q CENTRIC HEALTH
- R Superior Smiles
- S
- T PAIR MAROTTA
- U Superior Smiles
- V ZIVEL
- W KUMC
- X
- Y