

For Lease | +/- 4,000 to 8,600 SF

# New Office Space | Seven Oaks Business Park

4616 Benchmark Ct | Bakersfield, CA 93311



Colliers

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## Property Overview:

4616 Benchmark is a new +/- 8,600 square feet single story office building in the Seven Oaks Business Park. The building is ideally suited for 1 to 4 tenants.

## Master Planned Community:

Seven Oaks Business Park is a 276-acre master planned mixed-use commercial development. The master planned community caters to the needs of users in a live/work environment incorporating heavily landscaped open spaces and trails for the enjoyment of businesses and neighborhood pedestrian traffic.

Neighboring occupants within the Seven Oaks Business Park include S.C. Anderson Inc., Kern Schools Federal Credit Union, Houchin Community Blood Bank, Davita Dialysis, Hoffmann Hospice, Northern Digital, Village at Seven Oaks Assisted Living & Memory Care, Centric Health, Westcoast Eye Institute, Purpose Driven Home Health and Home Care, Coffee Bean & Tea, Starbucks, to name a few.

## Lease Price:

\$2.25/sf Modified Gross

## Tenant Improvements:

Negotiable

## Property Highlights:

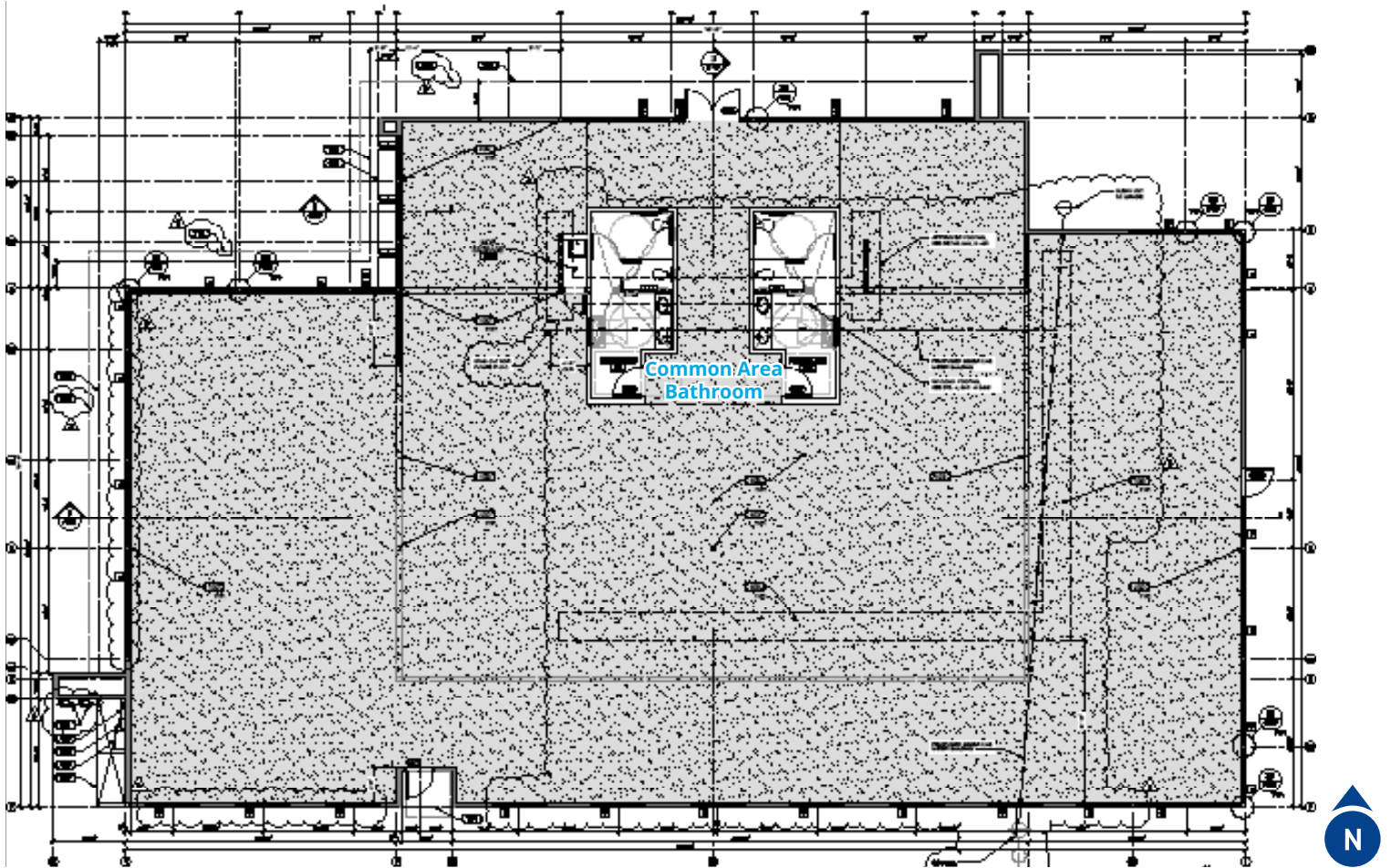
- Prime location within Seven Oaks Business Park.
- Building can accommodate professional or medical office.
- Separate metering for electrical.
- Ready for interior improvements.
- Common area restroom.

## Property Details:

<b>Address</b>	4616 Benchmark Ct Bakersfield, CA 93311
<b>Building Size</b>	+/- 8,600 square feet
<b>Lot Size</b>	+/- 1.01 acres
<b>Zoning</b>	WM-SU (West Ming Special Use Zone)
<b>Number of Floors</b>	One (1)



# Floor Plan



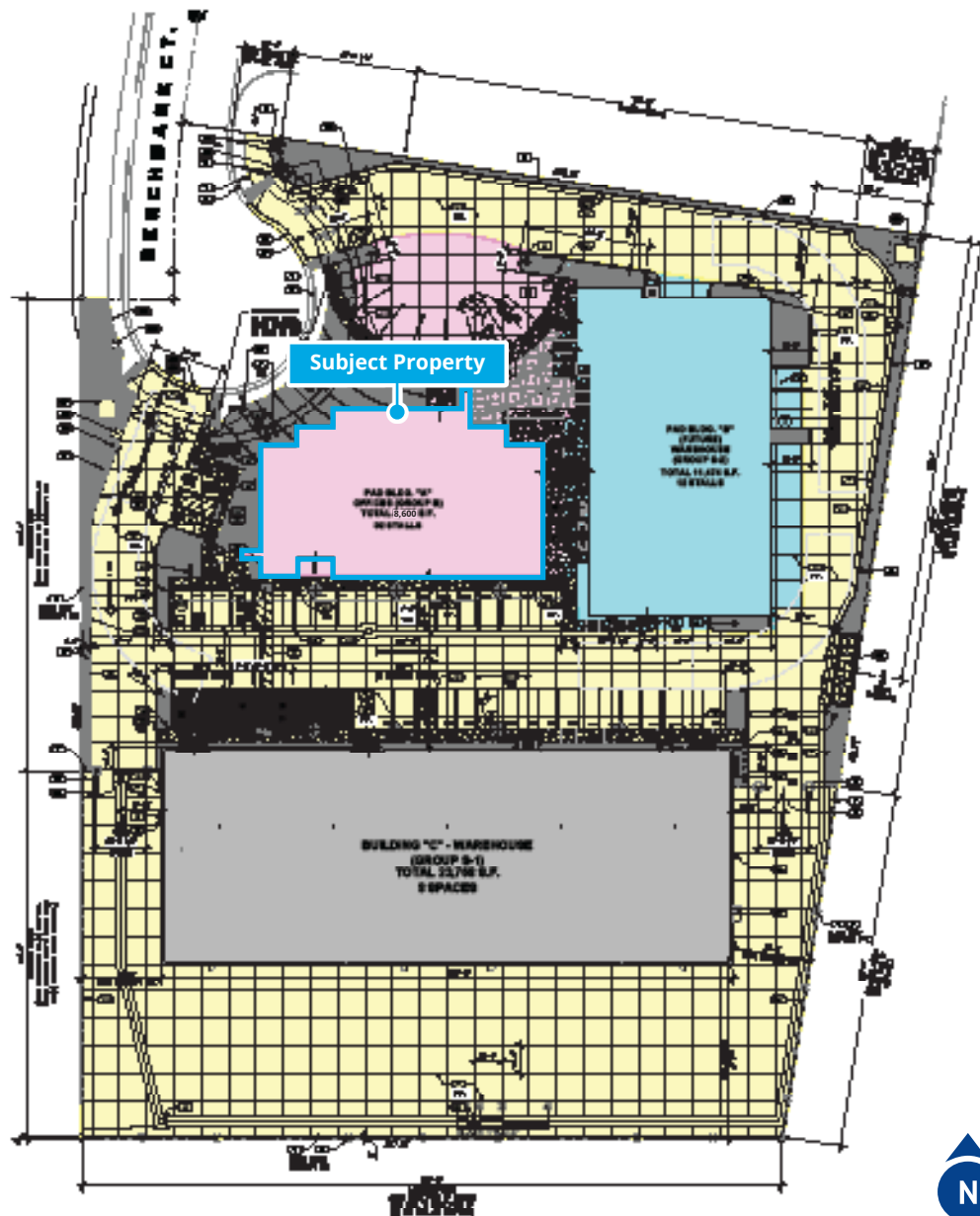
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# Site Plan



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# Aerial



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