

# Class A Medical Office Space

## AVAILABLE FOR LEASE

### Rio Bravo Point Medical Campus

4500 Morning Drive  
Bakersfield, CA 93306

Owned and Operated by



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**Mark J. Smith, SIOR** ▪ Principal ▪ 661 616 3561 ▪ [marks@asuassociates.com](mailto:marks@asuassociates.com) ▪ CA RE #00632003  
**Martin J. Starr** ▪ Principal ▪ 661 616 3567 ▪ [mjstarr@asuassociates.com](mailto:mjstarr@asuassociates.com) ▪ CA RE #01179469

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# A Leading Medical Office Landlord



The Rio Bravo Point Medical Campus was founded in 2015 with the goal of providing the most advanced cancer treatments to the underserved regions of Bakersfield and Kern County. On June 17, 2022, Montecito Medical, a renowned owner and manager of medical office properties throughout the United States, completed the acquisition of the Rio Bravo Cancer and Imaging Center in Northeast Bakersfield, California with G. L. Bruno Associates, a leading medical developer and contractor in the Central Valley of California.

## Tenants



### Property Details

- **Constructed** 2015
- **Building Size** 66,139 square feet
- **Parking** 5.2 stall per 1,000 SF
- **Zoning** C-O, Commercial and Professional Office

### Property Highlights:

- State-of-the-art comprehensive cancer and imaging center, urgent care, ambulatory surgery center, and private medical office campus in Northeast Bakersfield
- Building is equipped with high efficiency glass, insulation, roofing, and state-of-the-art VAV heating and cooling systems
- Existing suites and shell space for new construction with a range of available sizing
- Abundant parking
- Direct access to Highway 178, allowing for convenient access to all areas of Kern County
- Excellent synergy between the healthcare service providers within the project
- Elevator served and fire-sprinklered throughout

Source: Montecito Medical Real Estate: Press Release July 7, 2022



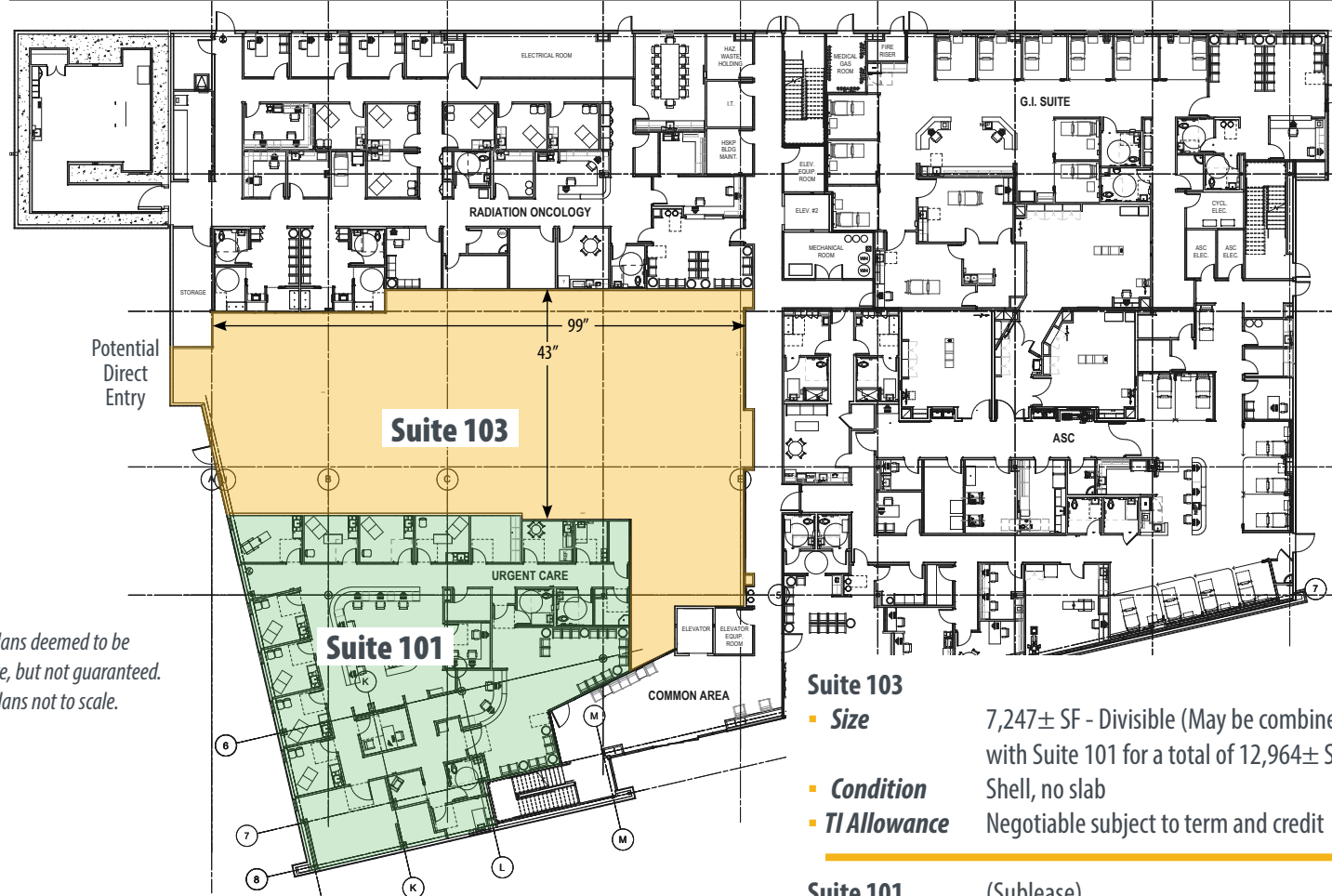
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## Ground Floor Availability & Floor Plan



*\*Plans deemed to be accurate, but not guaranteed. Plans not to scale.*

### Suite 103

- **Size** 7,247± SF - Divisible (May be combined with Suite 101 for a total of 12,964± SF)
- **Condition** Shell, no slab
- **TI Allowance** Negotiable subject to term and credit

### Suite 101

- **Size** (Sublease) 5,717± SF (May be combined with Suite 103 for a total of 12,964± SF)
- **Condition** Occupancy ready clinical space



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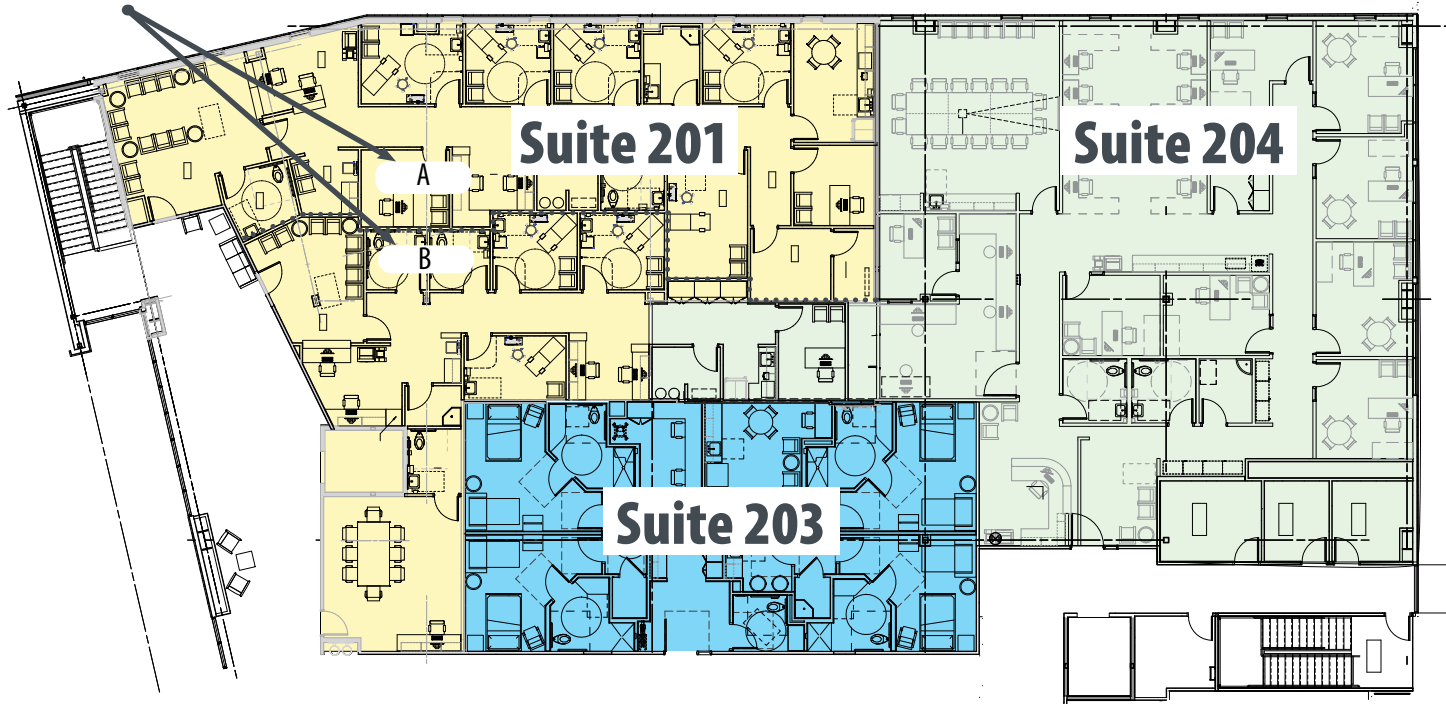


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## Second Floor Availability & Floor Plan

Conceptual  
Floor Plan



### Suite 201

- **Size** 4,587± SF - Divisible to 1,500± SF (May be combined with Suites 203 and 204 for a total of up to 11,766± SF)
- **Condition** Shell, concrete slab
- **TI Allowance** Negotiable subject to term and credit

### Suite 203

- **Size** (Sublease) 2,312± SF (May be combined with Suites 201 and 204 for a total of up to 11,766± SF)
- **Condition** Occupancy ready – furniture negotiable

### Suite 204

- **Size** (Sublease) 4,867± SF (May be combined with Suites 201 and 203 for a total of up to 11,766± SF)
- **Condition** Occupancy ready administrative office in pristine condition – Furniture negotiable

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## Aerial Map



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## Interior Photos



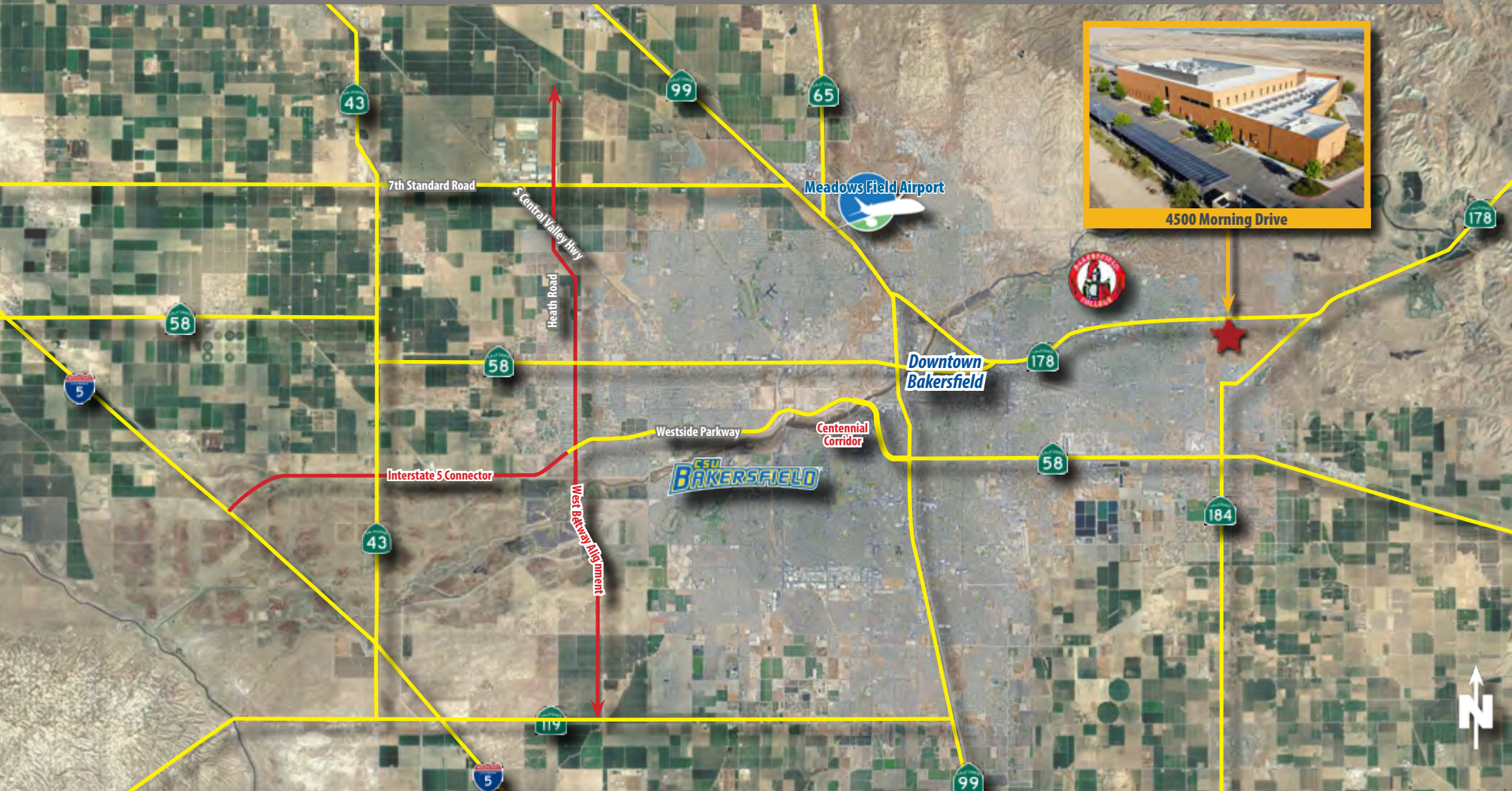
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## Kern County At A Glance

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#### LARGEST ECONOMY IN THE SAN JOAQUIN VALLEY

**#2** in Agricultural  
Production  
Nationwide



**#3** in Economic  
Diversity  
Nationwide

**#4** in STEM  
Jobs  
Nationwide

**OVER 50** MAJOR DISTRIBUTION  
CENTERS



#### THE ENERGY CAPITAL OF CALIFORNIA

Largest Provider of Oil & Renewable Energy in the State

**70%**



**60%**



**#1** Largest  
Wind Farm  
in the U.S.



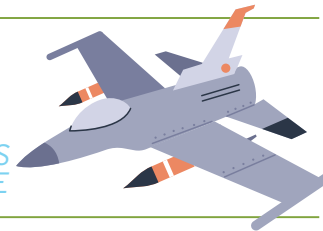
**2<sup>ND</sup>** Largest  
Solar Farm  
in the U.S.



**#7** Oil-Producing  
County in  
the Nation

**OVER 50** WORLD TECH  
"FIRSTS"

NAVAL AIR WEAPONS  
STATION CHINA LAKE



**1<sup>ST</sup>** COMMERCIAL SPACE  
PORT IN U.S.

MOJAVE AIR &  
SPACE PORT



**1<sup>ST</sup>** SPACE SHUTTLE  
LANDING

EDWARDS AIR  
FORCE BASE



KERN COUNTY, *California*. WHERE BUSINESS IS BOUNDLESS



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