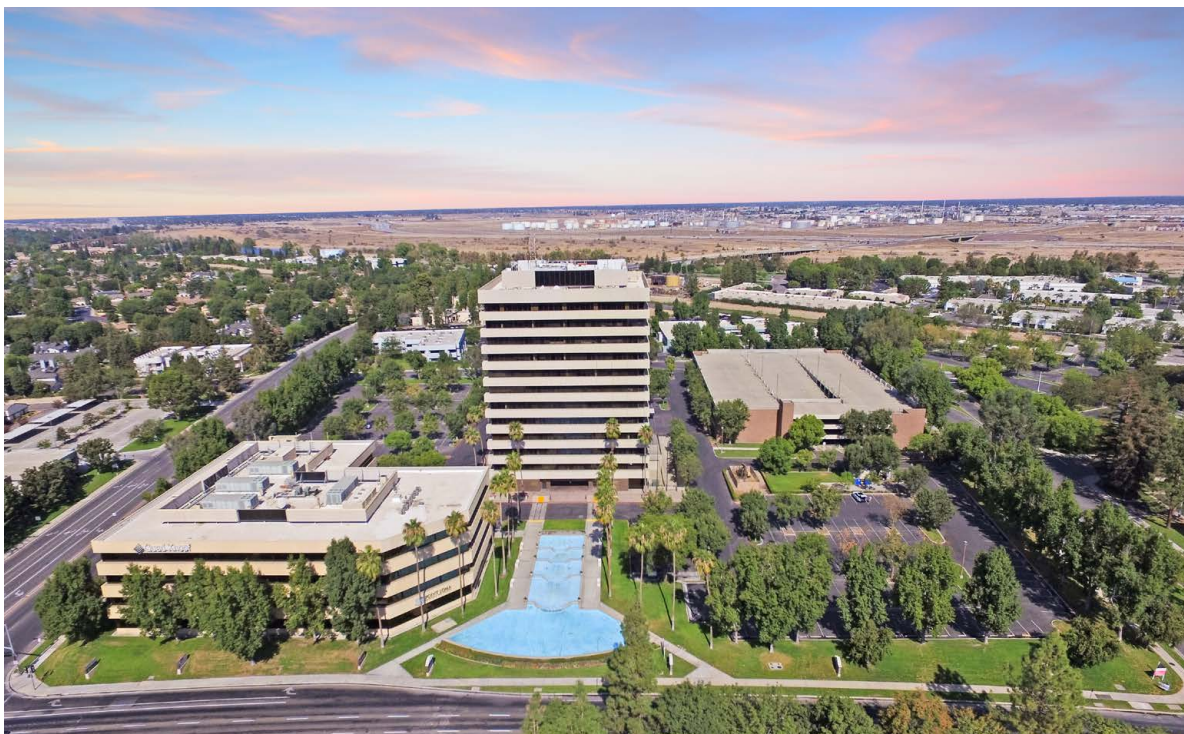

FOR LEASE



THE STOCKDALE TOWERS

5080 CALIFORNIA AVENUE
BAKERSFIELD, CA 93309



Property Highlights

- Common areas offer rich oak paneling & trim; granite & marble flooring; chandeliers & plush carpeting.
- Full fitness center available to all tenants with flat screen tv's; weight machines; treadmills; stationary bikes; free weights; marble men's & woman's locker/shower areas with oak lockers.
- Basement level truck dock for shipping & receiving
- Improvements Dependent on Term and Rate
- Monument Signage Available and possible building signage
- Ground floor Covenant Coffee Shop
- Credit Union, Bank, and Beauty Salon on Ground Floor

ASKING RENT

- \$1.85/RSF Modified Gross Excludes Utilities & Janitorial



GROUND FLOOR
COVENANT
COFFEE SHOP



ON-SITE FITNESS
CENTER FOR
TENANTS (FREE
MEMBERSHIP
AVAILABLE TO
TENANTS AND
EMPLOYEES)



GROUND FLOOR
BANK & CREDIT
UNION



4-LEVEL
PARKING
GARAGE
LOCATED
ADJACENT
TO THE
BUILDING FOR
TENANTS USE



NICHE BEAUTY
LOUNGE

CITY VIEW
SALON

JOSIE WHEELER
WAX STUDIO

DYE VIVID A CDB
CONCIERGE
SALON CONCEPT

THE STRAND



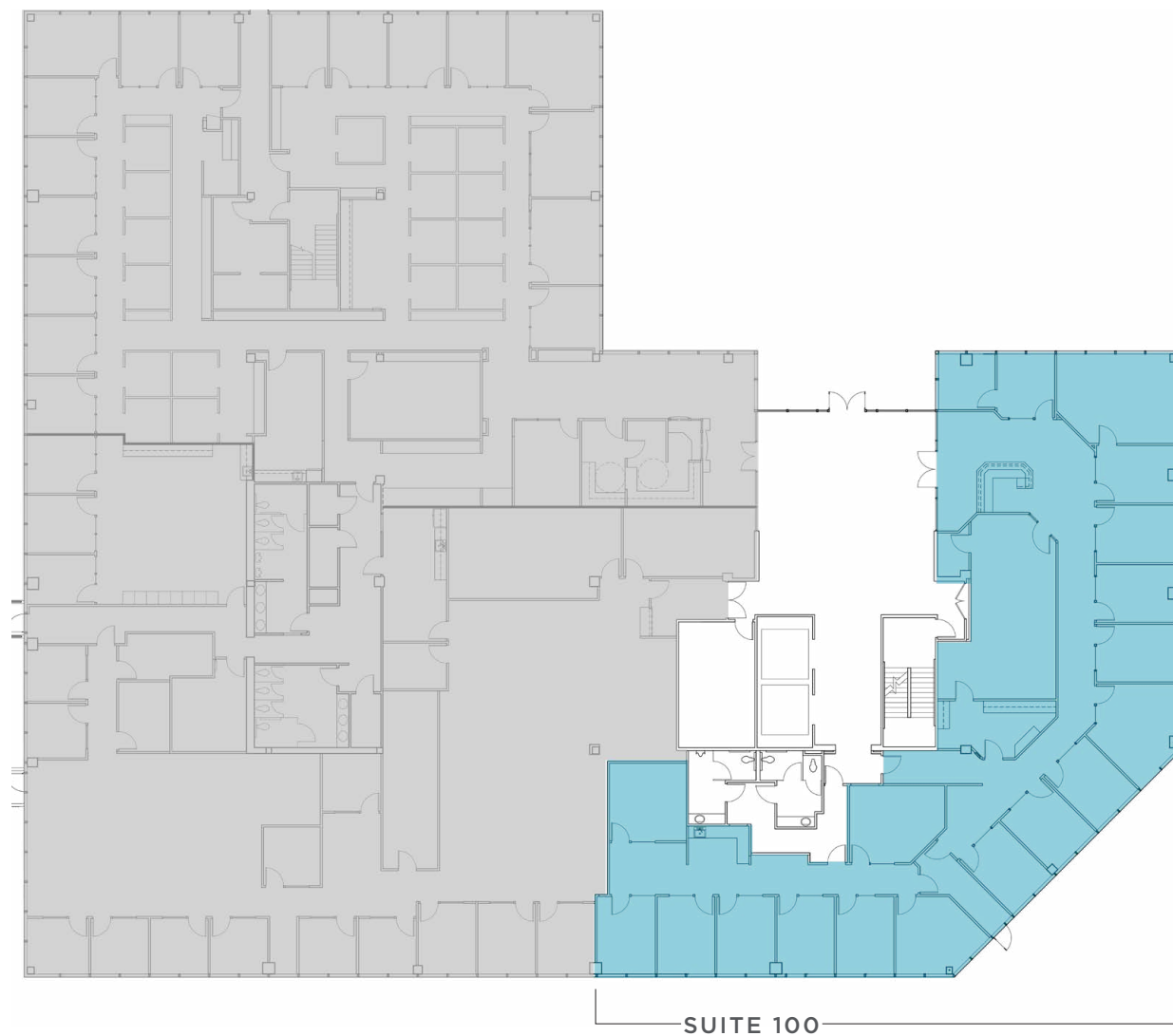
5080 CALIFORNIA AVENUE
AVAILABLE SUITES

First Floor	Suite 100	5,774 RSF
Third Floor	Suite 340	±1,904 RSF
Fourth Floor	Suite 430	±3,830 RSF - divisible to ±1,042 RSF, ±1,491 RSF, and ±1,297 RSF
	Suite 460	±1,082 RSF



21,845 RSF

1st Floor

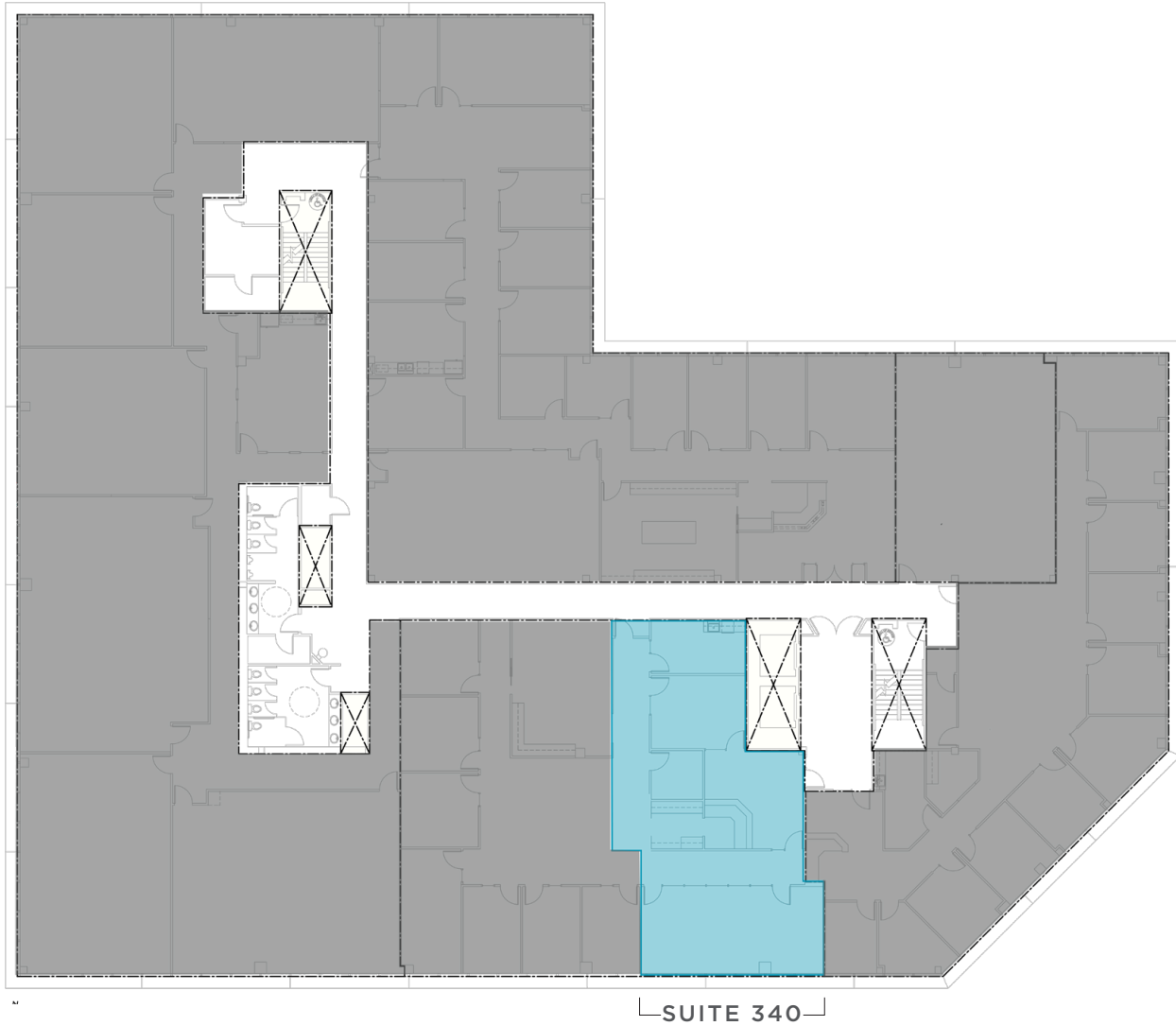


1ST FLOOR AVAILABLE SUITES:

- Suite 100 : ±5,774 RSF

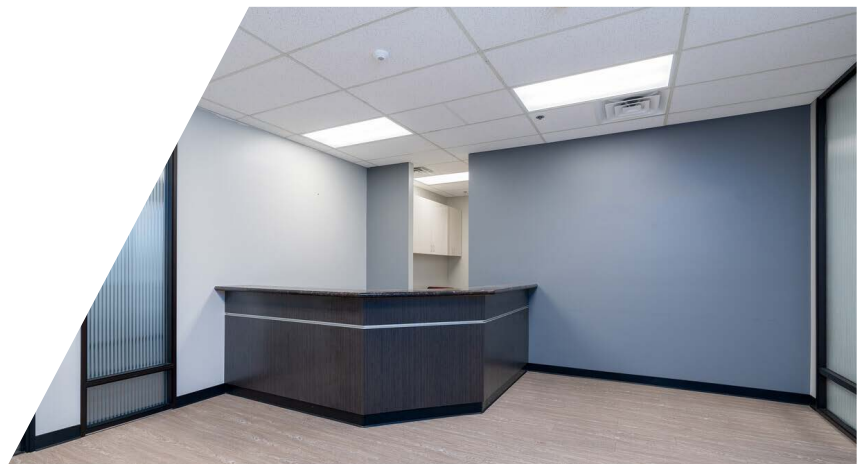
21,845 RSF

3rd Floor



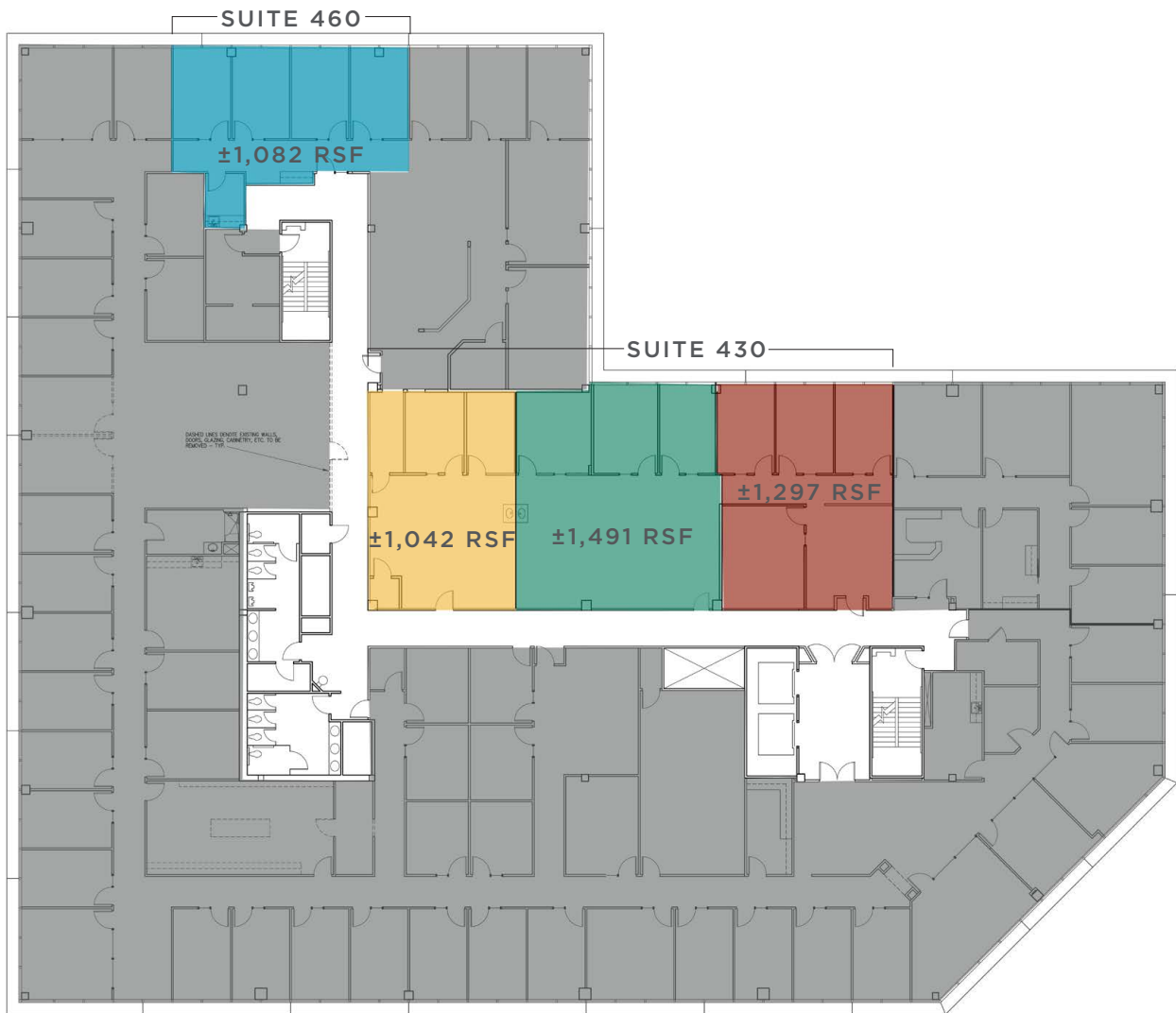
3RD FLOOR AVAILABLE SUITES:

- Suite 340 : ±1,904 RSF



21,763 RSF

4th Floor



4TH FLOOR AVAILABLE SUITES:

- **Suite 430:** $\pm 3,830$ RSF
Divisible to: $\pm 1,042$ RSF, $\pm 1,491$ RSF, and $\pm 1,297$ RSF
- **Suite 460:** $\pm 1,082$ RSF



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