

AVAILABLE

FOR LEASE

5101

Office Park Drive

Bakersfield, CA

Property Highlights

- Approximately 13,100 SF of Second Floor Office Space - Elevator Served
- Division of space will be considered for smaller occupants - as low as +/- 3,000 SF
- Abundant on site surface parking and in a separate lot across the street - approximate ratio of 5.3 stalls per 1,000 SF
- Convenient access from Truxtun Avenue and the Westside Parkway
- Professional and safe office area with medical and general office neighbors



The information contained herein may have been obtained from sources other than ASU Commercial. We have not verified such information and make no guarantees, warranties or representations about such information. It is your responsibility to independently confirm its accuracy and completeness prior to purchasing/leasing the property.

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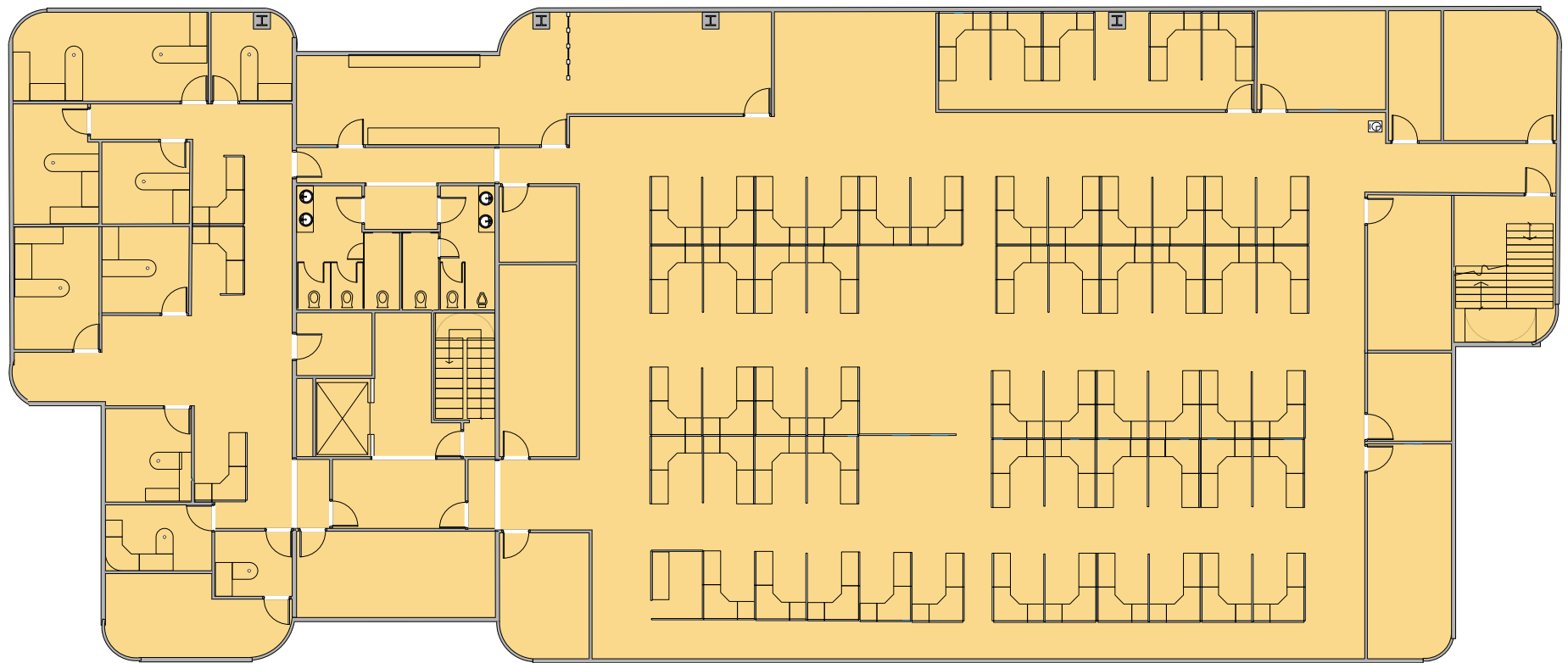
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Availability & Floor Plans

Property Details

- **Available Space** Suite 200 - Approximately 13,100 SF
- **Rental Rate** \$1.75 PSF, modified gross
- Division of space will be considered for smaller occupants (3,000± SF and 10,100± SF. See next page Conceptual Division of Second Floor)
- Tenant improvements are negotiable subject to lease term and credit
- Existing furniture available for use



- Plans are deemed reliable, but configuration not guaranteed.
- Floor Plan with data & voice placement available upon request.

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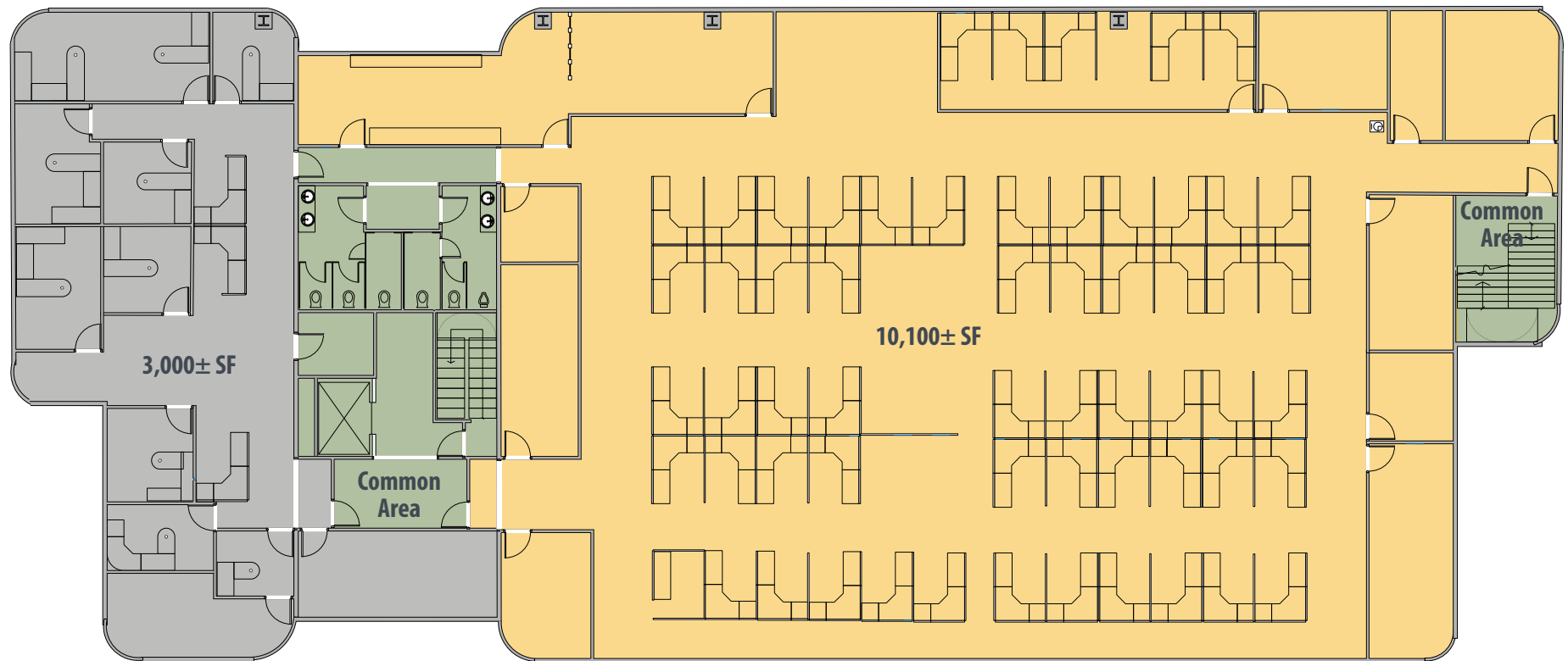
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Conceptual Division of Second Floor



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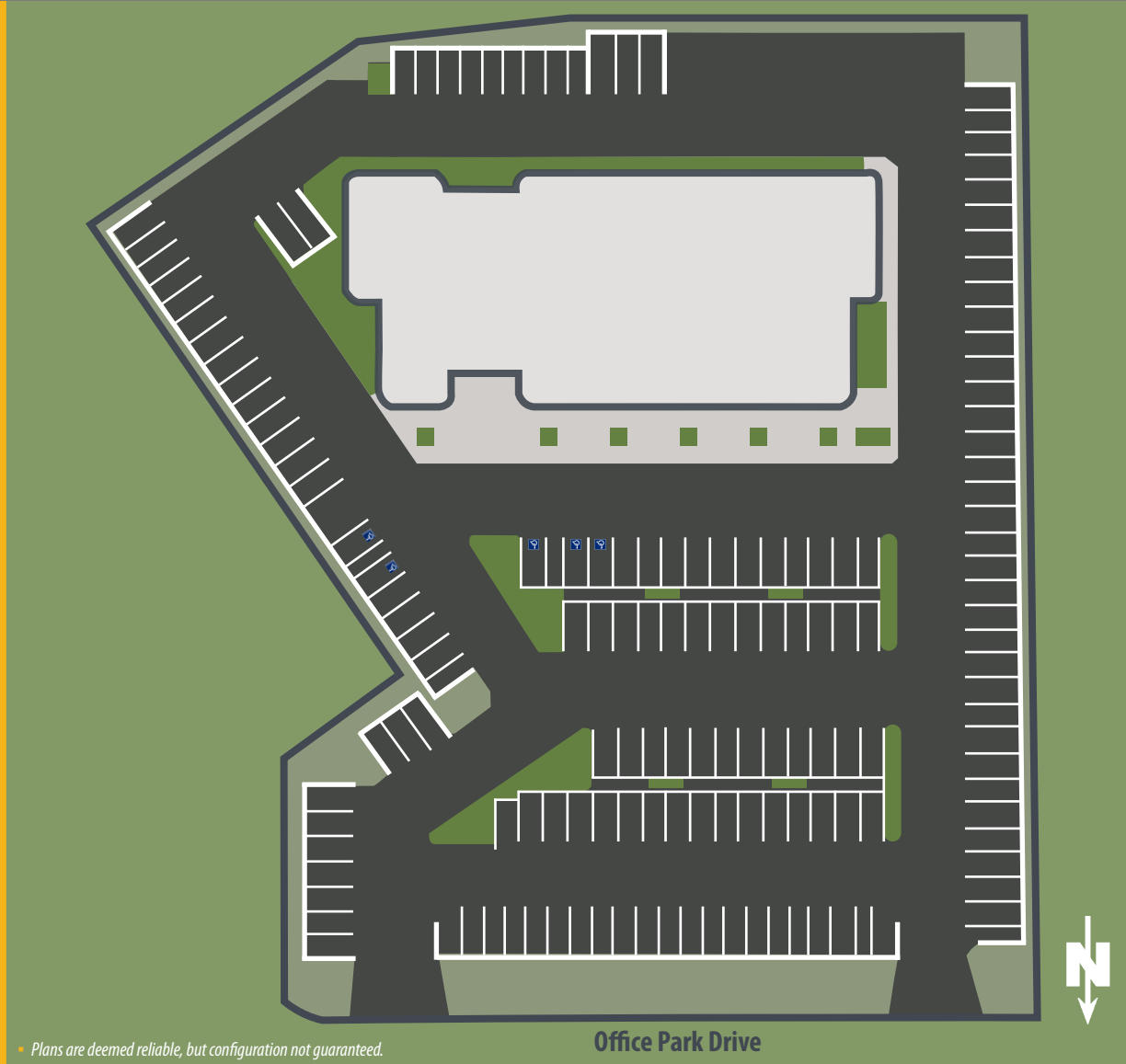


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Site Plan

Well located general office space available for lease in the Southwest Bakersfield office submarket. The second floor of 5101 Office Park Drive, consisting of approximately 13,100 square feet, can accommodate near immediate occupancy. The full floor availability features a mix of private and open office areas with elevator access and a secured/ controlled office environment. The building offers substantial parking and convenient access from Truxtun Avenue and the Westside Parkway.



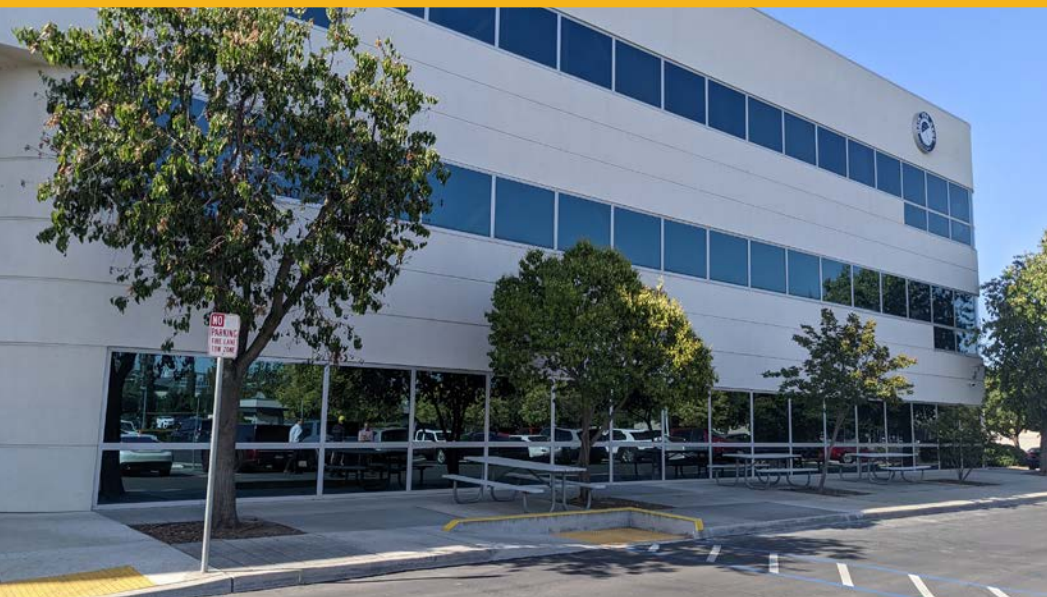
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Exterior Photos



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Interior Photos



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Additional Parking Lot Across Street



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Aerial Map



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