



For Lease | River Walk Corporate Center

# Professional Class A Office Building

11109 River Run Blvd | Bakersfield, CA





## Property Overview:

11109 River Run is a two-story 27,490 square foot Class A professional office building located in the Riverwalk Corporate Center in the University Office Center, Bakersfield's most sought after submarkets. This uniquely designed building is just steps away from restaurants, shops, entertainment, and other professional office users. Some neighboring tenants include: Castle & Cooke, Berry Petroleum, S.C. Anderson, Ticor Title Company, Energy One Federal Credit Union, Panera Bread, BevMo, PF Changs, Sprouts, Yard House, BJ's Brewery, Target, University of LaVerne to name a few.

## Lease Rate:

\$1.95/SF, NNN

Tenant Improvements: Negotiable

## Available:

Suite 100: ± 2,547 USF/2,930 RSF

## Property Highlights:

- Rare ground floor space available with limited like-kind product available
- Excellent Southwest location near the intersection of Stockdale Hwy. & Buena Vista Road
- Convenient access to Westside Parkway
- Abundant parking with more than 4/1,000 ratio
- Monument signage available
- Lot Size: 1.79 Acres

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**Sewer**  
City of Bakersfield



**Water**  
California Water  
Service

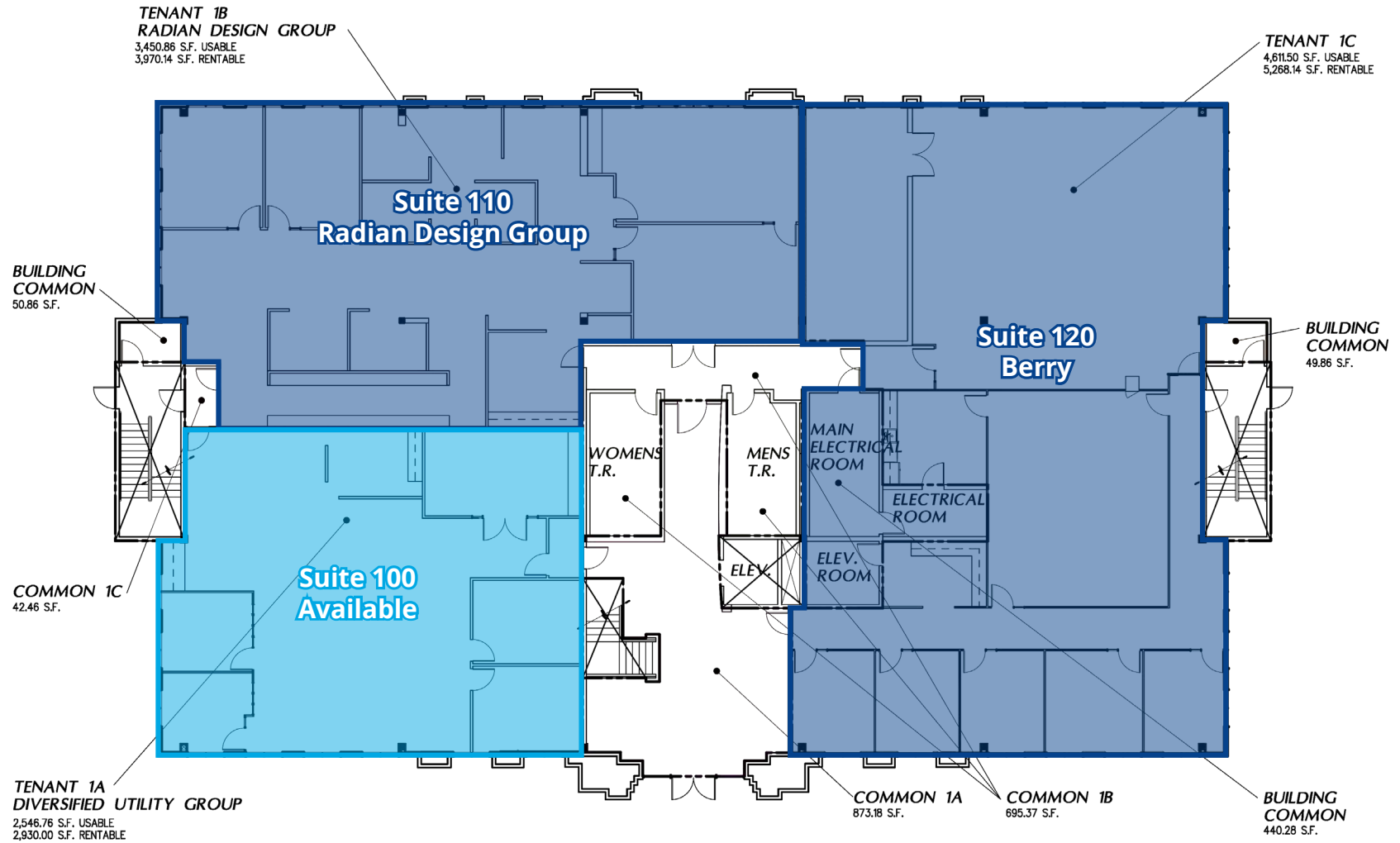


**Electric**  
Pacific Gas &  
Electric Company



**Gas**  
Pacific Gas &  
Electric Company

# Floor Plan - 1st Floor



# Site Plan



## Project Summary:

Land Area = 1.79 AC  
Building S.F. = 27,490 S.F.  
Parking Required (1/230) = 119.5 Stalls  
Parking Provided = 120 Stalls  
(5 ADA stalls required)

# Aerial



## Contact Us:

**David A. Willilams, SIOR**  
Senior Vice President | Principal  
License No. 00855489  
+1 661 631 3816  
david.a.williams@colliers.com

**Colliers International**  
10000 Stockdale Hwy, Suite 102  
Bakersfield, CA 93311  
+1 661 631 3800  
www.colliers.com/bakersfield

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