

For Lease | 934 RSF to 27,686 RSF

Professional Class A Office The Atrium

5001 E. Commercenter Dr. | Bakersfield, CA

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Property Details:

5001 E. Commercenter Drive is a Class A office building located in Southwest Bakersfield in the California Avenue business corridor. Building has open-air atrium with multi-level landscaping and beautiful fountain. Energy efficient construction, underground secured parking, common conference room and two glass elevators overlooking the atrium garden.

Highlights:

- Prominent ground floor space available near entrance of building
- Class A office building
- Top of building signage with lease of suite 300
- Monument signage available
- Signature building
- Subterranean secured parking
- Three story lusciously landscaped atrium
- Two (2) elevators
- Natural light
- Extensive interior/exterior window line

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Lease Rate and Tenant Improvements - Price Reduced!

Ground Floor:	Suite 140	5,000 rsf
Second Floor:	Suite 215	2,226 rsf
	Suite 220	1,802 rsf
	Suite 247	934 rsf
	Suite 250	1,636 rsf
	Suite 260	1,063 rsf
Third Floor:	Suite 300*	14,372 rsf
	Suite 350*	13,314 rsf

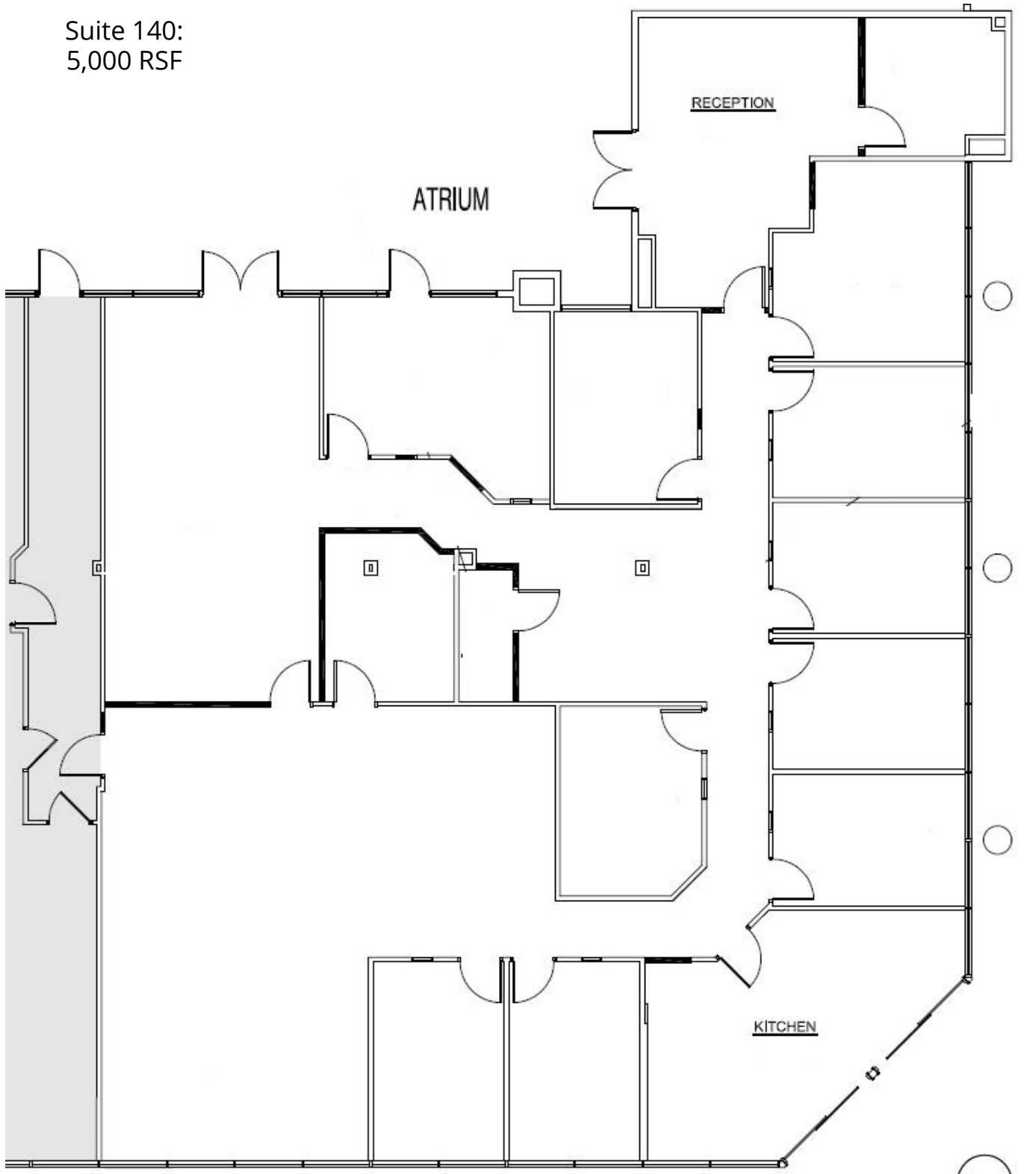
*Can be combined for a total of 27,686 SF

Lease Rate: \$1.75/SF Modified Gross
(Tenant pays utilities and janitorial)

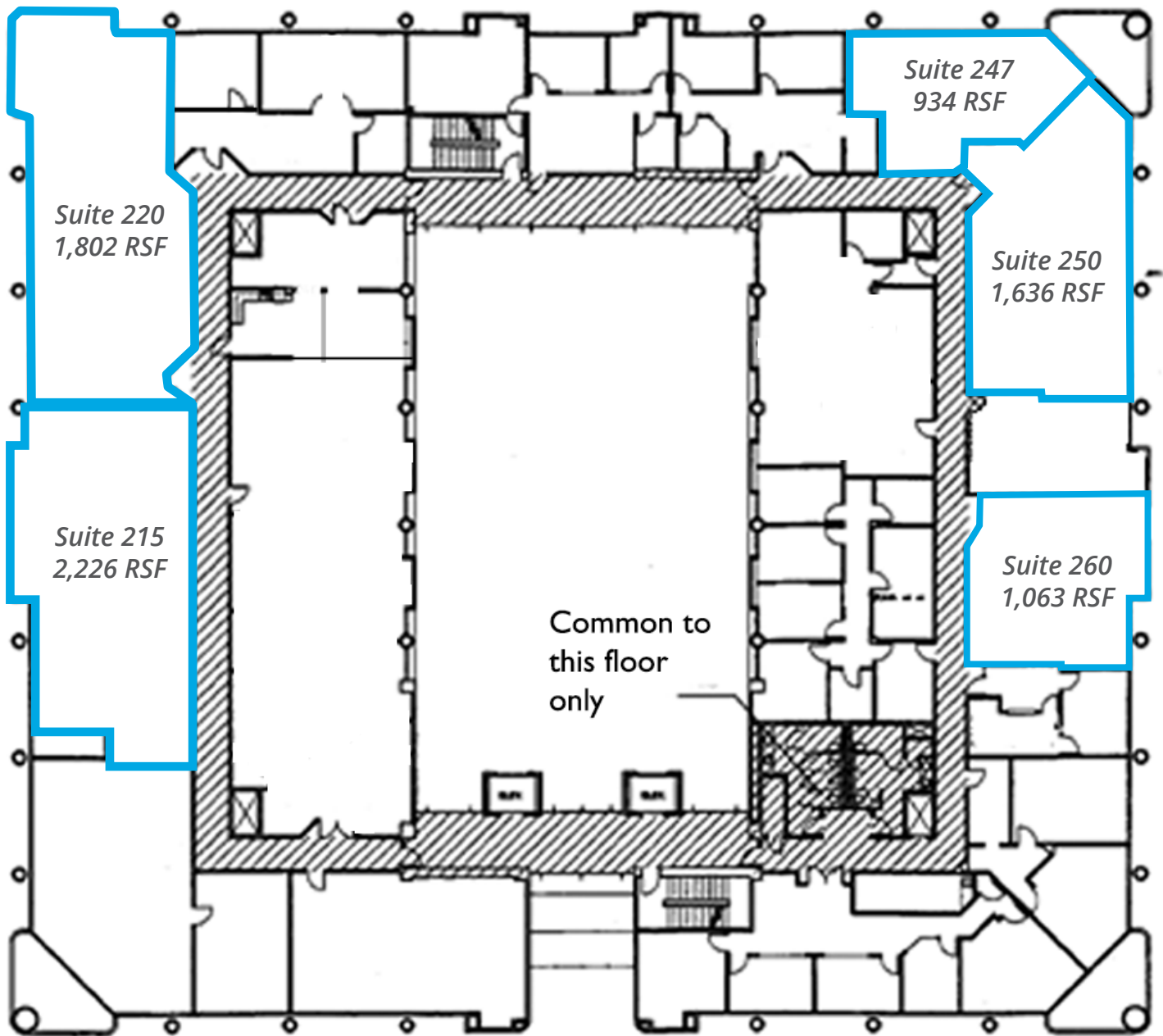
Broker Disclosure: Pursuant to the Regulations of the State of California Real Estate Commissioner, Chapter 6, Section 2785 (18), it is disclosed to all potential Tenants and their Broker/Agents, and all other interested parties, that Robert J.Fena, is a partner and principal in Colliers International and also partner and principal in LinMar IV LLC and, as such, has an ownership interest in the subject property and will benefit directly and indirectly from the Lease or Sale of the subject property.

First Floor

Suite 140:
5,000 RSF

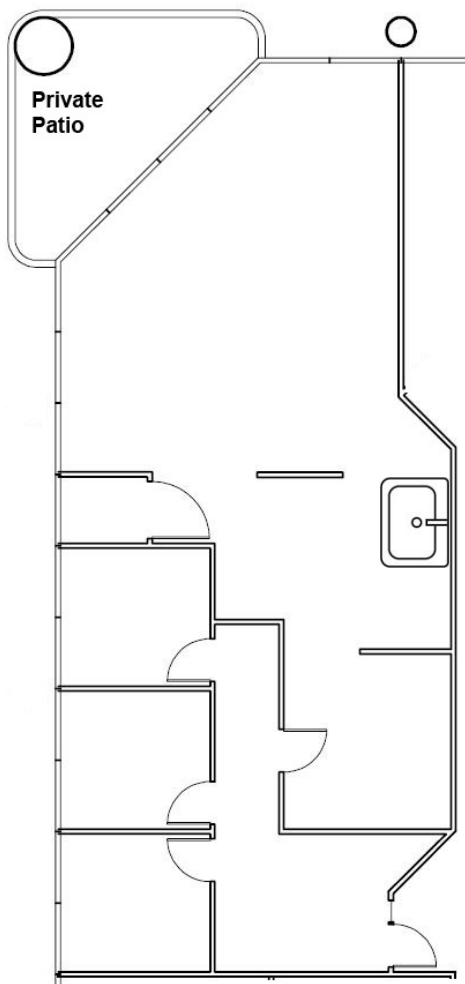


Second Floor

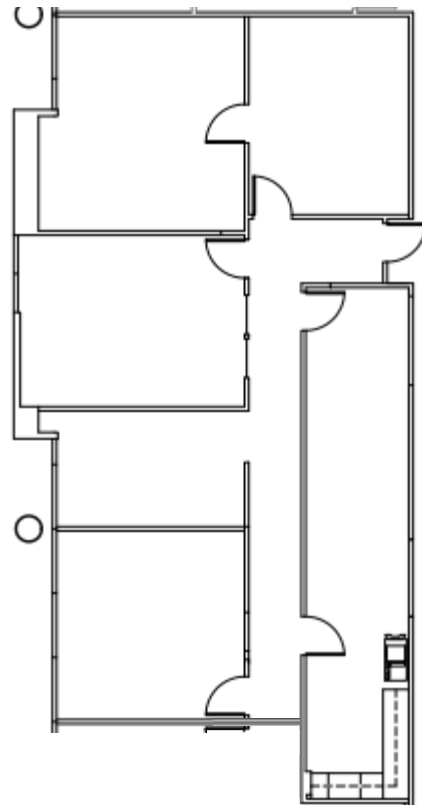


Second Floor

Suite 220:
1,802 RSF

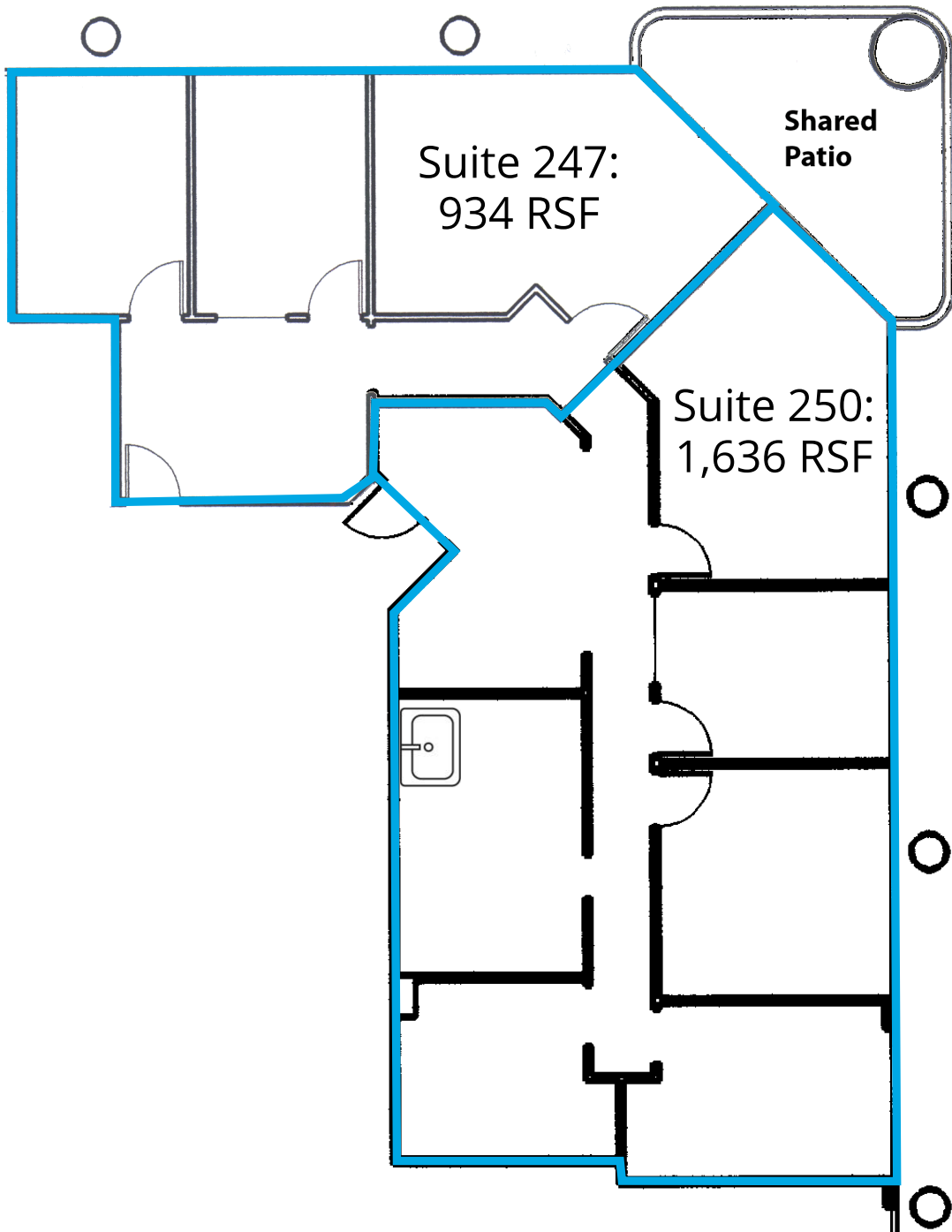


Suite 215:
2,226 RSF



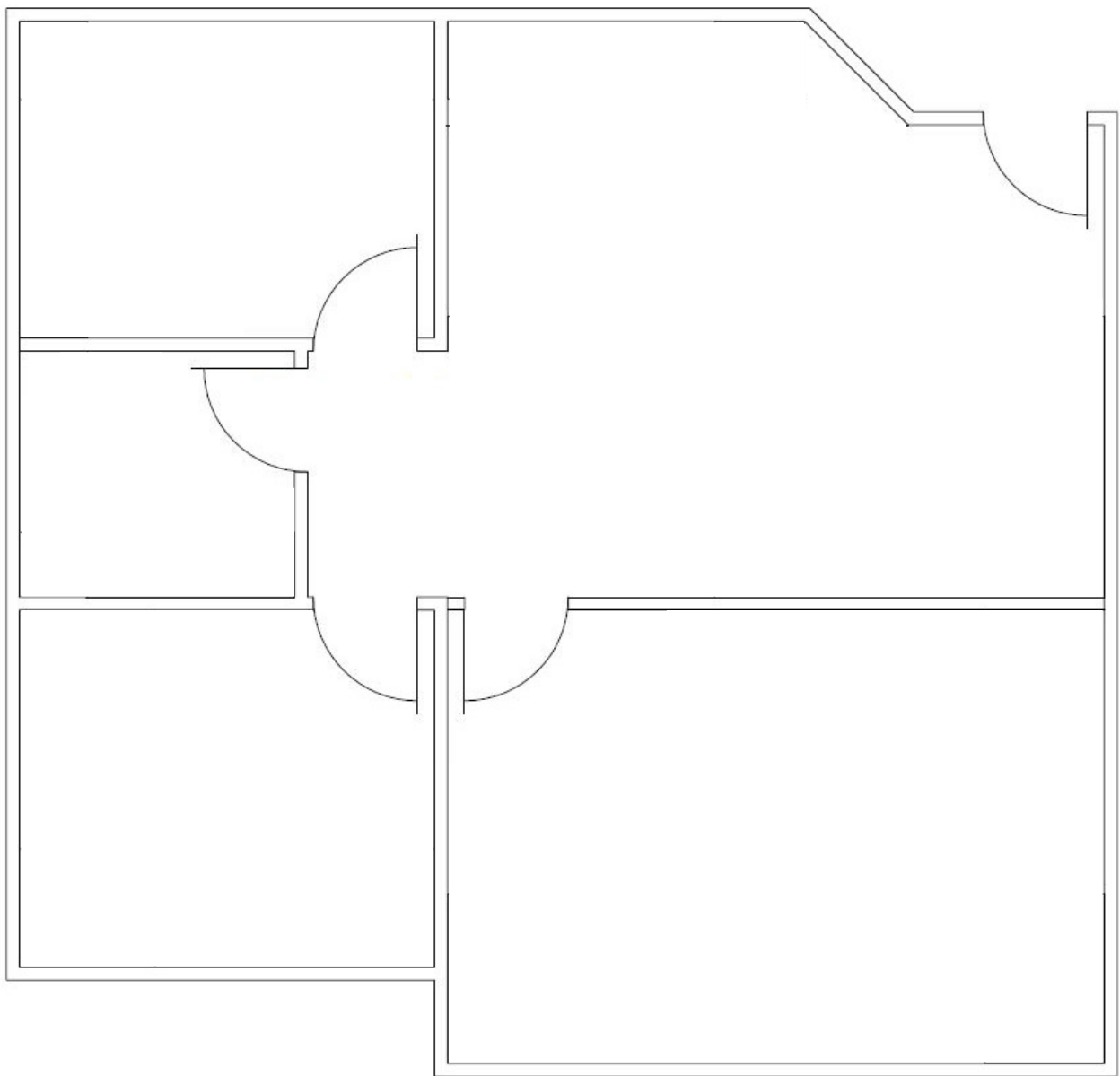
Second Floor

**Currently combined for a total of 2,570 sf*

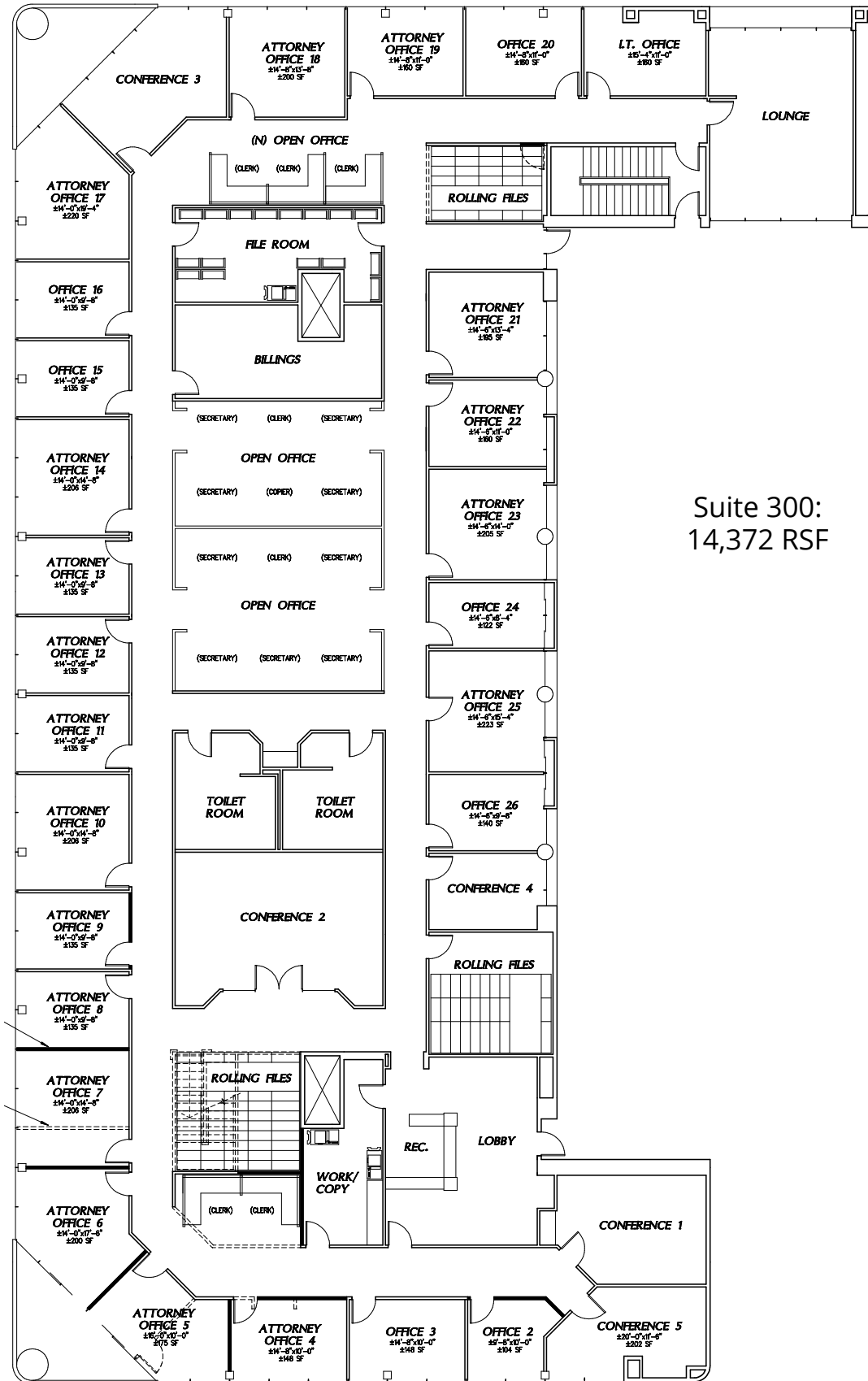


Second Floor

Suite 260:
1,063 RSF



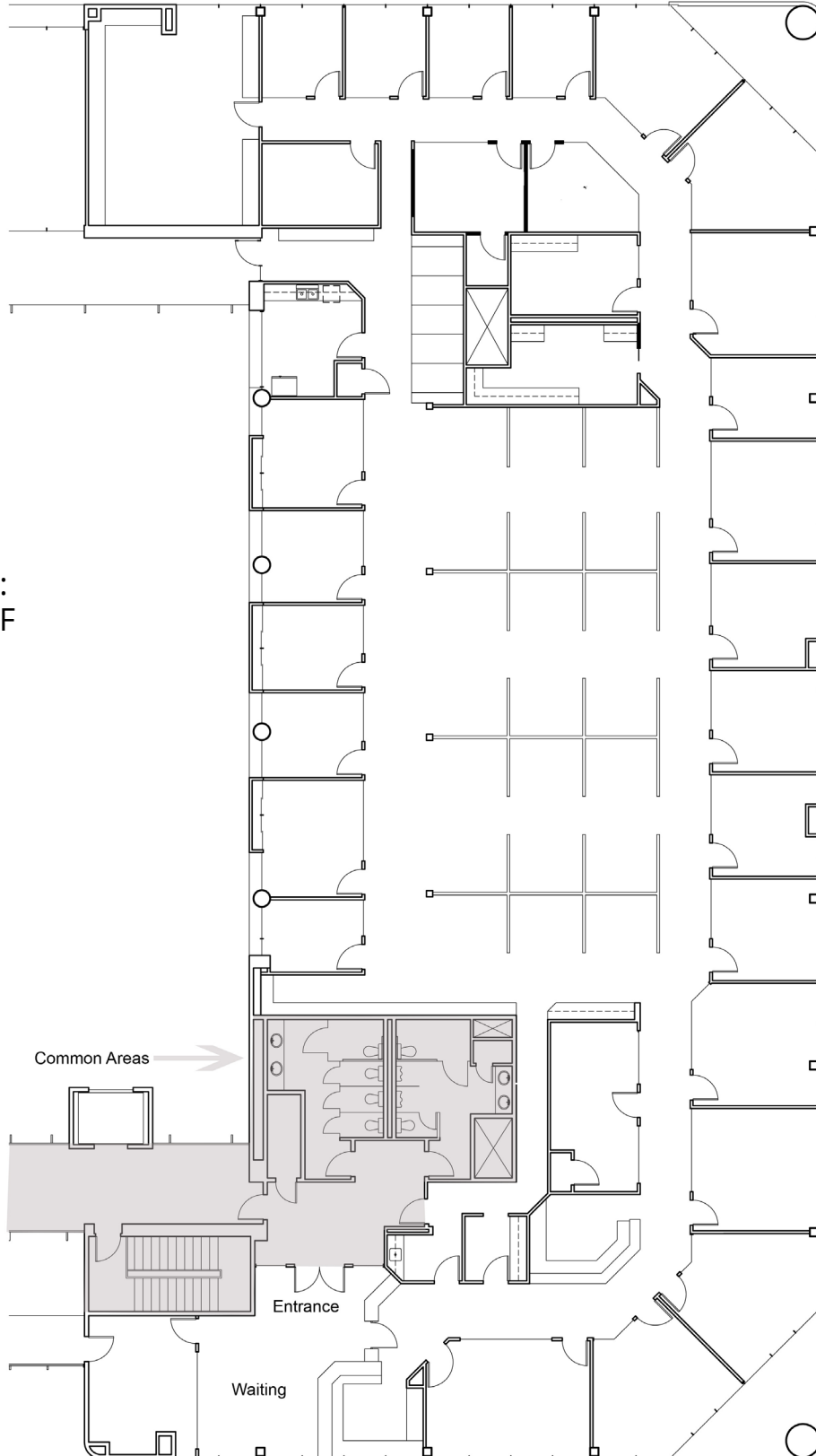
Third Floor - Suite 300



Suite 300:
14,372 RSF

Third Floor - Suite 350

Suite 350:
13,314 RSF



Aerial



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