

FOR LEASE
**CALIFORNIA
CORPORATE CENTER**
4550 CALIFORNIA AVENUE
BAKERSFIELD, CA 93309



CALIFORNIA CORPORATE CENTER

4550 California Avenue



PROPERTY HIGHLIGHTS

- Prominent, highly visible location
- Excellent window-line, structured parking and great views
- Ample Parking, 3-Level parking garage located adjacent to the buildings for tenant use
- Subterranean parking
- Monument Signage available
- EV Stations
- Centrally located in the California Business Corridor
- Located near to Hwy 99, Westside Parkway & Centennial Corridor
- Situated within a seven building business park environment known as California Corporate Center that includes an association which is professionally managed and maintained.
- Lunch and Coffee Bar in Lobby
- Lease Rate: \$1.45/RSF/Month Modified Gross (Excludes Utilities & Janitorial)
- Tenant improvements are available, including new flooring and fresh interior paint, subject to negotiated lease terms.

SUITES AVAILABLE

Fifth Floor: ±22,359 SF **Divisible:** ±10,000 SF

Sixth Floor: ±2,197 SF **Divisible:** ±800, ±1,100 or ±1,300 SF



CALIFORNIA CORPORATE CENTER

4550 California Avenue

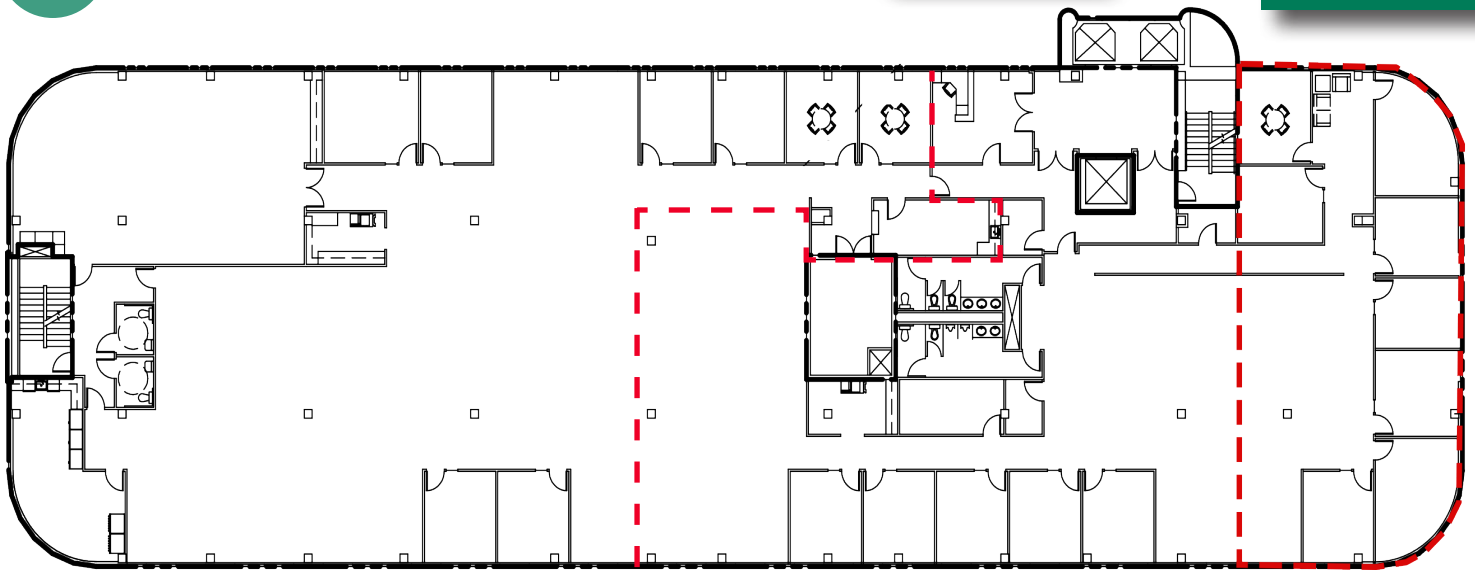
FIFTH FLOOR PLAN

SUITE 500

±22,359 RSF
DIVISIBLE ±3,000 SF & ±12,359 SF

±12,359 SF

±3,000 SF



±10,000 SF



CALIFORNIA CORPORATE CENTER

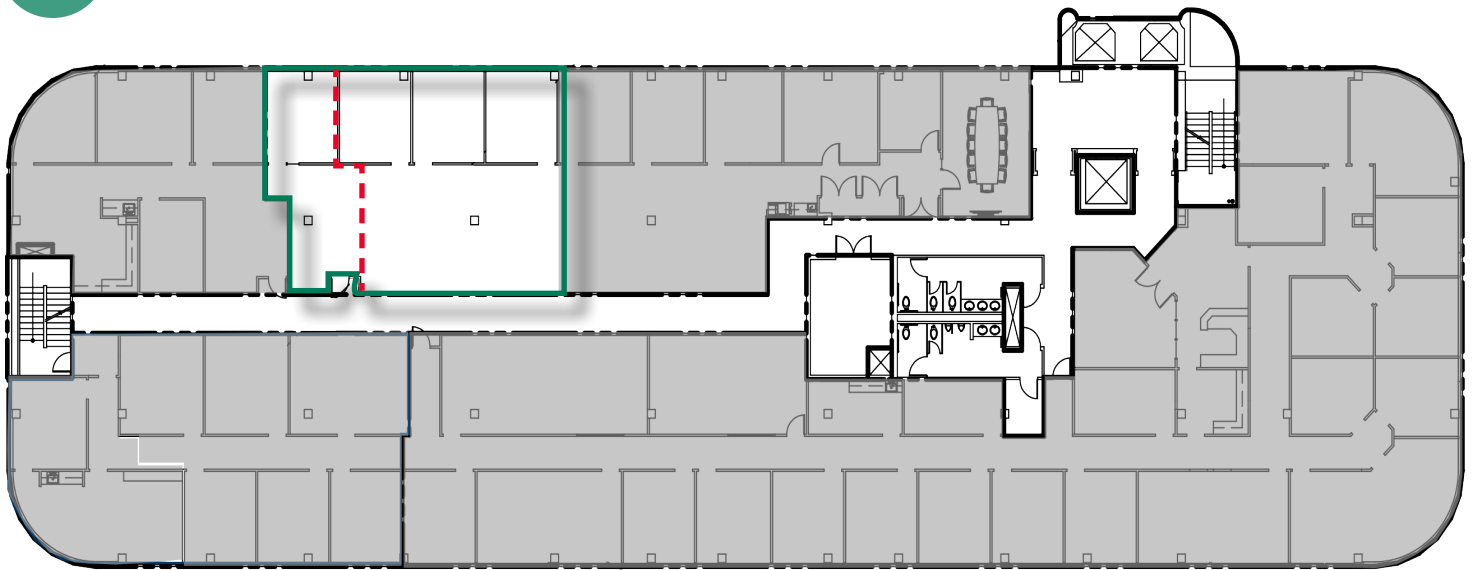
4550 California Avenue

SIXTH FLOOR PLAN

SUITE
650

±2,179 RSF

DIVISIBLE ±800, ±1,100 or ±1,300 SF



CALIFORNIA CORPORATE CENTER 4550 California Avenue

SITE

4550 CALIFORNIA AVENUE

AERIAL
MAP

EASTON DRIVE

CALIFORNIA AVENUE





FOR MORE INFORMATION, CONTACT:

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