

The Colliers logo is located in the top right corner of the image. It consists of the word "Colliers" in a white, sans-serif font, centered within a blue rectangular box with rounded corners. Below the text, there are three horizontal lines in yellow, orange, and red, stacked vertically.The main image shows a modern, multi-story office building with a prominent central tower. The tower has a dark, textured facade and large glass windows. The number "5329" is displayed in large, white, sans-serif digits on the tower's facade. The building is surrounded by greenery, including trees and a lawn. A paved walkway leads to the building's entrance. In the background, a parking lot with several cars is visible under a clear sky.

5329

# For Lease Professional Office Building

5329 Office Center Court  
Bakersfield, CA

## **Scott Wells**

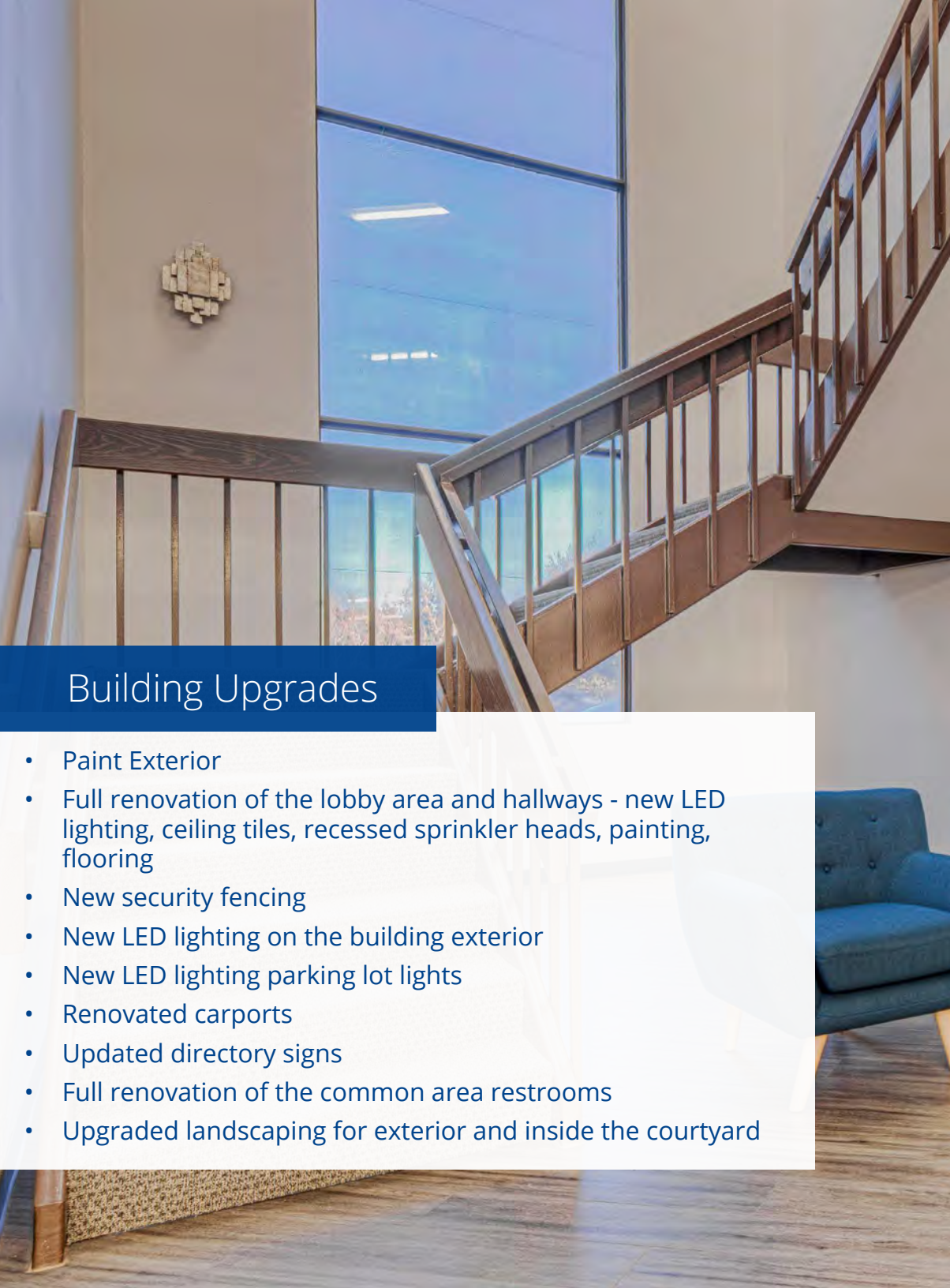
Senior Vice President | Principal  
License No. 01126196  
+1 661 631 3822  
scott.wells@colliers.com

## **David Williams, 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



## Building Upgrades

- Paint Exterior
- Full renovation of the lobby area and hallways - new LED lighting, ceiling tiles, recessed sprinkler heads, painting, flooring
- New security fencing
- New LED lighting on the building exterior
- New LED lighting parking lot lights
- Renovated carports
- Updated directory signs
- Full renovation of the common area restrooms
- Upgraded landscaping for exterior and inside the courtyard

## Property Information

*Major Building Renovation and Modernization Completed* - 5329 Office Center Court, is located just one block off California Avenue in Southwest Bakersfield, the City's main business district. The two-story 30,310 square foot office building has been modernized with new painted exteriors, major roof upgrades, updated signage, common area restroom upgrades, to name a few. The building is ideal for tenants seeking a private and secure atmosphere in a professional office building with interior lobbies and common area restrooms at affordable pricing, including all utilities.

- New Ownership by Froehlich Development
- Under new management - MD Atkinson
- Building renovation & modernization completed
- Updated signage
- Flexible suite sizes
- Generous interior build-out
- Access 24/7
- Elevator served
- Excellent parking
- Neighborhood amenities includes lodging, dining from fast food to fine dining, full range of shopping and financial services
- Existing Tenants include: Western Pacific Research, Better Way Services, Global CTI Group, MV Associates.

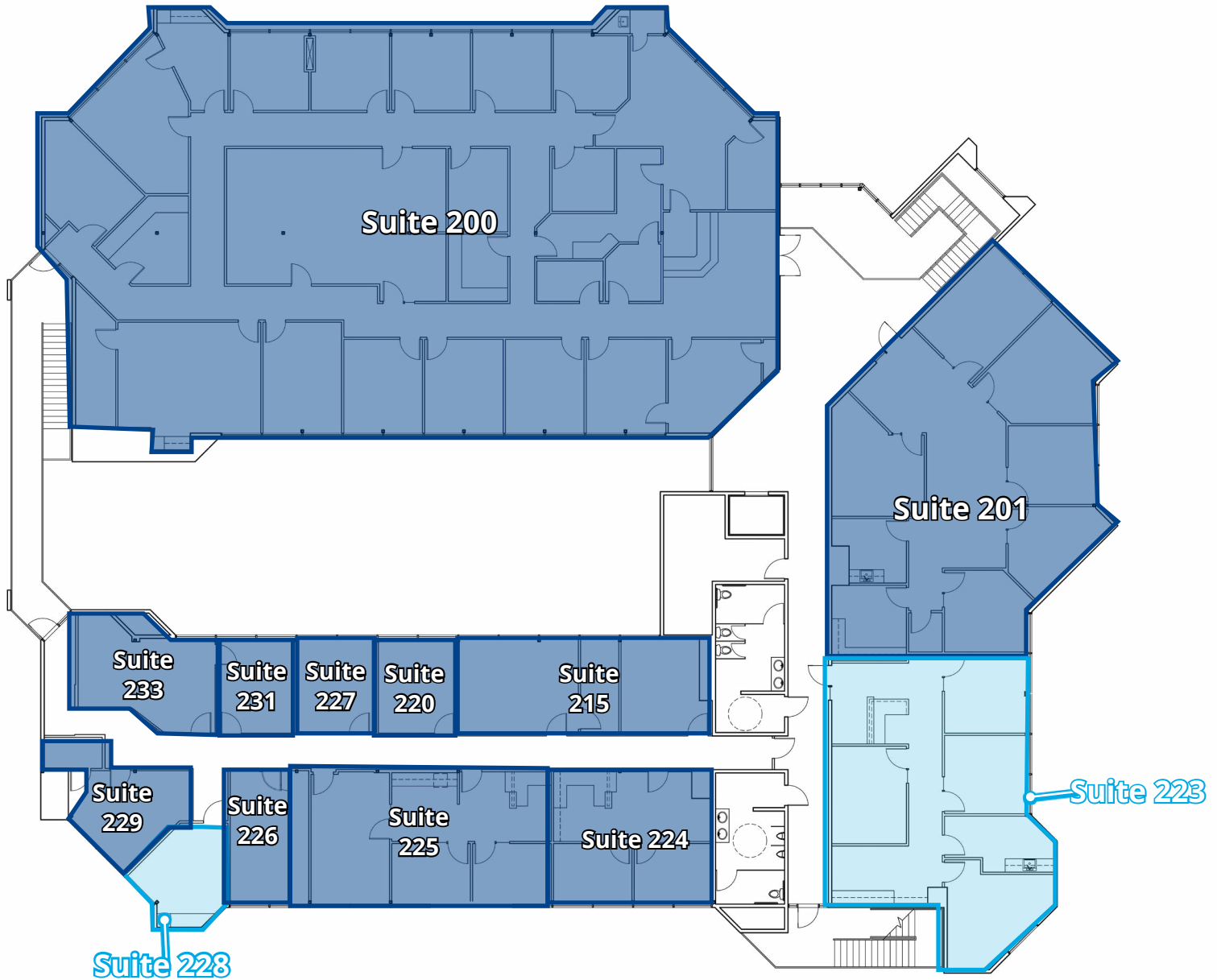
## Availability

Suite 223:	1,475 RSF	\$2,800/mo Including Utilities*
Suite 228:	209 RSF	\$600/mo. Including Utilities*

\*Janitorial not included

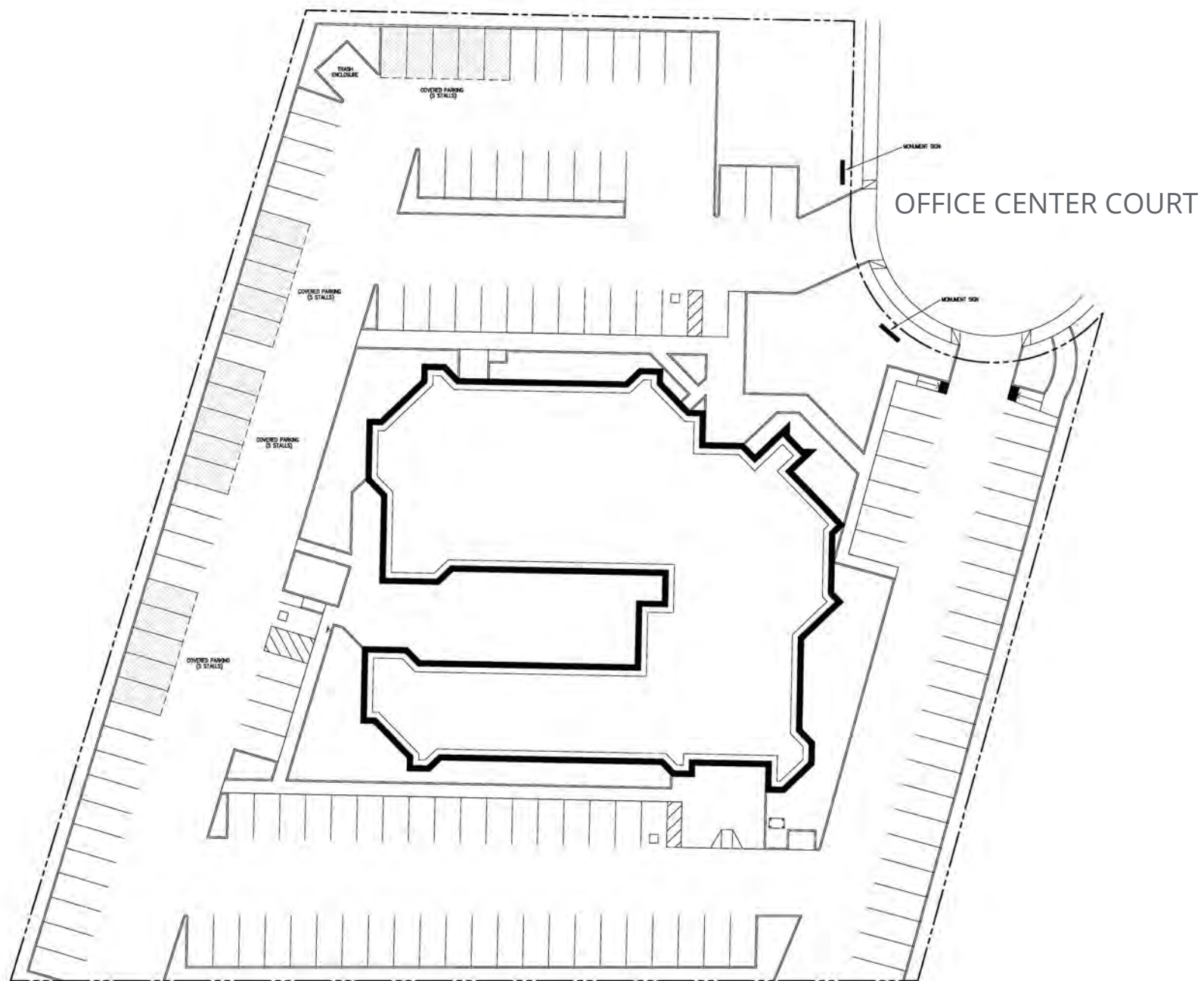
This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement

# Floor Plan Second Floor



FLOOR PLAN NOT TO SCALE

# Site Plan



# Property Photos



# Property Photos

