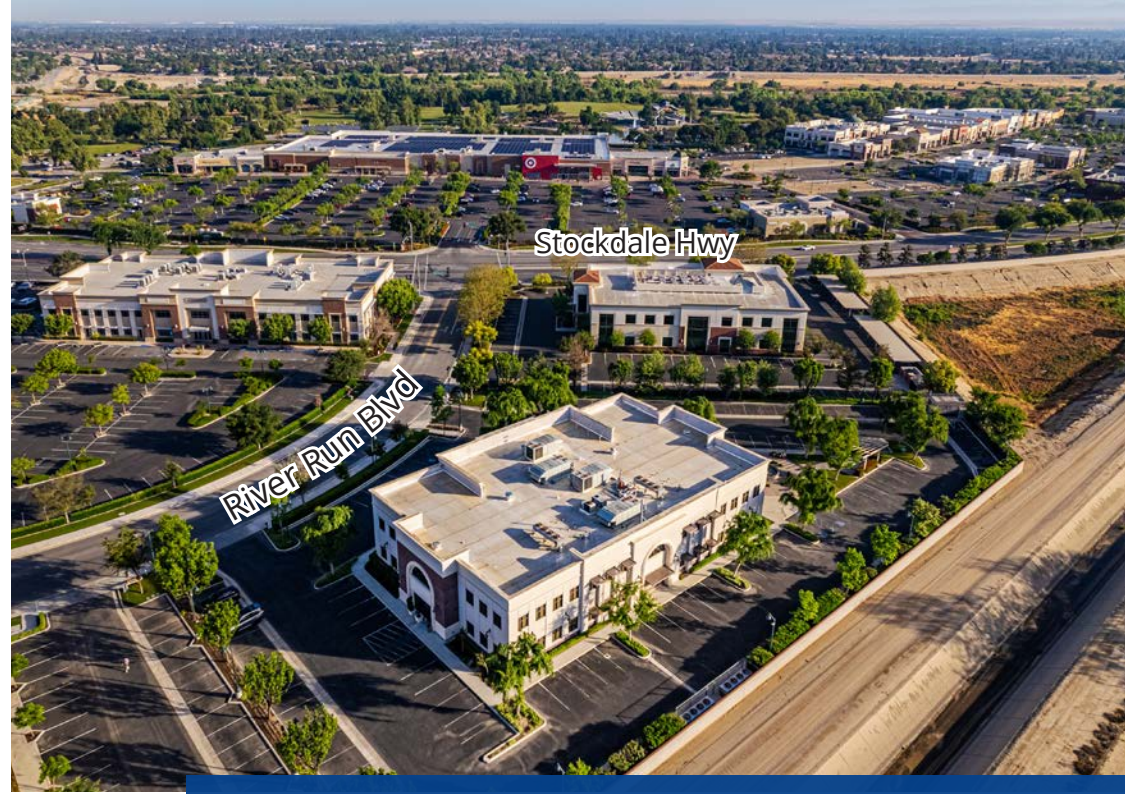




For Lease | River Walk Corporate Center
Professional Class A
Office Building
5,425 RSF Available

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 submarket. This uniquely designed building is just steps away from restaurants, shops, entertainment, and other professional office users. Some neighboring tenants include: Castle & Cooke, S.C. Anderson, Ticor Title Company, Wells Fargo Bank, Panera Bread, BevMo, PF Changs, Sprouts, Yard House, BJ's Brewery, Target, and University of LaVerne to name a few.

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 4/1,000 ratio
- Signage available
- Lot Size: 1.79 Acres

Lease Rate:

\$2.05/SF, NNN

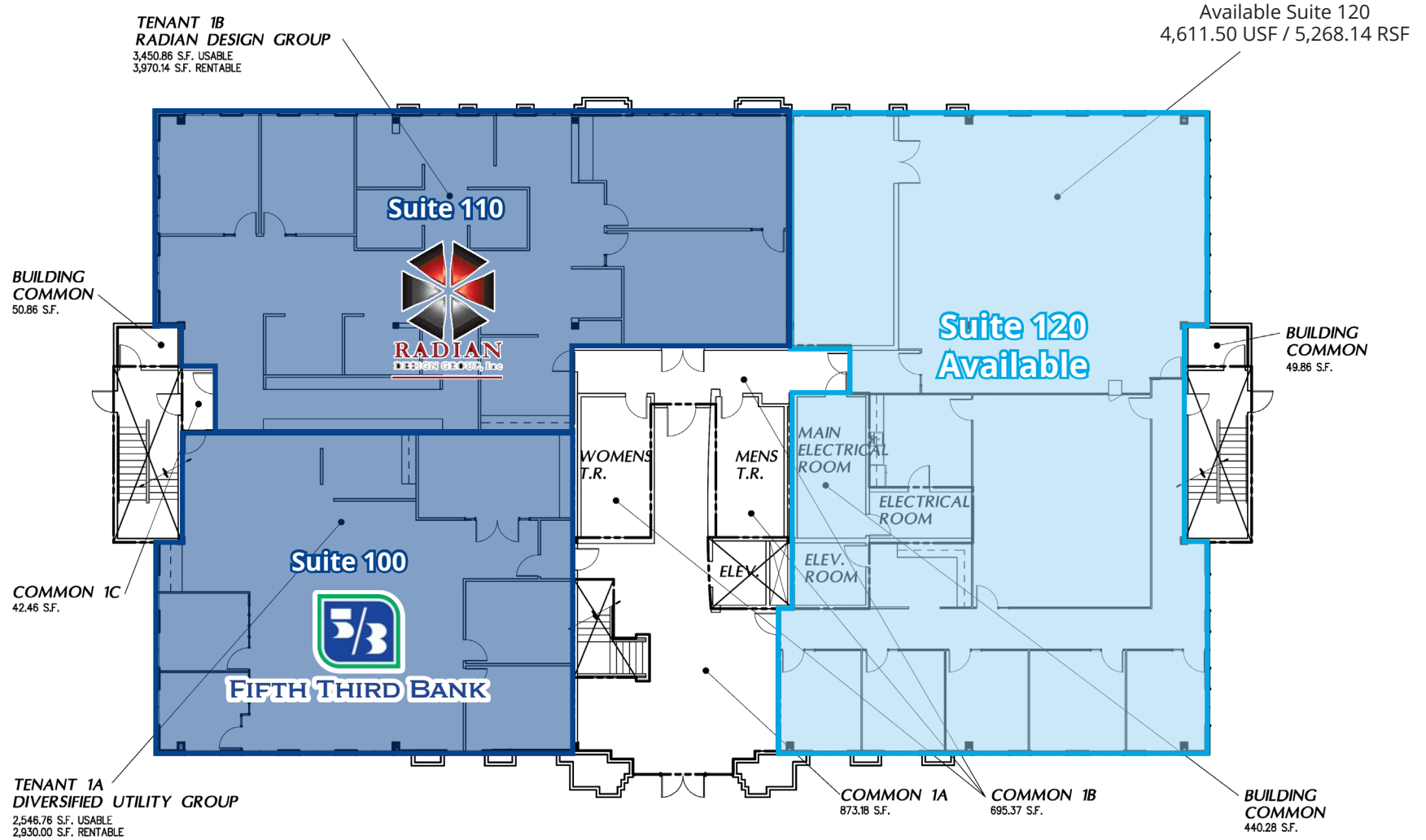
Tenant Improvements: Negotiable

Available:

Suite 120: ± 4,619USF/5,425 RSF

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Floor Plan - 1st Floor





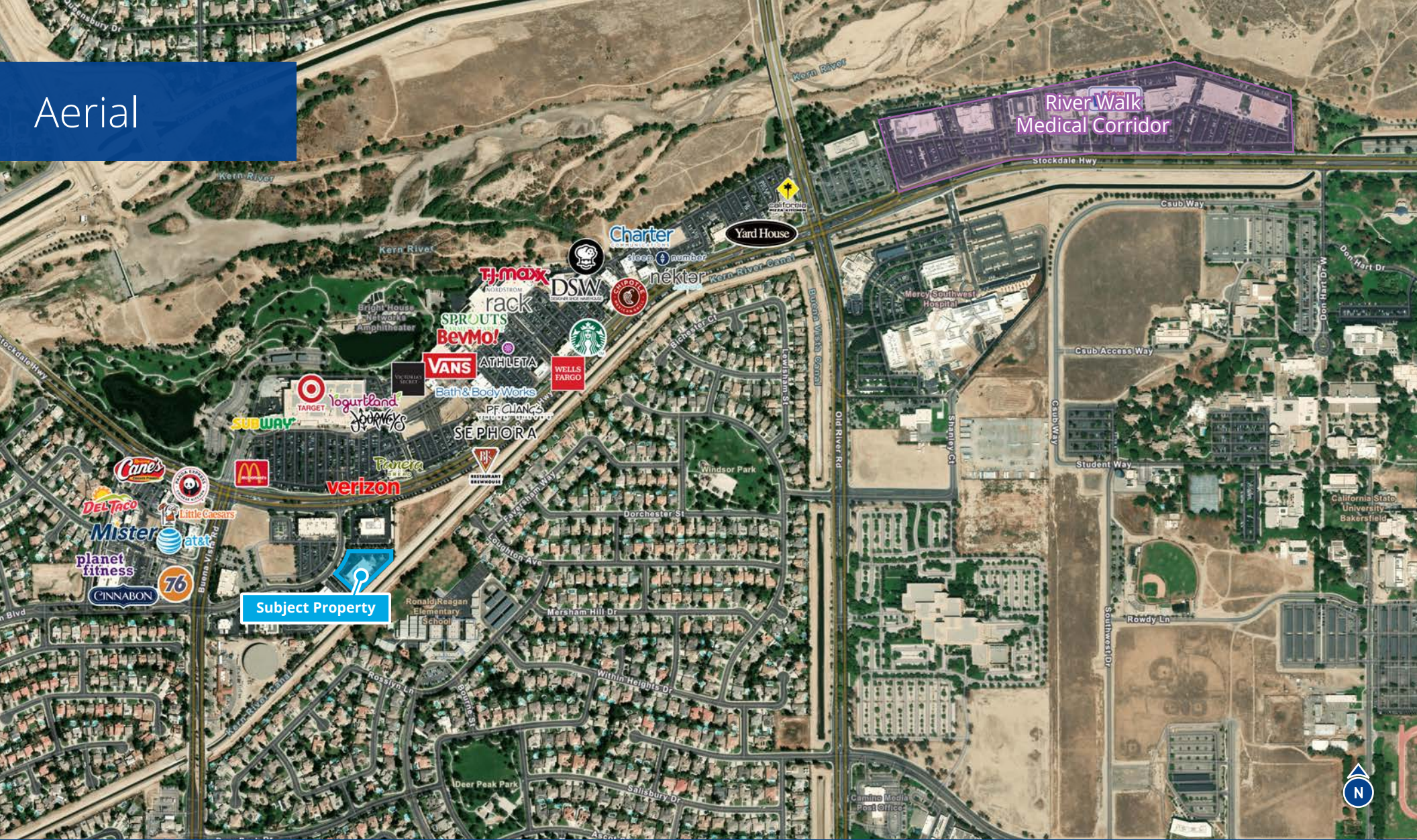
Site Plan



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



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