

FOR LEASE
**CALIFORNIA
CORPORATE CENTER**
4540 CALIFORNIA AVENUE
BAKERSFIELD, CA 93309



CALIFORNIA CORPORATE CENTER

4540 California Avenue



PROPERTY HIGHLIGHTS

- Prominent, highly visible location
- Excellent window-line, structured parking and great views
- EV Charging Stations
- Ample Parking, 3-Level parking garage located adjacent to the buildings for tenant use
- Subterranean Parking
- Monument Signage available
- Centrally located in the California Business Corridor
- Located near 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.
- Lease Rate: \$1.40/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

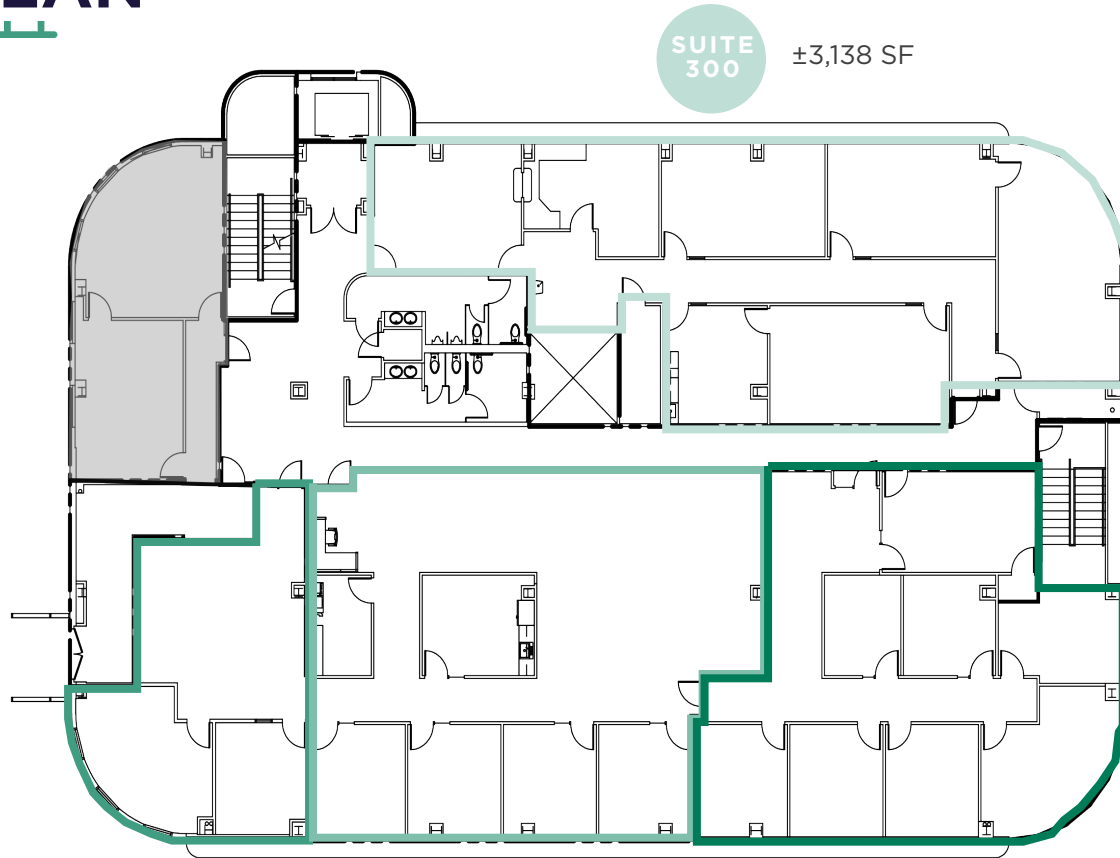
Third Floor:	Suite 300: ±3,138 SF Suite 320: ±1,157 SF Suite 330: ±2,962 SF Suite 340: ±2,461 SF	Combined:	<i>*SUITES 320, 330 & 340 CAN BE COMBINED FOR ±6,580 SF</i>
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Fourth Floor:	Suite 410: ±1,045 SF Suite 420: ±1,513 SF	Divisible to: ±650 SF Combined: <i>*SUITES 410 & 420 CAN BE COMBINED FOR ±2,558 SF</i>
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THIRD FLOOR PLAN



SUITE 300 ±3,138 SF

SUITE 320 ±1,157 SF

SUITE 330 ±2,962 SF

SUITE 340 ±2,461 SF

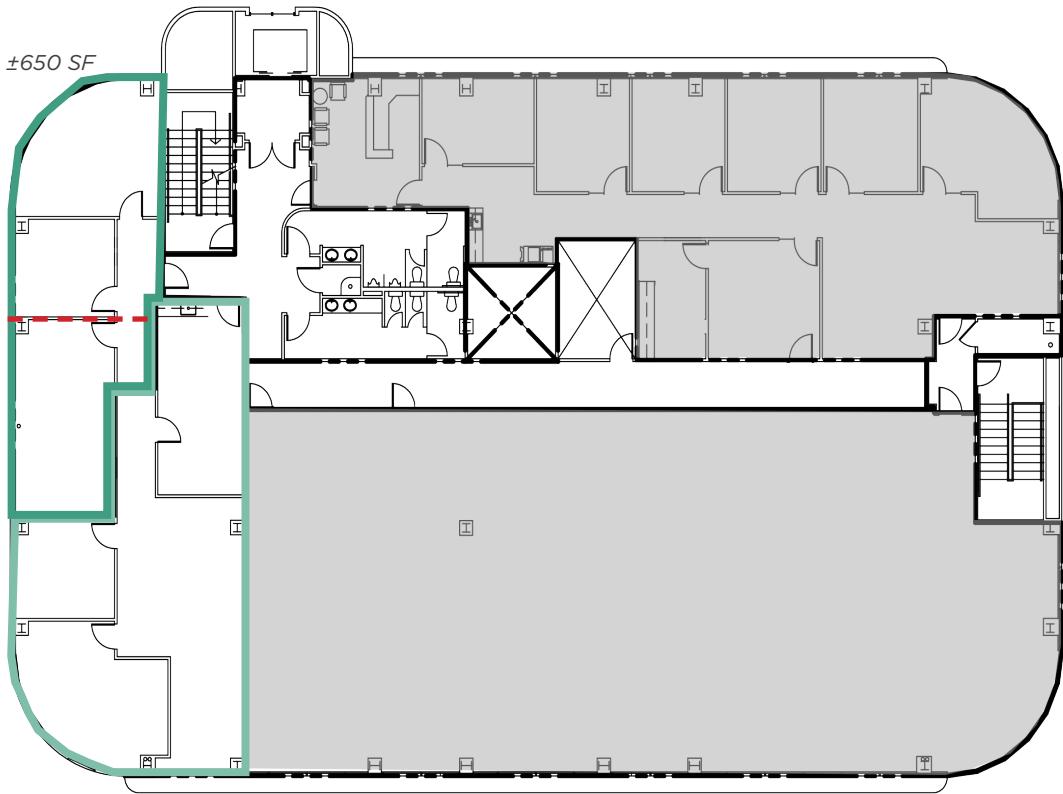
**SUITES 320, 330 & 340 BE COMBINED ±6,580 SF*



CALIFORNIA CORPORATE CENTER
4540 California Avenue

FOURTH FLOOR
PLAN

SUITE 410 ±1,045 SF
**DIVISIBLE TO ±650 SF*



SUITE 420 ±1,513 SF

**SUITES 410 & 420 CAN BE COMBINED ±2,558 SF*



CALIFORNIA CORPORATE CENTER 4540 California Avenue



SITE

4540 CALIFORNIA AVENUE

AERIAL
MAP

EASTON DRIVE

CALIFORNIA AVENUE



FOR MORE INFORMATION, CONTACT:

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