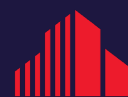


FOR LEASE

CALIFORNIA CORPORATE CENTER

4540 CALIFORNIA AVENUE
BAKERSFIELD, CA 93309



CUSHMAN &
WAKEFIELD

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: \$0.99/RSF/Month Modified Gross (Excludes Utilities & Janitorial)
- Tenant Improvements negotiable

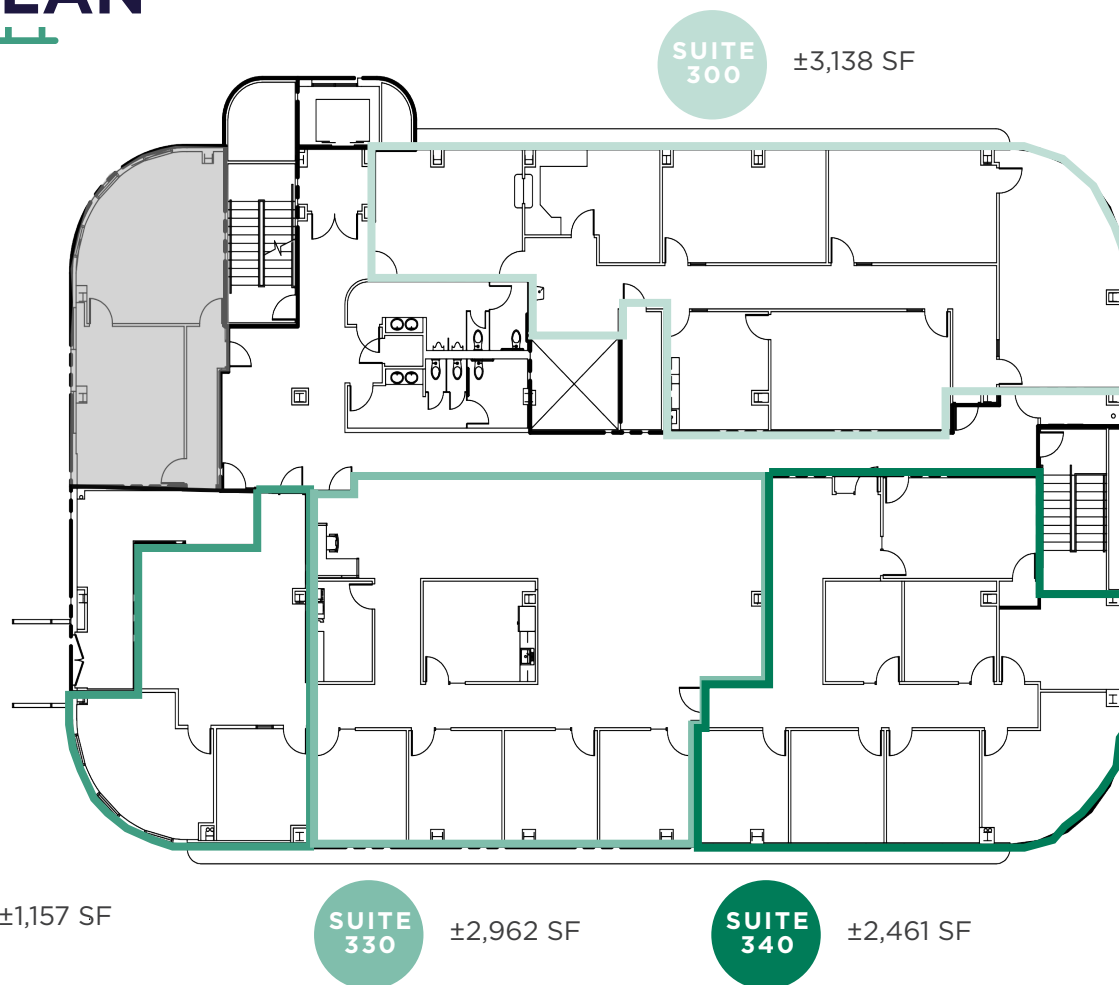
SUITES AVAILABLE

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

CALIFORNIA CORPORATE CENTER

4540 California Avenue

THIRD FLOOR PLAN



*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:

JEFFANDREW
Executive Director
+1 661 633 3827
jeff.andrew@cushwake.com
Lic. 00941323

5060 California Avenue
Suite 1000
Bakersfield, CA 93309
cushmanwakefield.com

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