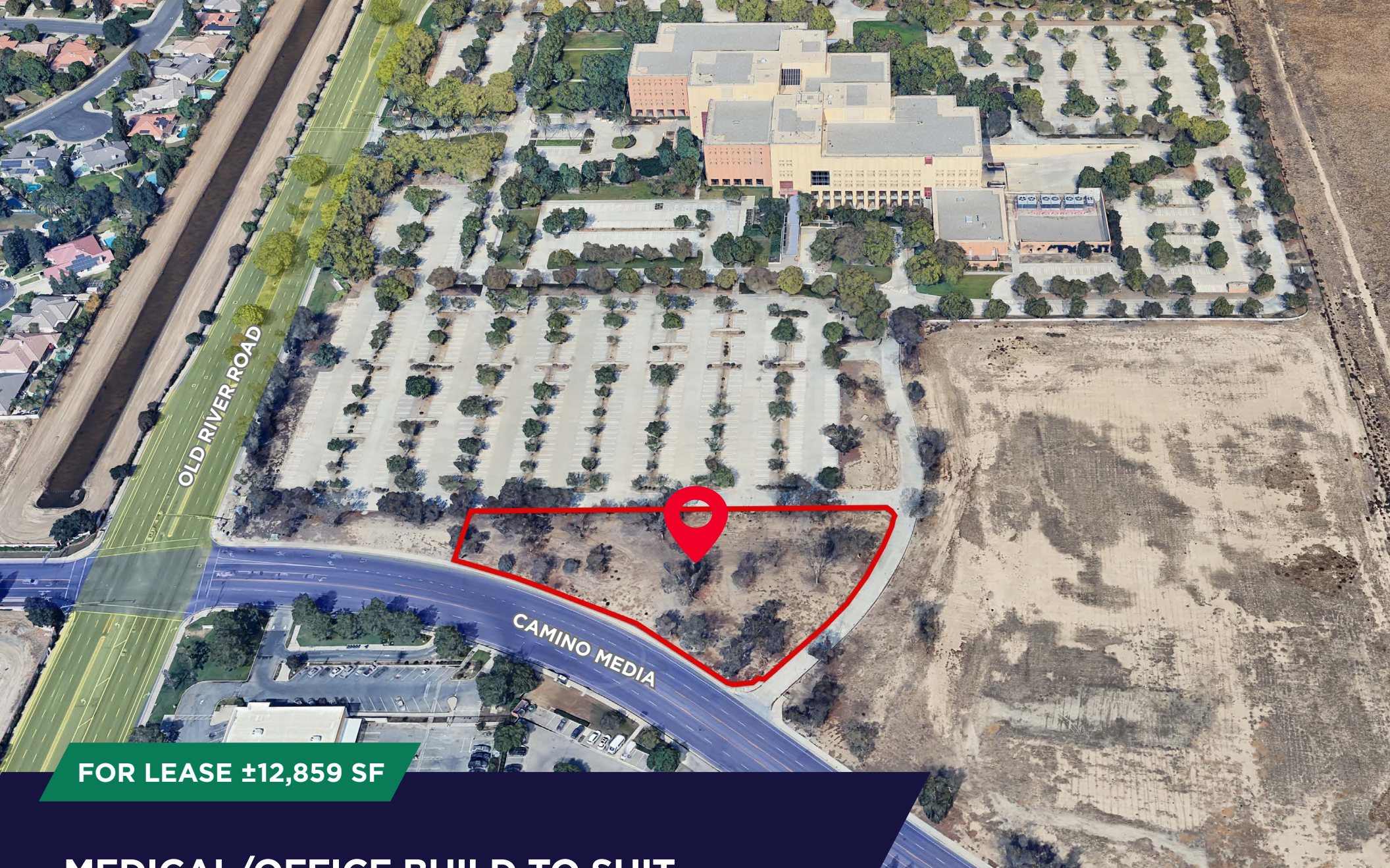




FOR LEASE $\pm 12,859$ SF

MEDICAL/OFFICE BUILD TO SUIT

**9916 CAMINO MEDIA
BAKERSFIELD, CA 93311**



**CUSHMAN &
WAKEFIELD**



Property Features

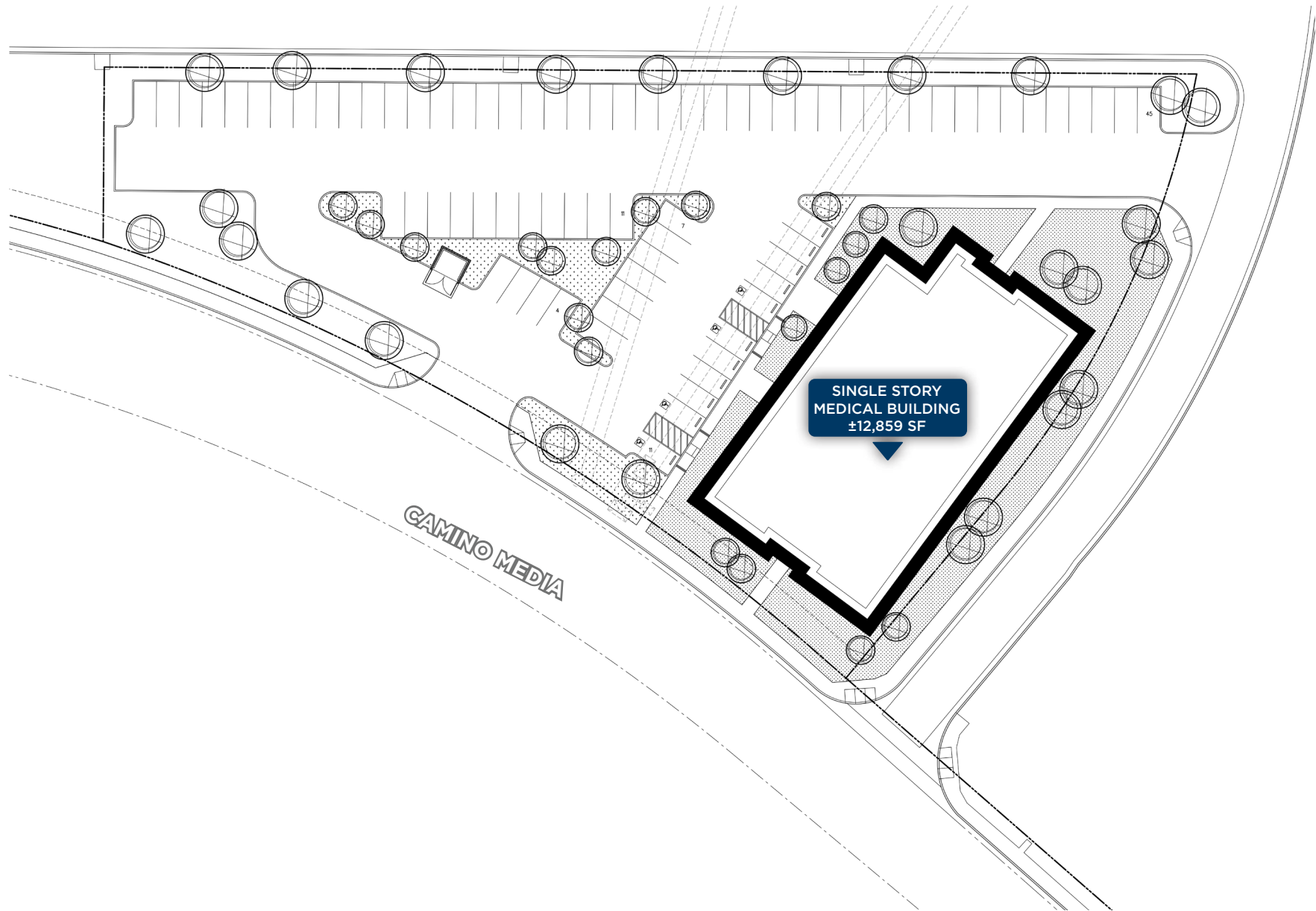
A premier medical/office build-to-suit opportunity located at 9916 Camino Media in Bakersfield, California. The 1.14-acre site, zoned C-O, allows for up to 12,859 SF of development with flexible demising options ranging from 2,079 SF to 7,013 SF, ideal for tenants seeking customized space solutions. The property is strategically situated near the iconic State Farm Building and the Dignity Health Southwest Campus and features excellent visibility, contemporary design, flexible suite configurations, and opportunities for building and monument signage.

Available Space:	±12,859 SF
Smaller Suite Sizes:	±2,079 SF to ±7,013 SF
Site Area:	Located on ±1.41 Acres
Stories:	1
Timing:	Call For Details
Zoning:	C-O (professional and administrative office)
Parking:	Parking provided is over the code requirements for medical office
Tenant Improvements:	Market allowance based on negotiations
Lease Rate:	Depending on Terms, Contact Broker

MEDICAL/OFFICE BUILD TO SUIT

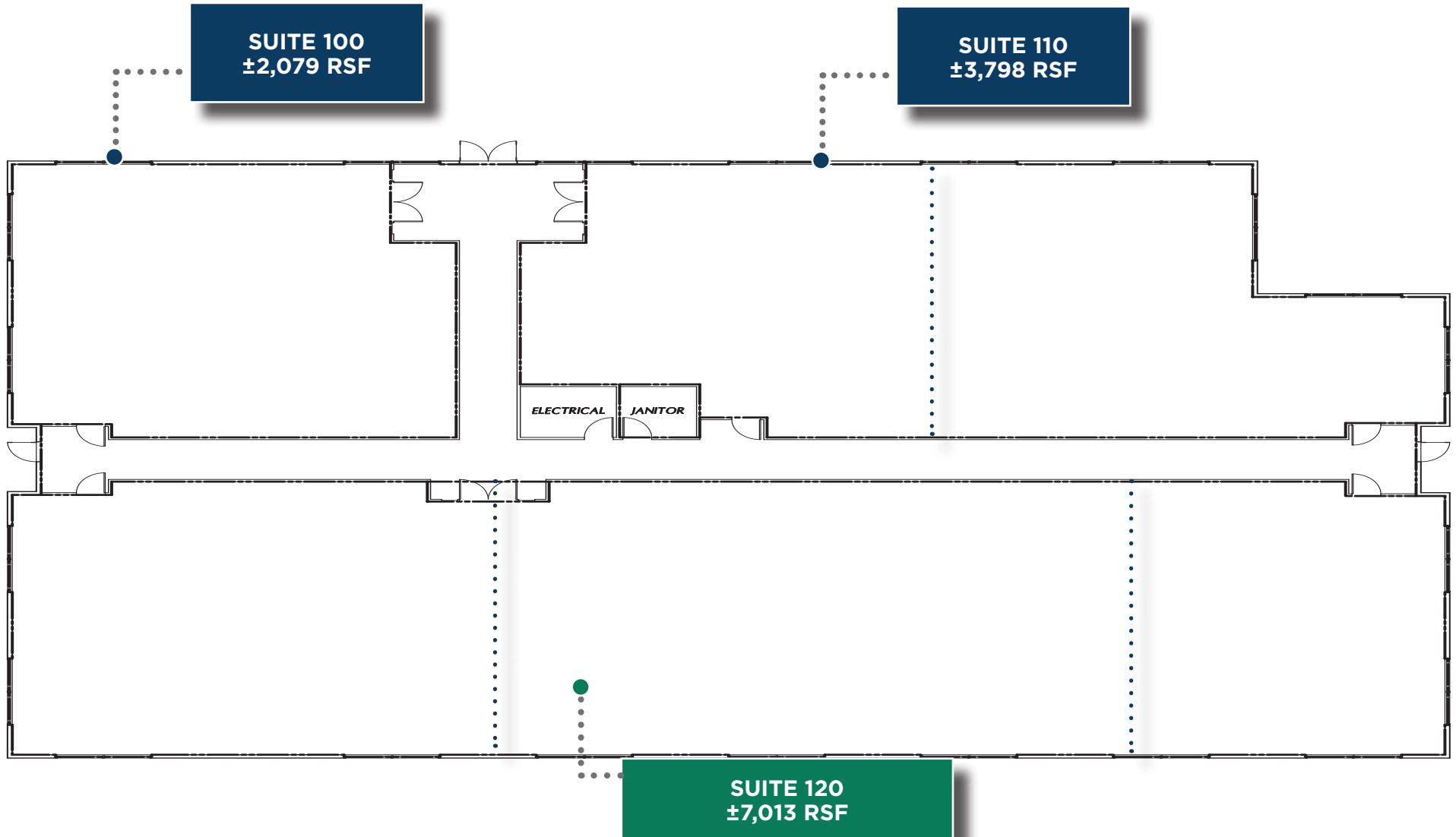
9916 CAMINO MEDIA, BAKERSFIELD, CA

SITE PLAN



MEDICAL/OFFICE BUILD TO SUIT

9916 CAMINO MEDIA, BAKERSFIELD, CA



..... POSSIBLE OTHER SUITE CONFIGURATIONS

MEDICAL/OFFICE BUILD TO SUIT

9916 CAMINO MEDIA, BAKERSFIELD, CA



Site - 9916 Camino Media

- | | | |
|--|--|-------------------------------------|
| 1. California Resources Corporation | 5. California Resources Corporation | 9. 900 Old River Road |
| 2. Clinica Sierra Vista | 6. Lebeau Thelen Attorneys at Law | 10. Dignity Health Southwest Campus |
| 3. California Resources Corporation | 7. Barbich Hooper King Dill Hoffman, LLP | |
| 4. Future Kern Electrical Apprenticeship | 8. United States Post Office | |



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