



**CUSHMAN &  
WAKEFIELD**

FOR LEASE

**3655 Unicorn Road**  
Bakersfield, CA

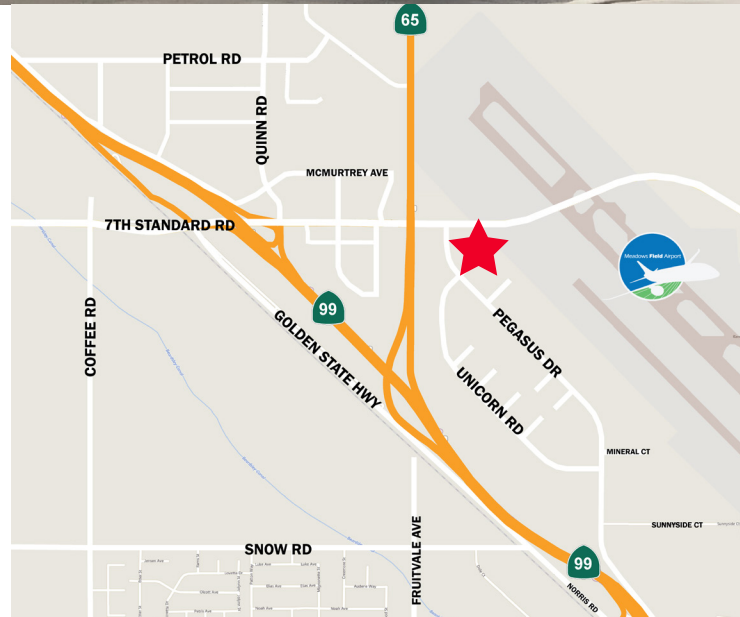
SUITE B AVAILABLE



**5,000 SF Office Space**  
**Lease Rate: \$1.50/sf/mo, Modified Gross**

### Property Highlights

- Office:** ±5,000 SF
- Interior improvements built to suit with standard finishes (taped/textured/painted walls, dropped T-Bar ceiling with recessed fluorescent lighting, 12oz level loop carpet or vinyl floor)
- Zoning:** M2 PD H, County of Kern
- Utilities:**
- |           |  |
|-----------|--|
| Electric: | PG&E                                   |
| Gas:      | The Gas Company                        |
| Water:    | Oildale Mutual Water Co.               |
| Sewer:    | North of the River Sanitation District |



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## Aerial







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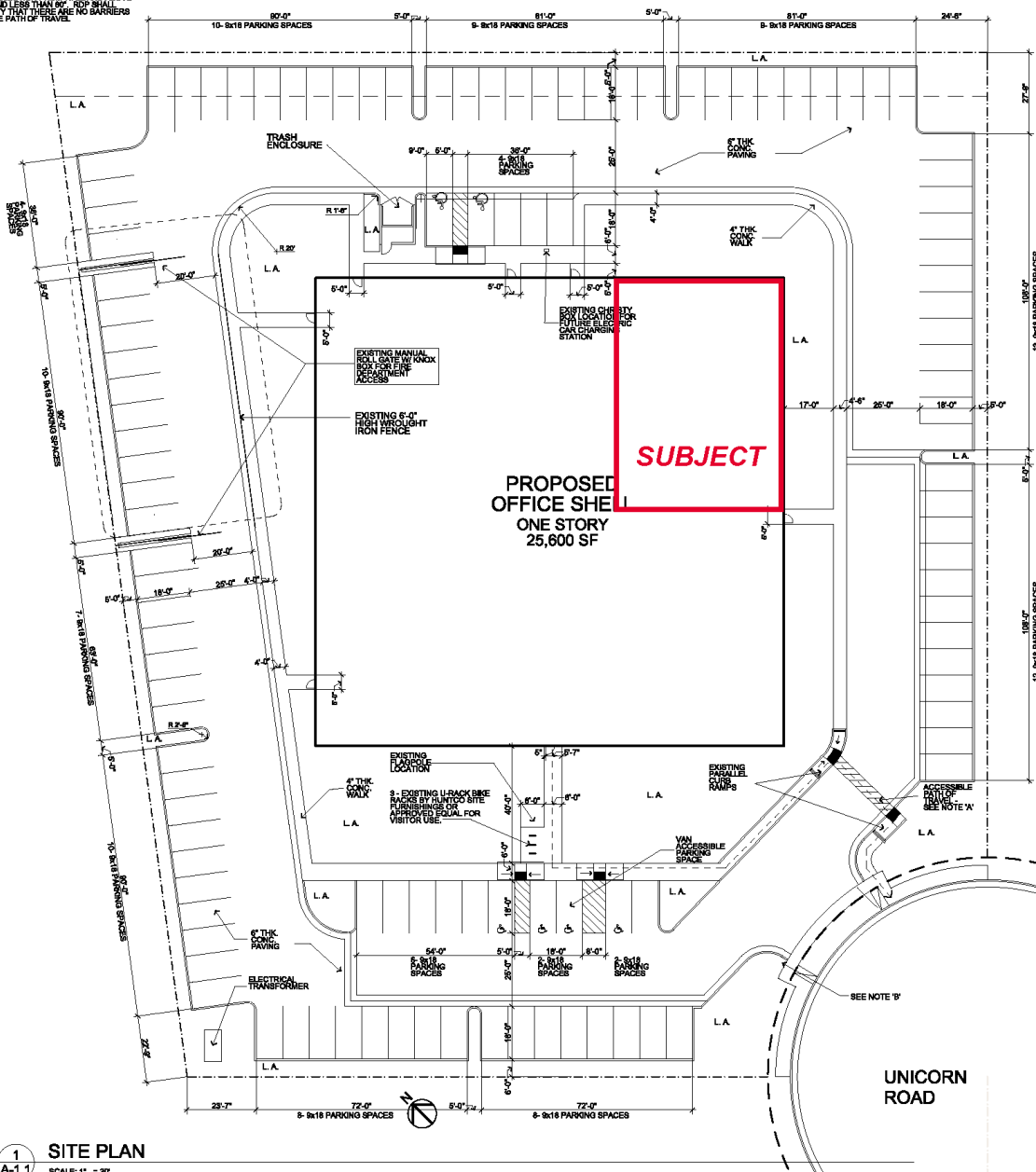
## Floor Plan

### NOTE A:

ACCESSIBLE PATH OF TRAVEL AS INDICATED ON PLAN IS A MINIMUM ACCESS ROUTE WITHOUT ANY OBSTACLES OR CHANGES EXCEPTING 18" OR LESS VERTICAL CHANGES OR VERTICAL LEVEL CHANGES NOT EXCEEDING 1/4" PER FOOT AT LEAST 48" IN WIDTH SURFACE IS STABLE, FIRM AND SLIP RESISTANT. CROSS SLOPE DOES NOT EXCEED 2% AND 6" MAX. IN THE DIRECTION OF TRAVEL IS LESS THAN 2% UNLESS OTHERWISE INDICATED. ACCESSIBLE PATH OF TRAVEL SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 20" MIN. AND INCLUDING OBJECTS GREATER THAN 47" PROJECTION FROM WALL AND ABOVE 27" AND LESS THAN 60" TALL. VERIFY THAT THERE ARE NO BARRIERS IN THE PATH OF TRAVEL.

### NOTE B:

POLE MOUNTED SIGN SHALL BE 17"X22" WITH LETTERING NOT LESS THAN 1" ALPHABETICALLY MOUNTED MINIMUM 80" ABOVE FINISH GRADE TO ROAD. UNAUTHORIZED VEHICLES PARKED IN DESIGNATED ACCESSIBLE SPACES NOT DISPLAYING DISTRESSING PLACARDS OR LICENSE PLATES ISSUED FOR VEHICLES WITH THE DISABILITIES MAY BE TOWED AWAY AT OWNERS EXPENSE. TOWED VEHICLES MAY BE RECLAIMED BY TELEPHONING THE POLICE/SHERRIF AT (805) 338-7273.



**1 SITE PLAN**  
A-1.1  
SCALE: 1" = 20'



JEFFREY KRAUSSE  
Architect AIA  
C 18004

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**JDP LLC**  
9679 Swan Lake Drive  
Granite Bay, California



**CA STATE FIRE MARSHAL**  
FILE NUMBER:  
02-15-11-0128

TENANT IMPROVEMENT FOR:  
**CA DEPT OF  
CORRECTIONS AND  
REHAB PRISON  
HEALTH CARE  
FACILITIES**

**3655 Unicorn Road**  
Bakersfield CA

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH  
OF DIMENSION, THE DRAWING WILL HAVE BEEN ENLARGED  
OR REDUCED, AFFECTING ALL LABELS AND DIMENSIONS.

### SITE PLAN

NO.	REVISIONS
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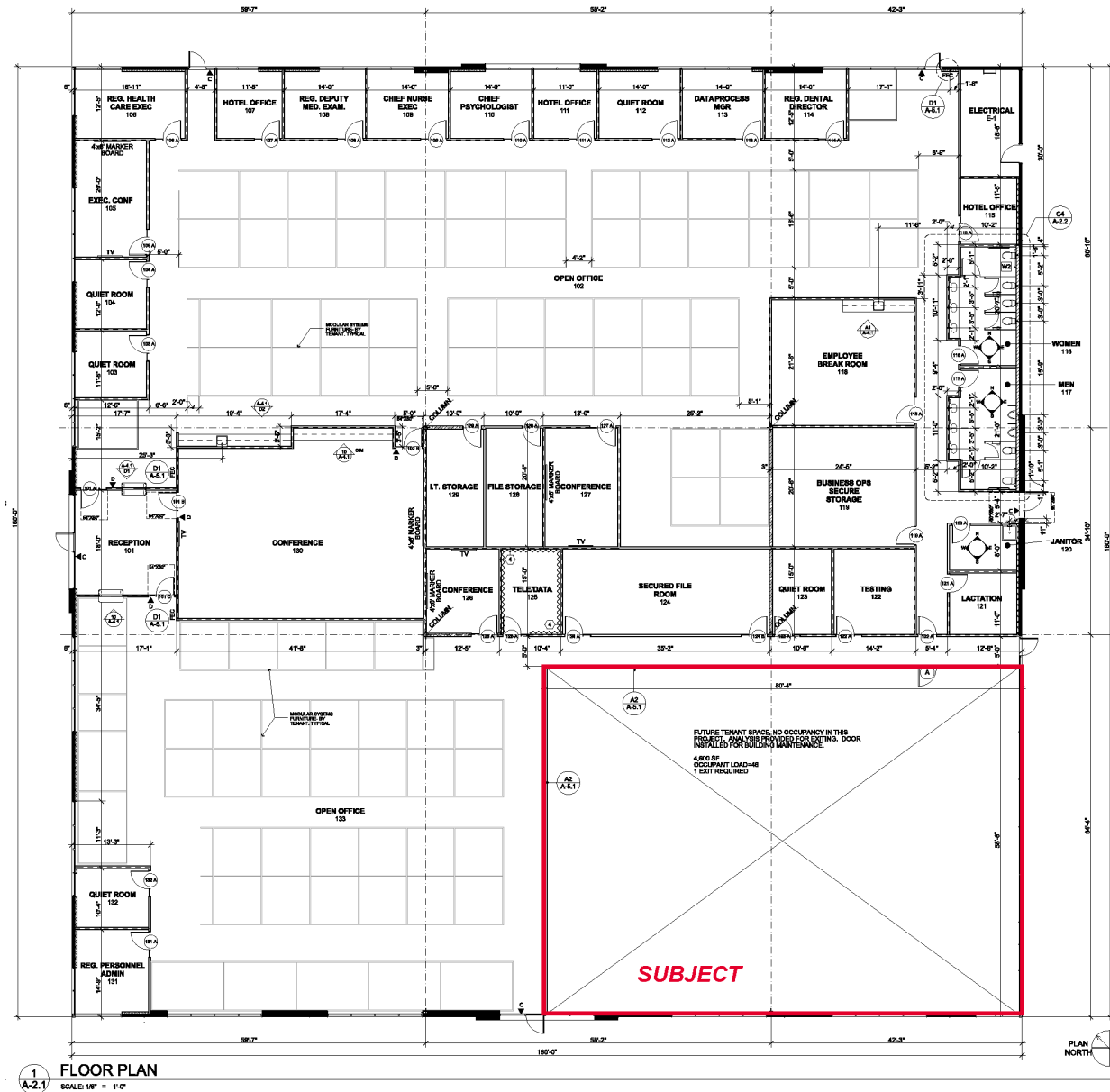


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## Floor Plan



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IF THIS ABOVE CHAIRMAN DOES NOT APPROVE THIS PLAN  
OR DISAPPROVES THIS CHAIRMAN WILL HAVE BEEN DISAPPROVED  
OR REJECTED, APPROVING ALL LABELED SIZES.

FLOOR PLAN

NO.	REVISIONS
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DATE	ISSUED FOR
10/1/2016	
10/1/2016	
10/1/2016	

DATE	SFM PLAN CHECK (B0716)
10/1/2016	

DRAWN	SHEET
PROJECT NUMBER	A-2.1

Project No. 0405012 ARCHITECTURAL