



FOR LEASE
3655 Unicorn Road
Bakersfield, CA

SUITE B AVAILABLE



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

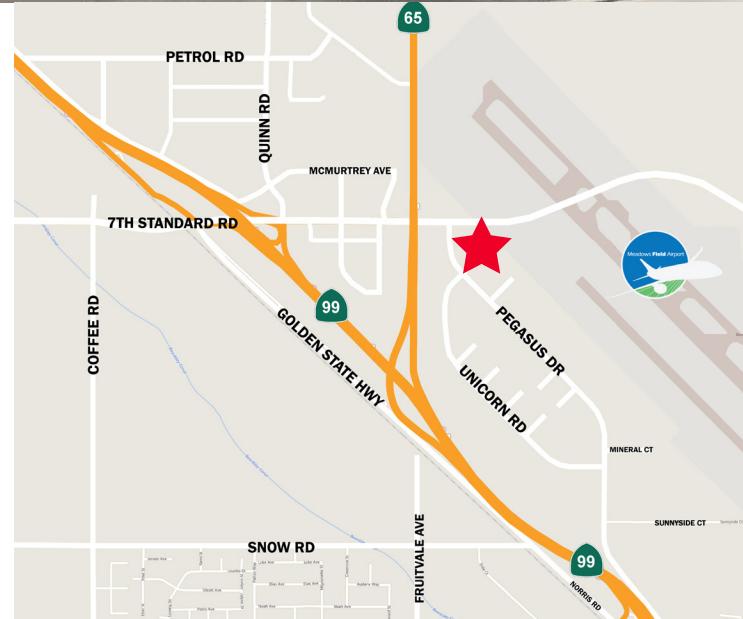
Property Highlights

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



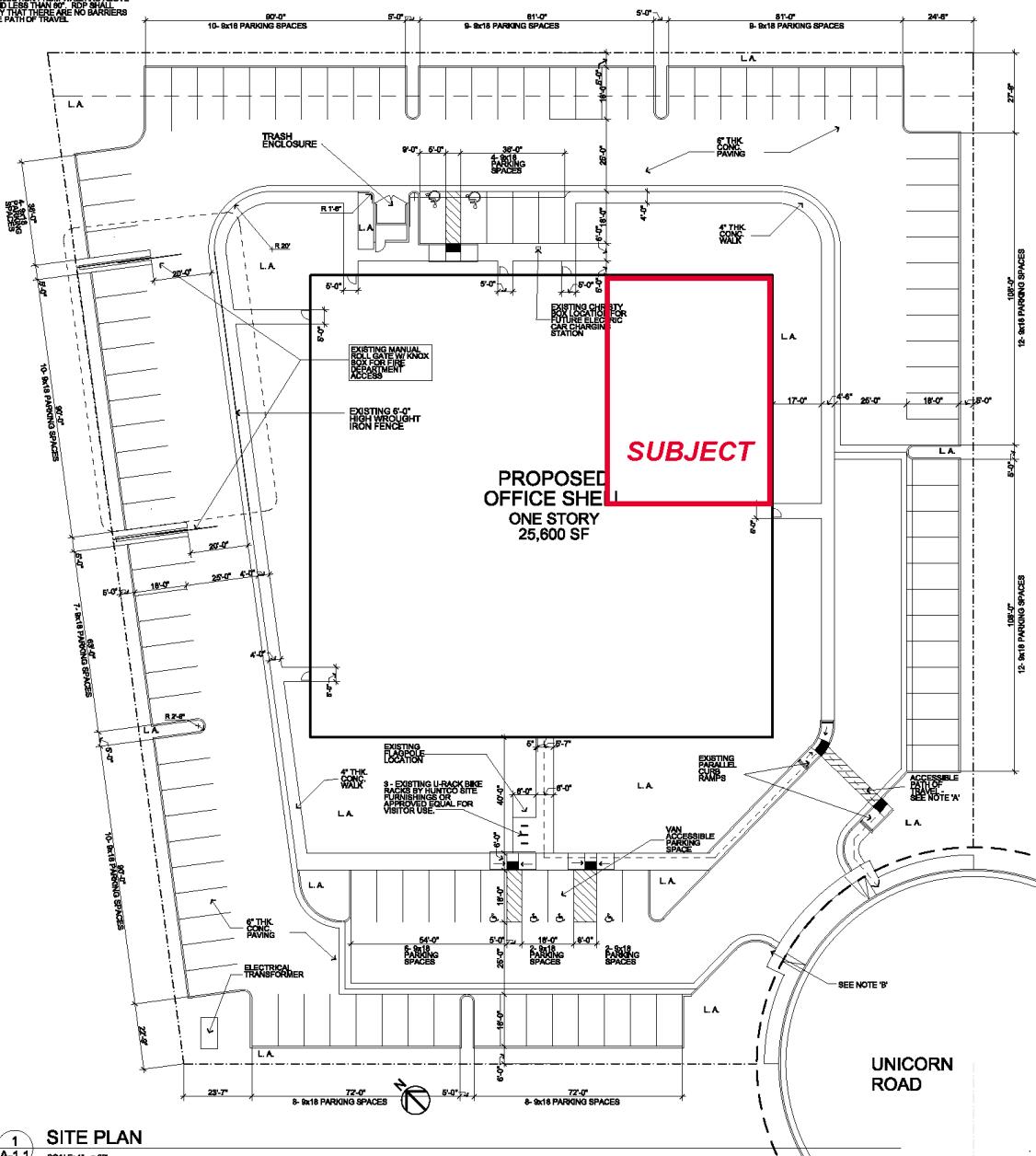
Floor Plan

NOTE A:

ACCESSIBLE PATH OF TRAVEL AS INDICATED ON PLAN IS A STRAIGHT AND EASILY TRAVELED PATH. AN ACCESSIBLE PATH OF TRAVEL CHANGES EXCEEDING 1% OF THE TOTAL LENGTH OF THE PATH, OR VERTICAL LEVEL CHANGES EXCEEDING 1/2 INCH, SURFACE RESISTANCE OF 10 POUNDS PER SQUARE INCH, AND AT LEAST 48" IN WIDTH, SURFACE RESISTANT, CROSS SLOPE DOES NOT EXCEED 1/2 INCH. THE DIRECTION OF TRAVEL IS LESS THAN 90° FROM THE HORIZONTAL. ACCESSIBLE PATH OF TRAVEL SHALL NOT CONTAIN OBSTACLES, OBSTRUCTIONS TO 80" MIN. AND PROTRUDING OBJECTS GREATER THAN 4" IN DIAMETER. A SURFACE WHICH IS 27" AND LESS THAN 80" IN WIDTH, ROLL SHALL NOT EXCEED 1/2 INCH. THERE SHALL NOT BE ANY OBSTACLES IN THE PATH OF TRAVEL.

NOTE B:

POLE MOUNTED SIGN SHALL BE 17" x 22" WITH LETTERING NOT LESS THAN 1" IN HEIGHT. SIGN SHALL BE 10' ABOVE FINISH GRADE TO READ: "UNAUTHORIZED VEHICLES PARKED IN THIS AREA WILL BE TOWED AWAY AND THE EXAMINER TOWED AWAY WITH THE DISABILITIES MAY BE TOWED AWAY AT THE EXAMINER'S OWN EXPENSE. MAY BE RECORDED BY TELEPHONING THE POLICE/SHERRIFF AT (805) 345-1234".



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 JEFFREY KRAUSSE C-14854 DATE OF DRAWING 8/4/2016																					
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																					
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SITE PLAN <table border="1"> <tr> <th>NO.</th> <th>REVISIONS</th> </tr> <tr> <td>1</td> <td></td> </tr> <tr> <td>2</td> <td></td> </tr> <tr> <td>3</td> <td></td> </tr> <tr> <td>4</td> <td></td> </tr> </table> <table border="1"> <tr> <td>DATE ISSUED FOR</td> <td></td> </tr> <tr> <td>5</td> <td></td> </tr> <tr> <td>6</td> <td></td> </tr> <tr> <td>7</td> <td></td> </tr> <tr> <td>8</td> <td></td> </tr> </table> <p align="center">A-1.1</p>		NO.	REVISIONS	1		2		3		4		DATE ISSUED FOR		5		6		7		8	
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<small>DATE 8/4/2016 SHEET 1</small>																					
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<small>PROJECT NUMBER</small>																					
<small>Plotter On: 8/4/2016 ARCHITECTURAL</small>																					



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