



# For Sublease

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# 5080 California Avenue Suite 400 Bakersfield, CA 93309

**Prominent Class “A” location on California Avenue at the intersection of California Avenue and Mohawk Street.**

- Space is in turn-key condition and ready for immediate occupancy
- Prominently located at the intersection of California Avenue and Mohawk Street
- Parking on surface and garage: 4.25 spaces per 1,000 sf overall (36% in parking garage)
- Prominent monument signage on California Avenue and Mohawk Street
- Abundant window line
- Travertine throughout all common areas and lobbies
- Great view from the upper floors
- Two high-speed Otis elevators
- Fire sprinklers and centralized fire control systems throughout

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## Sublease Rental Rate

\$1.50 per rentable square foot including utilities.

Tenant responsible for janitorial

## Building Availability

Fourth floor: Suite 400 - 7,034 rsf

(Lease expires April 30, 2026)

## Building Amenities

- Three (3) reserved parking spaces
- Close to restaurants, shopping and banking
- Close to Westside Parkway and Freeway 99
- Bus stop directly in front of building

## Existing Tenants

Grimmway Schools, Merrill Lynch, USDA Service Center, Quad Knopf, Inc., Vanguard Fresh, Shinault Baker, Genuine Global Market, Point Loma Nazarene University, Northwestern Mutual, Qualcare IPA, Centric Healthcare Services, Attorney's Certified Services, FBC Mortgage

## Aerial



## Building Features

- State of the art energy management system
- 4-story approximately 97,508 rsf
- Floor plates of +/-24,000 sf
- Structural steel frame construction
- Lightweight concrete filled over metal decking floors
- Each floor has multiple zone HVAC control
- Herculite glass entry doors and glass wall system
- Barrel coved ceilings with recessed lighting in lobbies
- Travertine flooring and aggregate stone exterior entry
- Brushed stainless steel elevator doors and remodeled cab interiors

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## Site Plan

