

The background of the entire advertisement is a photograph of a modern, single-story medical office building. The building features a mix of white and light beige horizontal siding. Large black-framed glass windows and doors are prominent. A central entrance has a small overhang. To the left, a window is partially covered by a black and white striped awning. The address "11905" is visible on the white section of the building. The building is set in a landscaped area with concrete walkways, small shrubs, and a parking lot with green-painted lines. The sky is bright blue with scattered white clouds.

For Lease - Medical Office  
2,695.62 SF  
Model Suite Ready to Occupy

11905 Bolthouse Drive | Bakersfield, CA

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## Property Information

**11905 Bolthouse Drive** is one of the newest professional and medical office developments within Bolthouse's prestigious Seven Oaks Business Park located in southwest Bakersfield. The project will consist of two - 9,700 square foot, single story, professional office and medical buildings.

The location of the project will provide close proximity to schools, new apartments, day care facilities, financial services, shopping, restaurants, fast food, banking, and other professional and medical users.

## Highlights:

- Medical office building
- Medical model suite ready to occupy.
- Building built in 2024
- Monument signage available
- Individually metered for electricity and gas
- Convenient access from Seven Oaks and all prominent neighborhoods throughout the southwest
- In close proximity to schools, new apartments, day care facilities, financial services, shopping, restaurants, fast food, banking, and other professional and medical users

## Available:

### For Lease - Model Suite

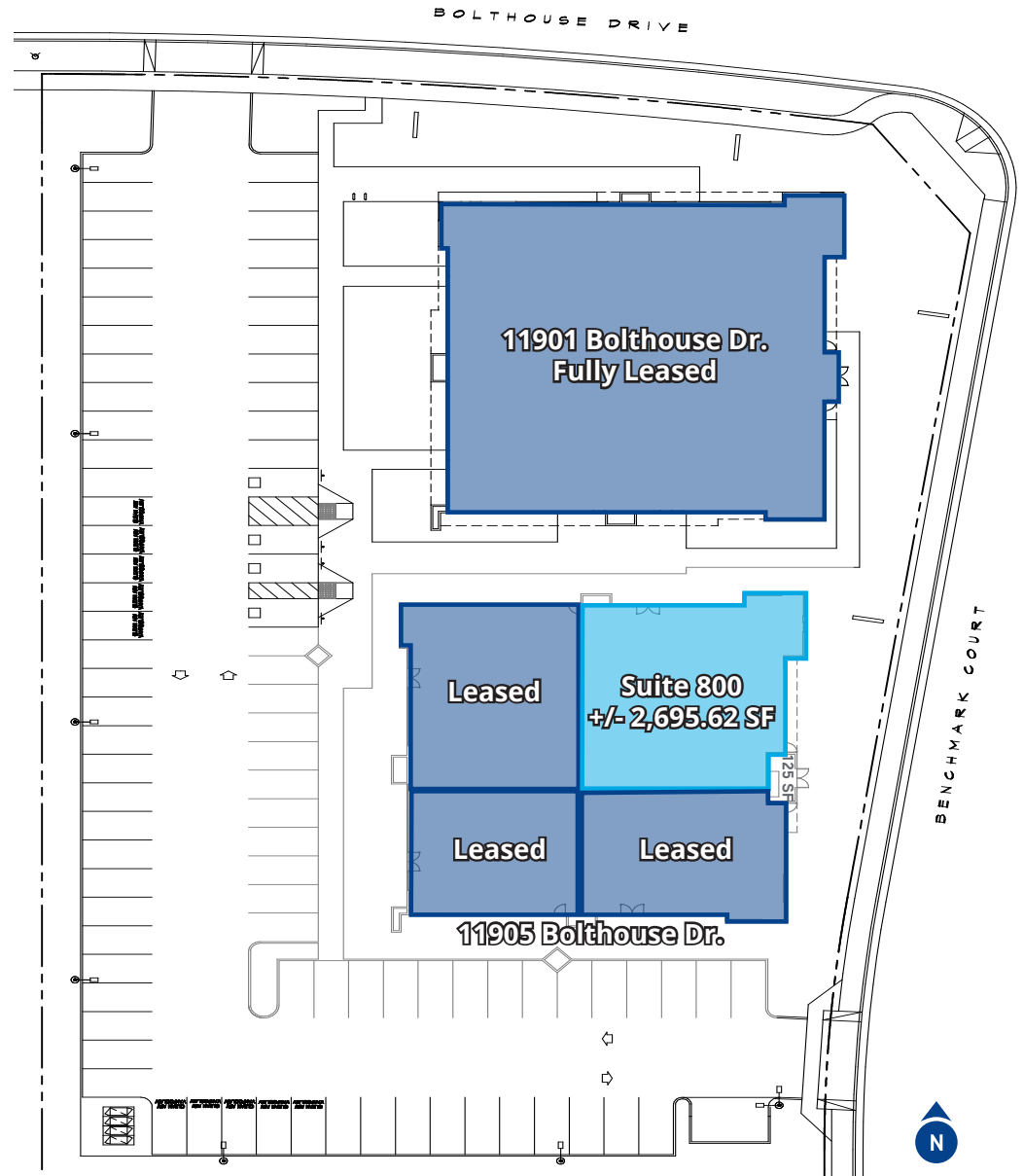
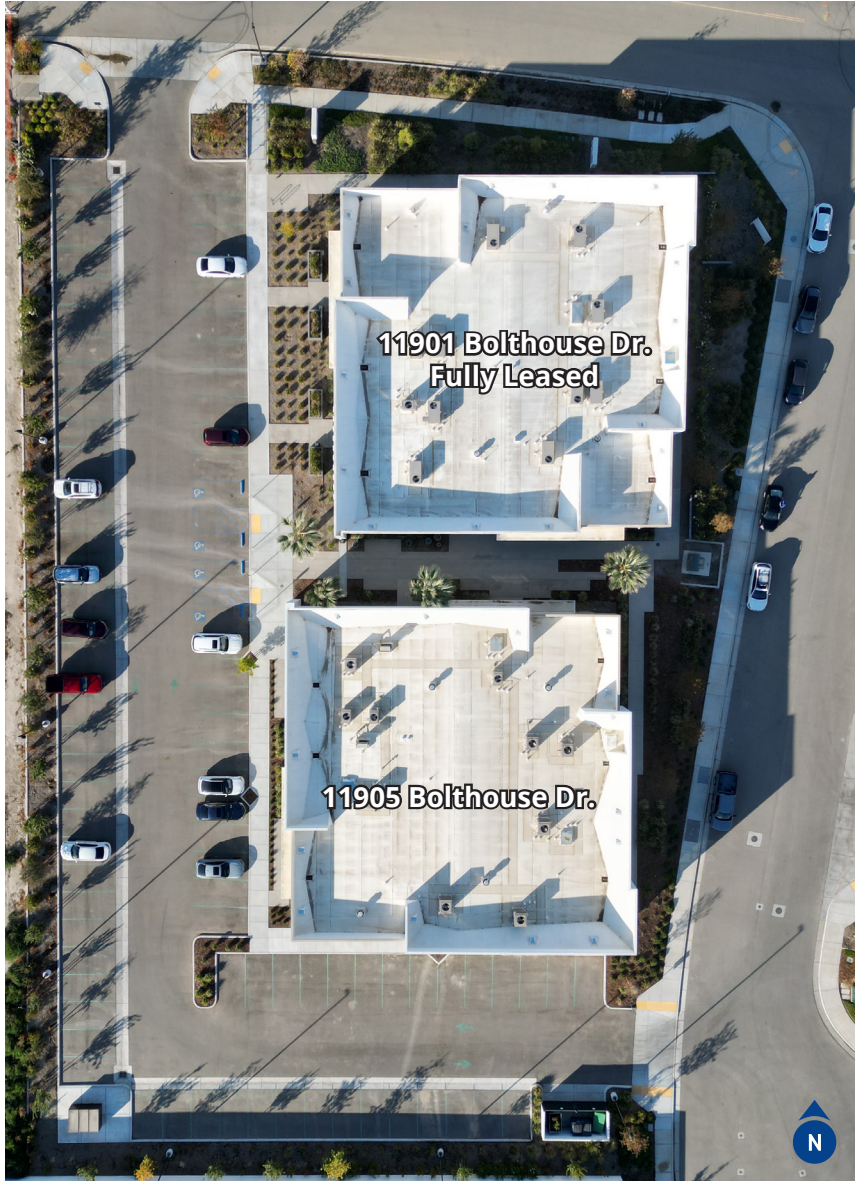
- Suite 800: 2,695.62 SF

## Lease Rate:

**\$2.75/SF NNN**

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# Site Plan

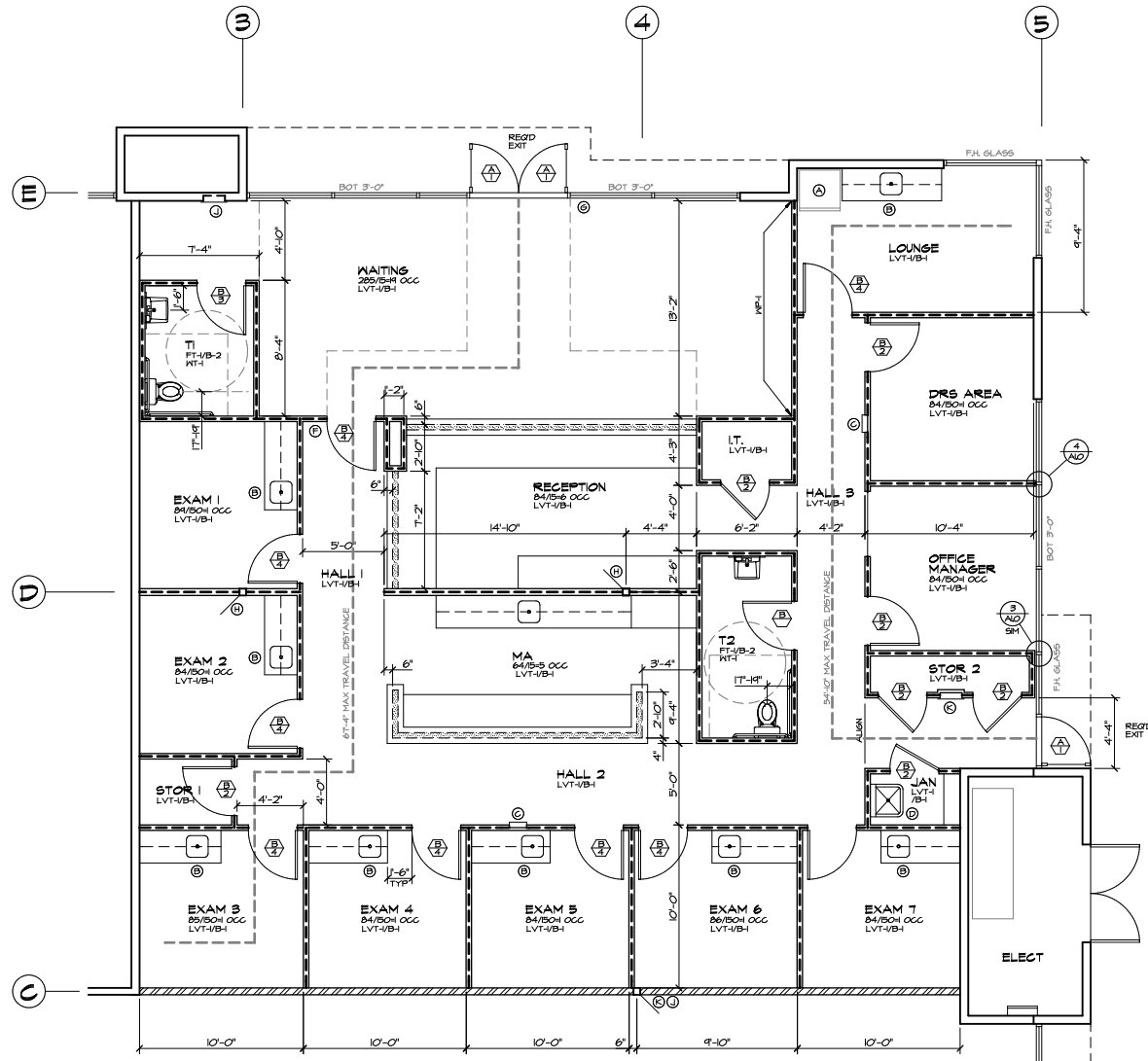


# Floor Plans

Available  
Suite 800  
+/- 2,695.62 SF



# Floor Plan - Suite 800



# Exterior Photos

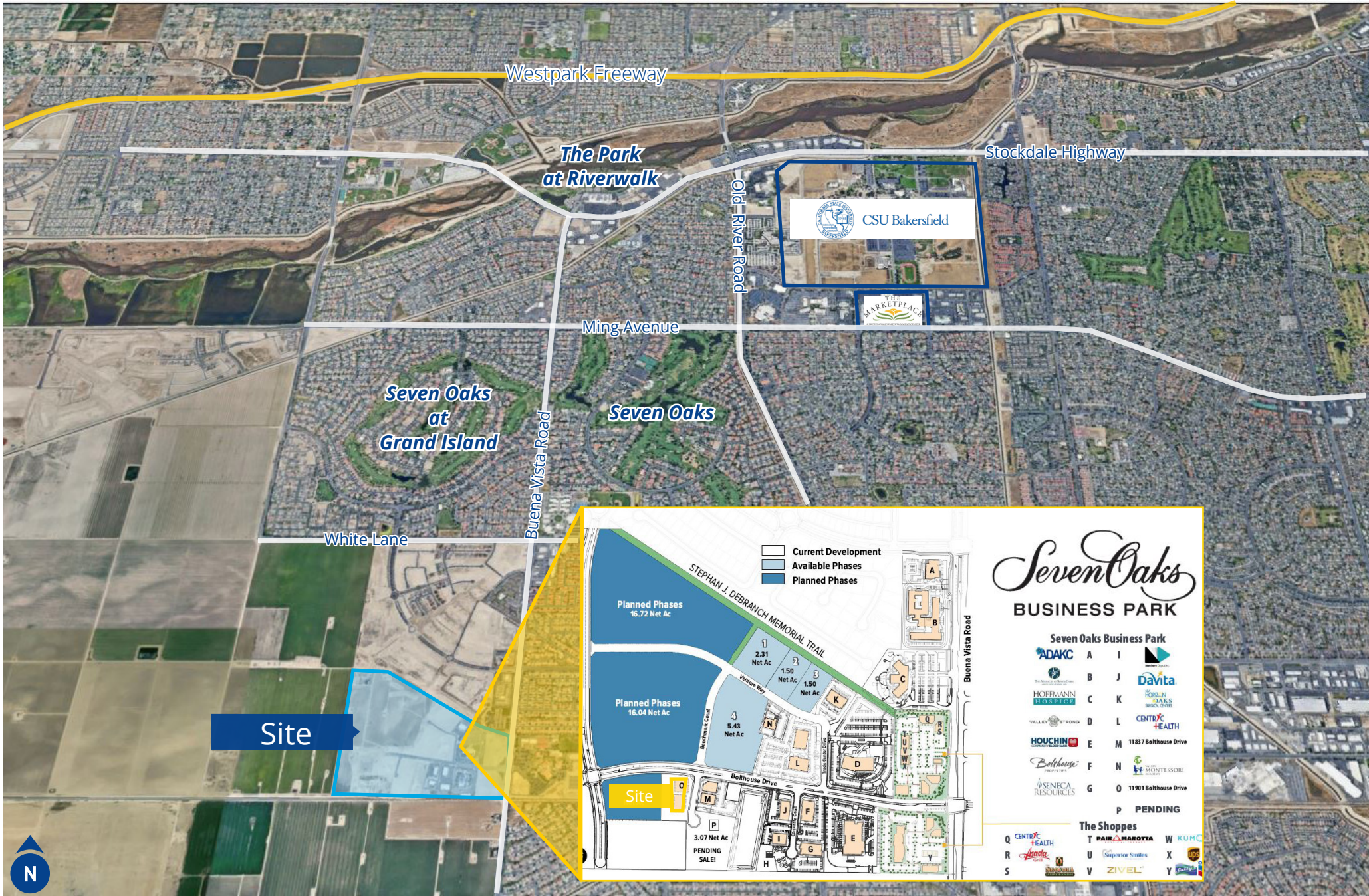
11905 Bolthouse Dr.



# Interior Photos

**\*Model Suite Photos of 11901 Bolthouse Dr**





**Legend:**

- Current Development
- Available Phases
- Planned Phases

## Seven Oaks BUSINESS PARK

**Seven Oaks Business Park**

ADAKC	A	I	
	B	J	Davita
HOFFMANN	C	K	ROGELIN
VALLEY	D	L	CENTRYC
HOUCHIN	E	M	11837 Bolthouse Drive
Bolthouse	F	N	MONTROSSI
SENECA	G	O	11901 Bolthouse Drive
		P	PENDING

**The Shoppes**

Q	CENTRYC	T	PAIR	MAROTTA	W	KUMC
R	Health	U	Superior	Smiles	X	UPS
S		V	ZIVEL	Y		