

# Office Space **AVAILABLE** For Lease

**5201**  
**California Avenue**  
Bakersfield, CA

## Property Highlights

- Remodeled and upgraded common areas throughout the building featuring glass suite entry doors
- Abundant on-site parking included in the cost of rent
- Prominent California Avenue monument signage available
- Retail services including banks, restaurants and shopping located within walking distance
- Convenient access to freeways - Less than 1.5 miles to Highway 99 and less than 1 mile to the Westside Parkway
- Professionally managed and maintained by MD Atkinson



The information contained herein may have been obtained from sources other than ASU Commercial. We have not verified such information and make no guarantees, warranties or representations about such information. It is your responsibility to independently confirm its accuracy and completeness prior to purchasing/leasing the property.



**Martin J. Starr** • Principal • 661 616 3567 • [mjstarr@asuassociates.com](mailto:mjstarr@asuassociates.com) • CA RE #01179469  
**Matthew E. Starr, SIOR, CCIM** • Principal • 661 616 3570 • [matthew@asuassociates.com](mailto:matthew@asuassociates.com) • CA RE #01367855  
11601 Bolthouse Drive Suite 110 • Bakersfield, CA 93311 • 661 862 5454 main • 661 862 5444 fax



# Office Space Available For Lease

## Ground Floor Availability & Floor Plan

California Triangle Building  
5201 California Avenue • Bakersfield, CA

### Available Suite

- **Suite 102** 5,453 SF
- Formerly occupied by a bank
- Can be leased as bank space or general office space
- Can be divided to approximately 2,500 SF

### Offering Terms

- **Rental Rate** Contact Listing Agent
- **Tenant Improvements** Negotiable subject to terms of lease



\*Plans deemed to be accurate, but not guaranteed. Plan not to scale.

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## Third Floor Availability & Floor Plan

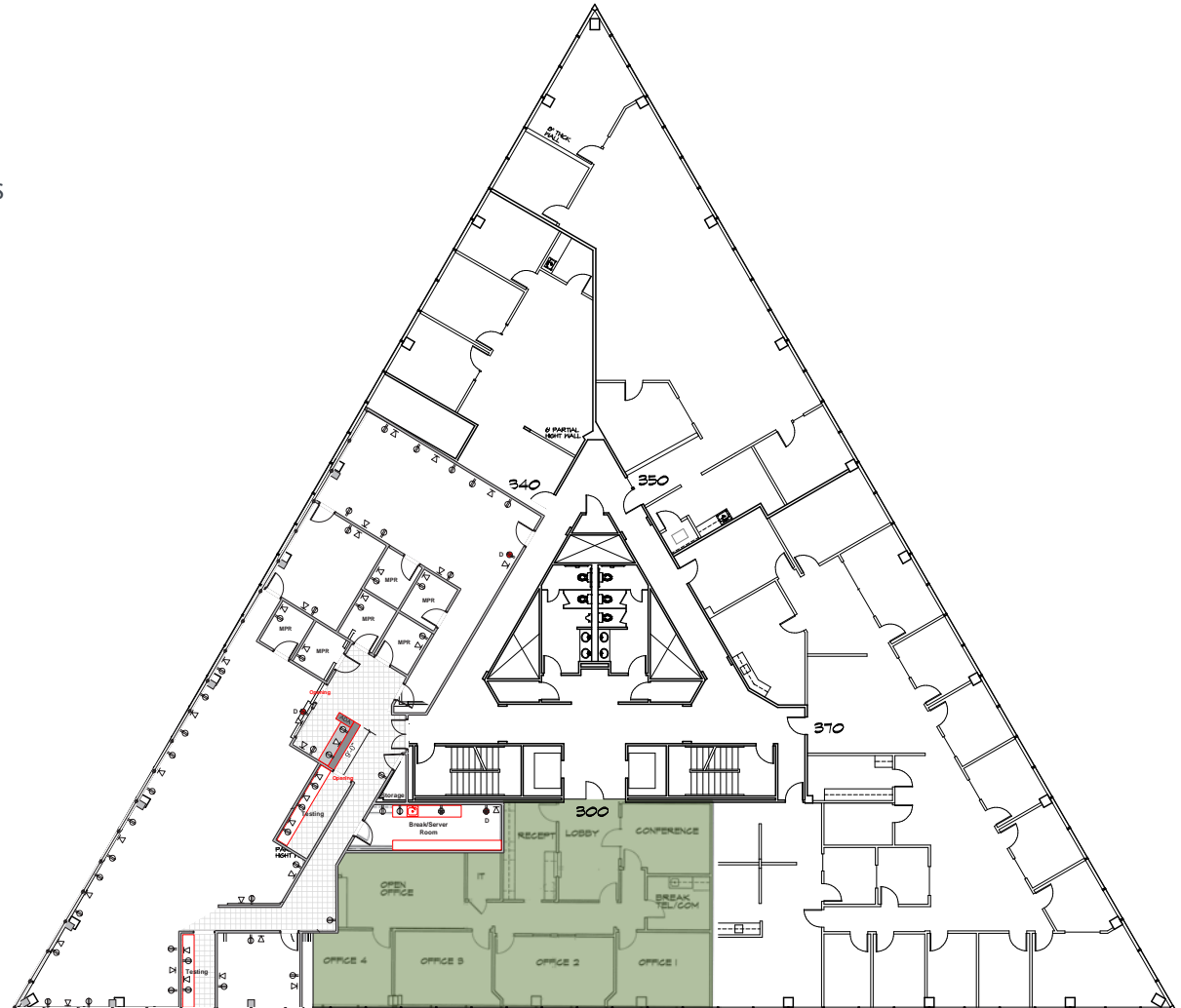
California Triangle Building  
5201 California Avenue • Bakersfield, CA

### Available Suite

- Suite 300 2,344 SF

### Offering Terms

- Rental Rate \$1.75 PSF Modified Gross  
excluding utilities and janitorial services
- Tenant Improvements Negotiable subject to terms of lease



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## Fourth Floor Availability & Floor Plan

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### Available Suite

- **Suite 410** 3,171 SF  
Currently in a shell condition  
Can be designed to suit tenant's needs
- **Suite 440** 2,226 SF
- **Suite 450** 3,707 SF
- **Suite 460** 954 SF

\*Suites 410, 440, 450 & 460 can be combined for a total of 10,058 SF of contiguous space

### Offering Terms

- **Rental Rate** \$1.75 PSF Modified Gross  
excluding utilities and janitorial services
- **Tenant Improvements** Negotiable subject to terms of lease



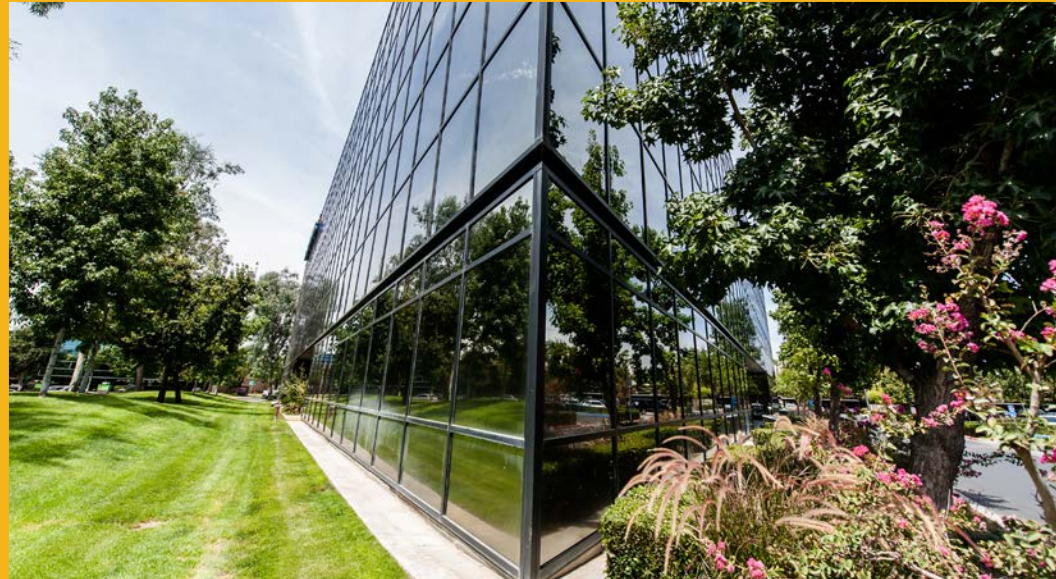
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## Exterior Property Photos

California Triangle Building  
5201 California Avenue • Bakersfield, CA





# Office Space Available For Lease

## Interior Property Photos

California Triangle Building  
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# Office Space Available For Lease

## Southwest Submarket Aerial

California Triangle Building  
5201 California Avenue • Bakersfield, CA



5201 California Avenue

