



Colliers

For Lease Professional Office Space

5329 Office Centre Court
Bakersfield, CA

Scott Wells

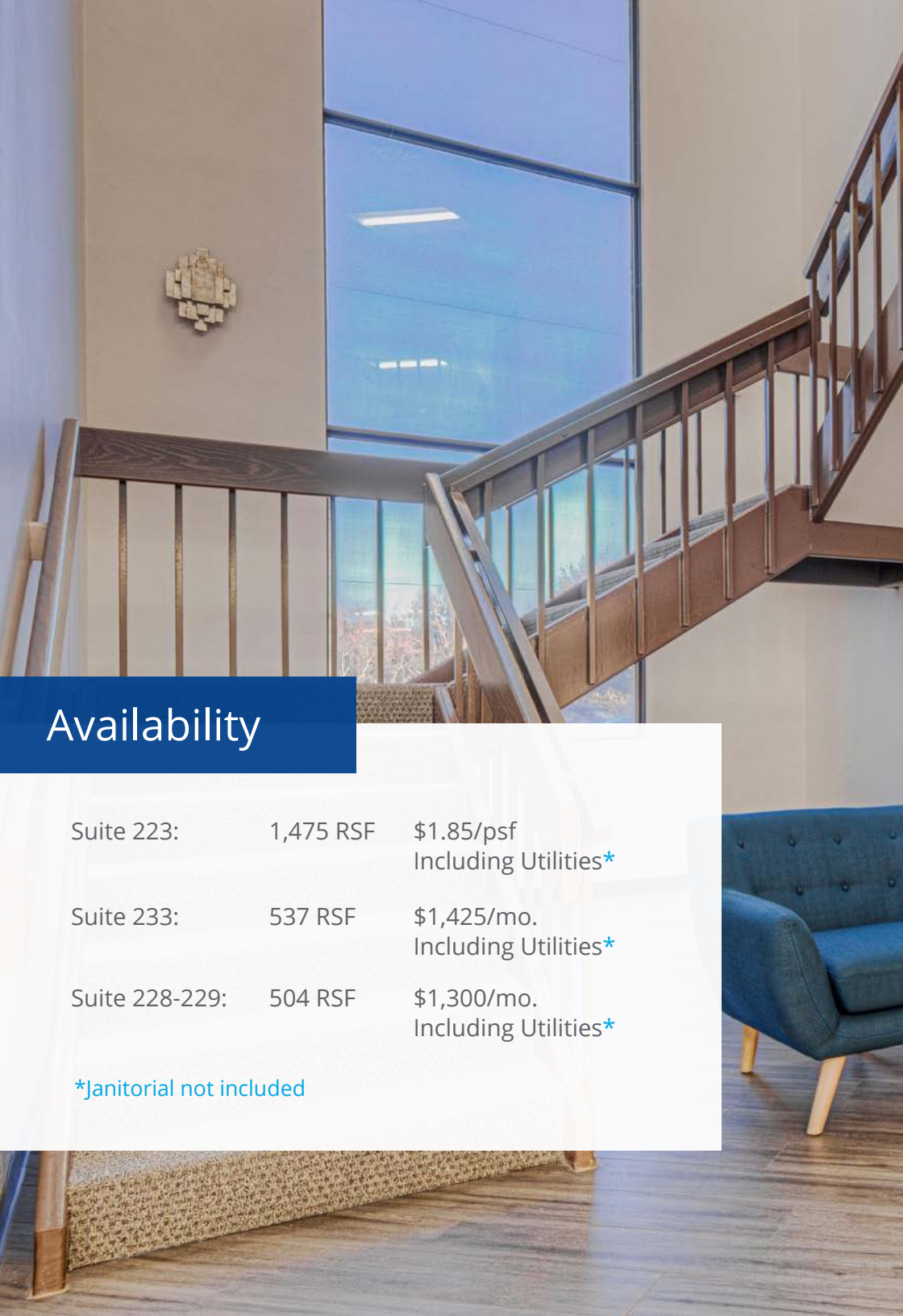
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Availability

Suite 223:	1,475 RSF	\$1.85/psf Including Utilities*
Suite 233:	537 RSF	\$1,425/mo. Including Utilities*
Suite 228-229:	504 RSF	\$1,300/mo. Including Utilities*

*Janitorial not included

Property Information

5329 Office Centre Court is a two story, $\pm$ 30,310 SF professional office building located one block south of California Avenue in Southwest Bakersfield, the city's primary business district. The property has recently undergone a comprehensive renovation program, including exterior modernization, roof upgrades, updated signage, and fully refreshed common areas, creating a clean, professional environment at affordable pricing with utilities included. The building is ideal for tenants seeking a private and secure atmosphere with interior lobbies, common area restrooms, and convenient access to neighborhood amenities

- **Prime Southwest Bakersfield location** – One block off California Avenue in the city's main business district, with quick access to major arterials and area employers.
- **$\pm$ 30,310 SF two story office building** – Efficient floor plates suitable for a wide range of professional and medical office users.
- **Pride of ownership** – Owned by Froehlich Development and professionally managed by M.D. Atkinson Company, Inc., providing responsive, local ownership and management.
- **Recently renovated and modernized** – Building renovation program completed, including exterior, interior common areas, signage, and landscaping upgrades.
- **Flexible, move in ready suites** – Multiple suite sizes available with ready to occupy spaces and the ability to accommodate growing or downsizing tenants.
- **24/7 access and elevator served** – Interior lobby access with elevator service and secure after hours entry for tenant convenience.
- **Excellent on site parking** – Surface parking and renovated carports provide abundant parking for tenants and visitors.
- **Solar powered electricity** – Recently installed solar system helps offset electrical usage and can contribute to more predictable operating costs.
- **All utilities included** – Affordable gross pricing structure with utilities included in rent.



Neighborhood & Tenancy

- **Amenity rich location** – Nearby lodging, dining, banking, financial services, and food options from quick serve to sit down restaurants, supporting employees and visitors.
- **Close to retail shopping** – Convenient access to surrounding retail centers and services in Southwest Bakersfield.
- **Established tenant mix** – Existing tenants include Western Pacific Research, Global CTI Group, MV Associates, Valley Oxygen, and Park Dental, creating a stable, professional environment.

Recent Renovation & Modernization

- **Newly painted exterior** – Updated building façade with fresh paint and modernized curb appeal.
- **Fully renovated lobby and corridors** – New LED lighting, ceiling tiles, recessed sprinkler heads, paint, and flooring throughout interior common areas for a bright, contemporary feel.
- **Enhanced site security and lighting** – New security fencing plus new LED exterior and parking lot lighting to improve safety and visibility after hours
- **Renovated carports and upgraded directory signage** – Refreshed carport structures and updated building directory signs to improve wayfinding and tenant branding.
- **Completely renovated common area restrooms** – Modern finishes and fixtures consistent with the overall building upgrade program.
- **Upgraded landscaping** – Improved exterior landscaping and refreshed courtyard plantings create an attractive campus style setting.
- **Solar powered for electricity** – Recently installed solar system providing on site power generation.

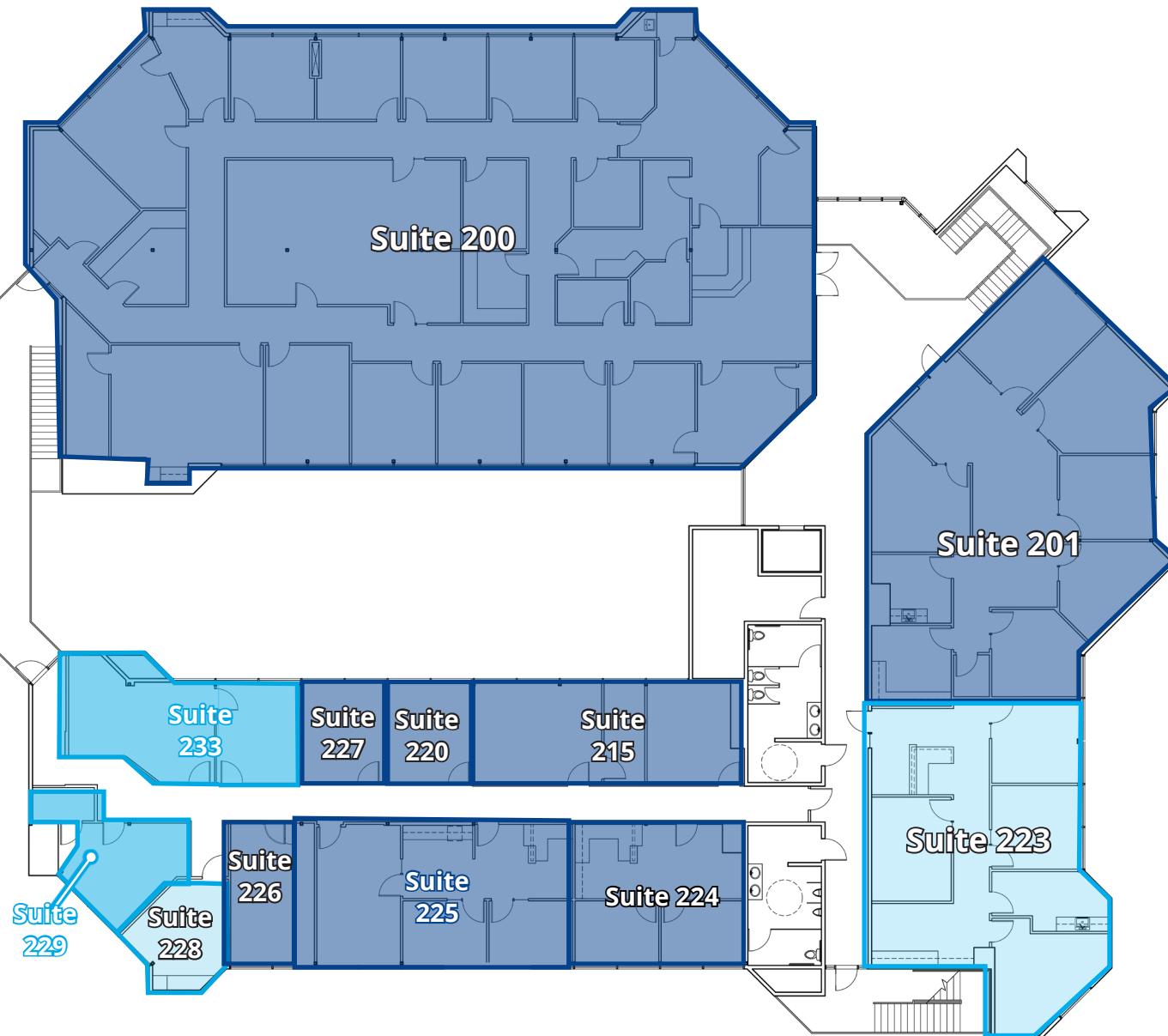
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Floor Plan First Floor



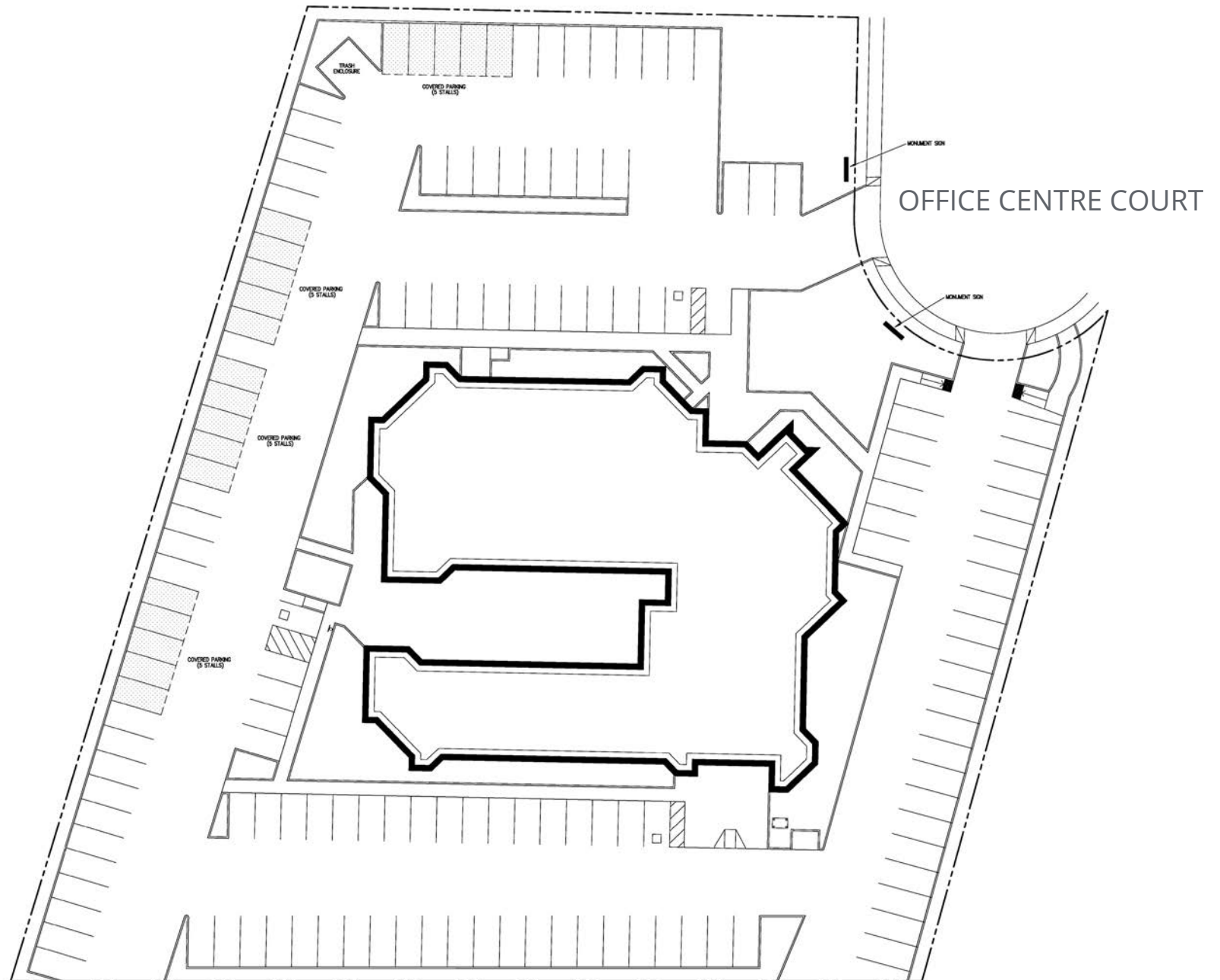
FLOOR PLAN NOT TO SCALE

Floor Plan Second Floor



FLOOR PLAN NOT TO SCALE

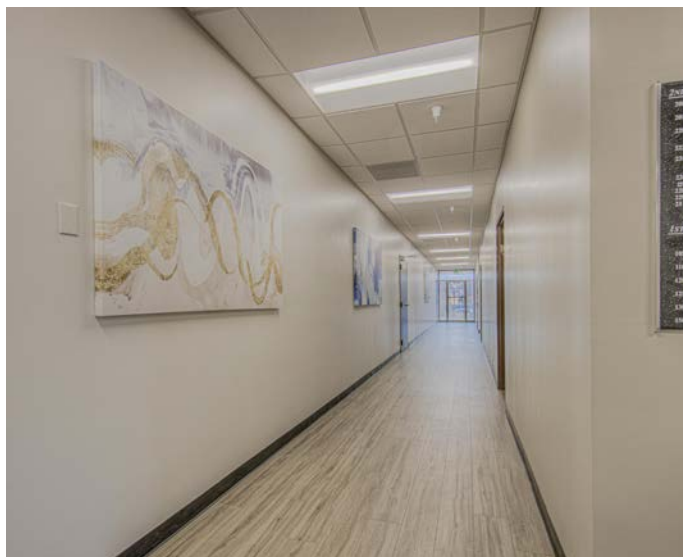
Site Plan



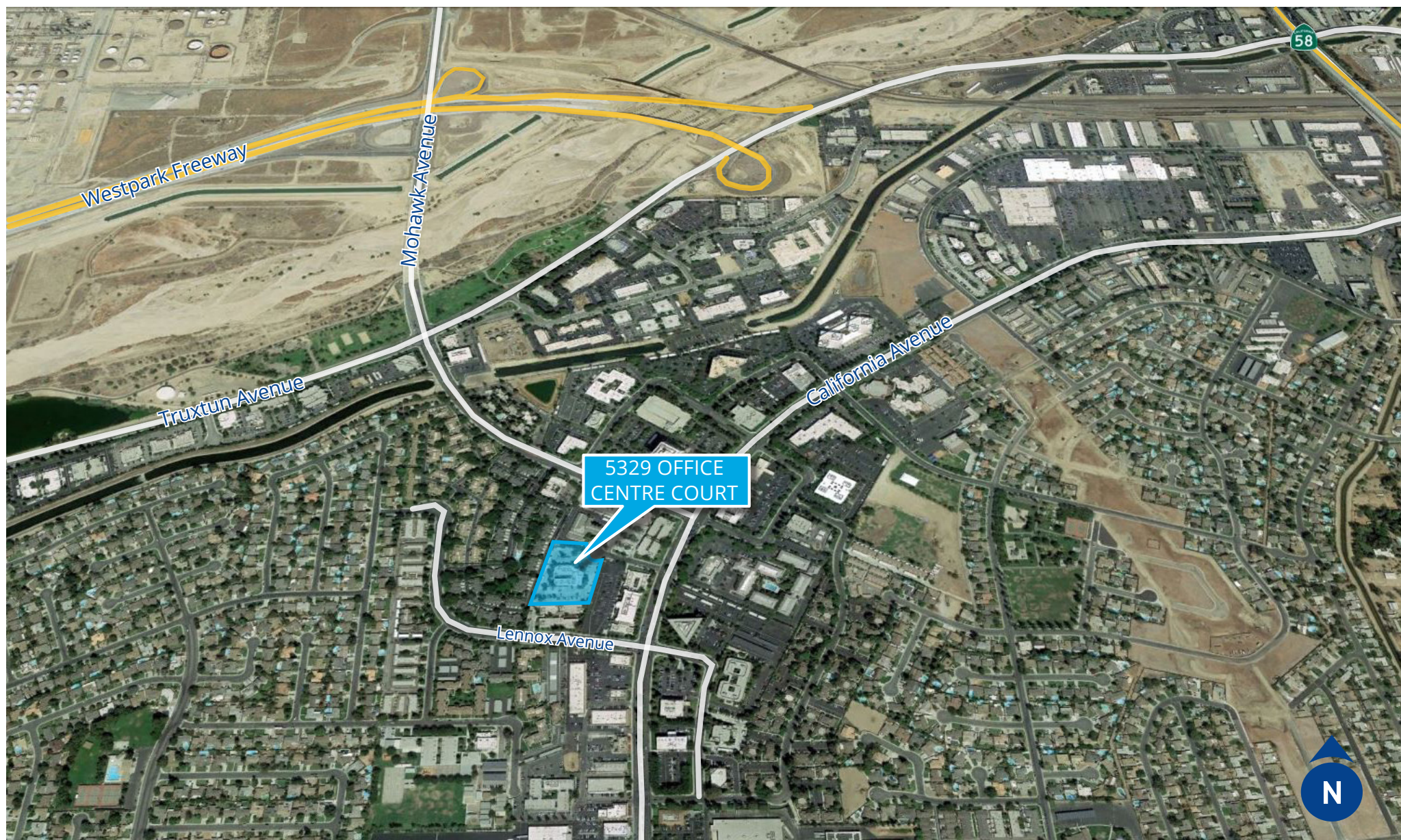
Property Photos



Property Photos



Aerial



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