



CALIFORNIA RESOURCES CORPORATION

For Lease | 11,743 RSF
**Professional Class A
Office Building**

9600 Ming Ave | Bakersfield, CA

Contact Us:

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9600 Ming Avenue is a three-story $\pm 72,000$ square foot Class A, LEED-designed professional office building located in University Centre, one of Bakersfield's most desirable office markets. Built in 2005, the property offers flexible suite sizes ranging from $\pm 5,000$ to 72,000 square feet, with modern layouts, ample parking, and negotiable tenant improvements.

Property Highlights:

- Prominent 3-story professional office building
- +/- 4.92-acre site within established office development
- Efficient, flexible floor plates for a variety of users
- Shared access with surrounding office properties
- Convenient proximity to major arterials and business hubs
- Amenity-rich location near dining, shopping, and entertainment
- Ideal for corporate, medical, or administrative users
- Strong visibility in a high-demand Southwest submarket

Lease Rate:

\$2.05/SF, NNN

Tenant Improvements: Negotiable

Available:

Third Floor: 9,290 USF / 11,743 RSF

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Floor Plan - 3rd Floor

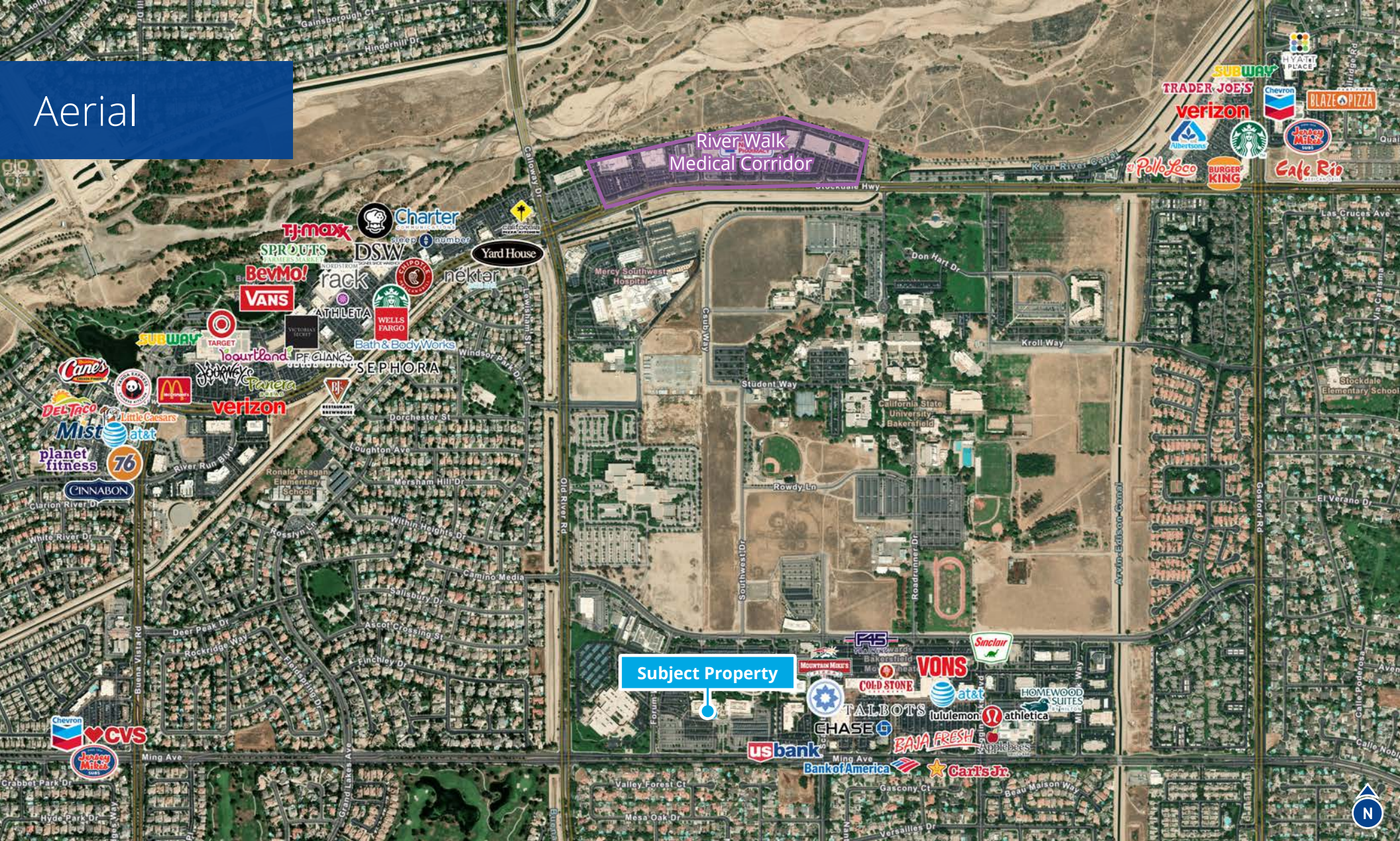


9600 MING AVE - 3RD FLOOR PLAN





Aerial



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