

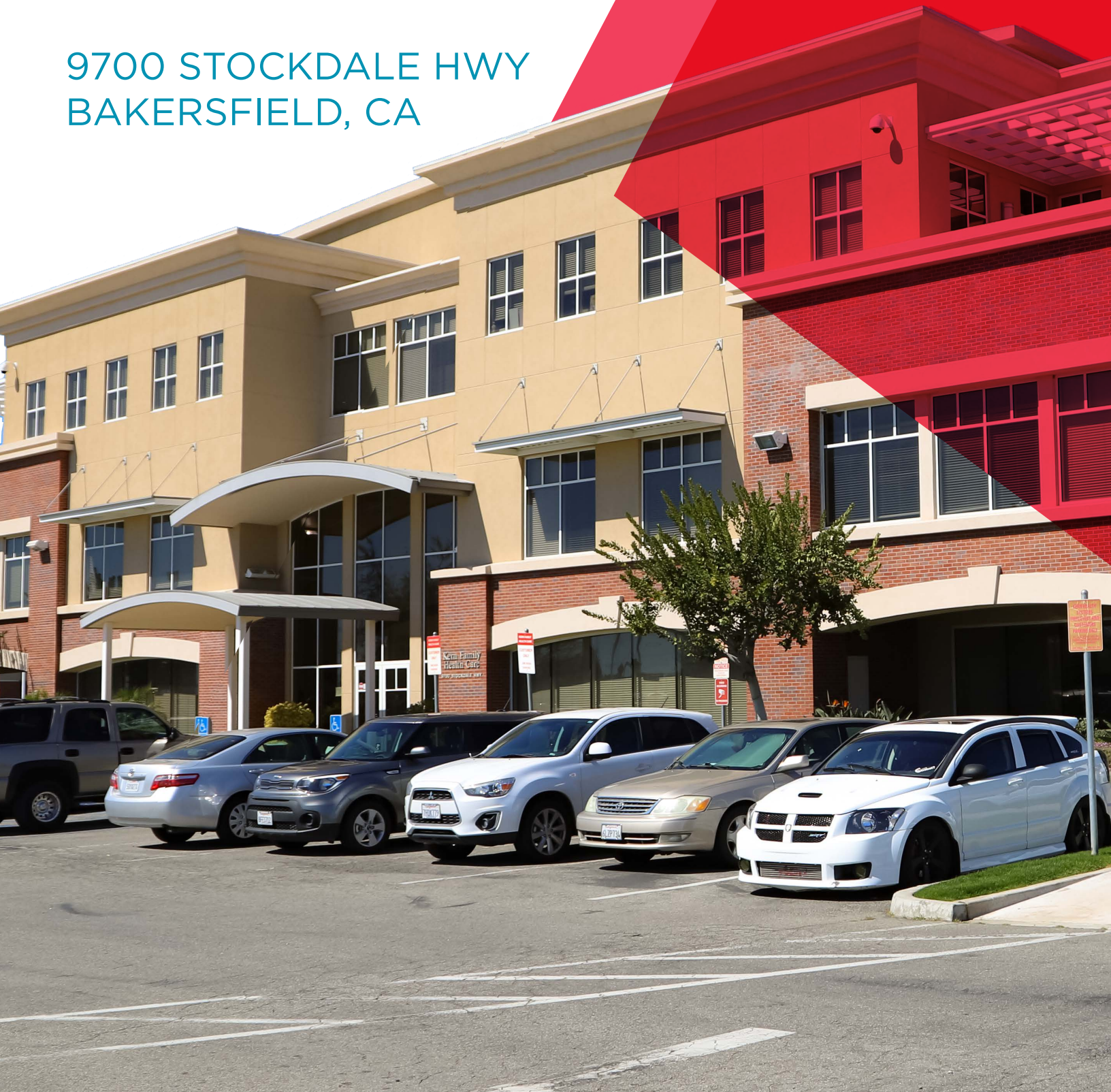


CUSHMAN &  
WAKEFIELD

**PACIFIC**  
COMMERCIAL REALTY ADVISORS

# CLASS "A" OFFICE FOR LEASE

9700 STOCKDALE HWY  
BAKERSFIELD, CA



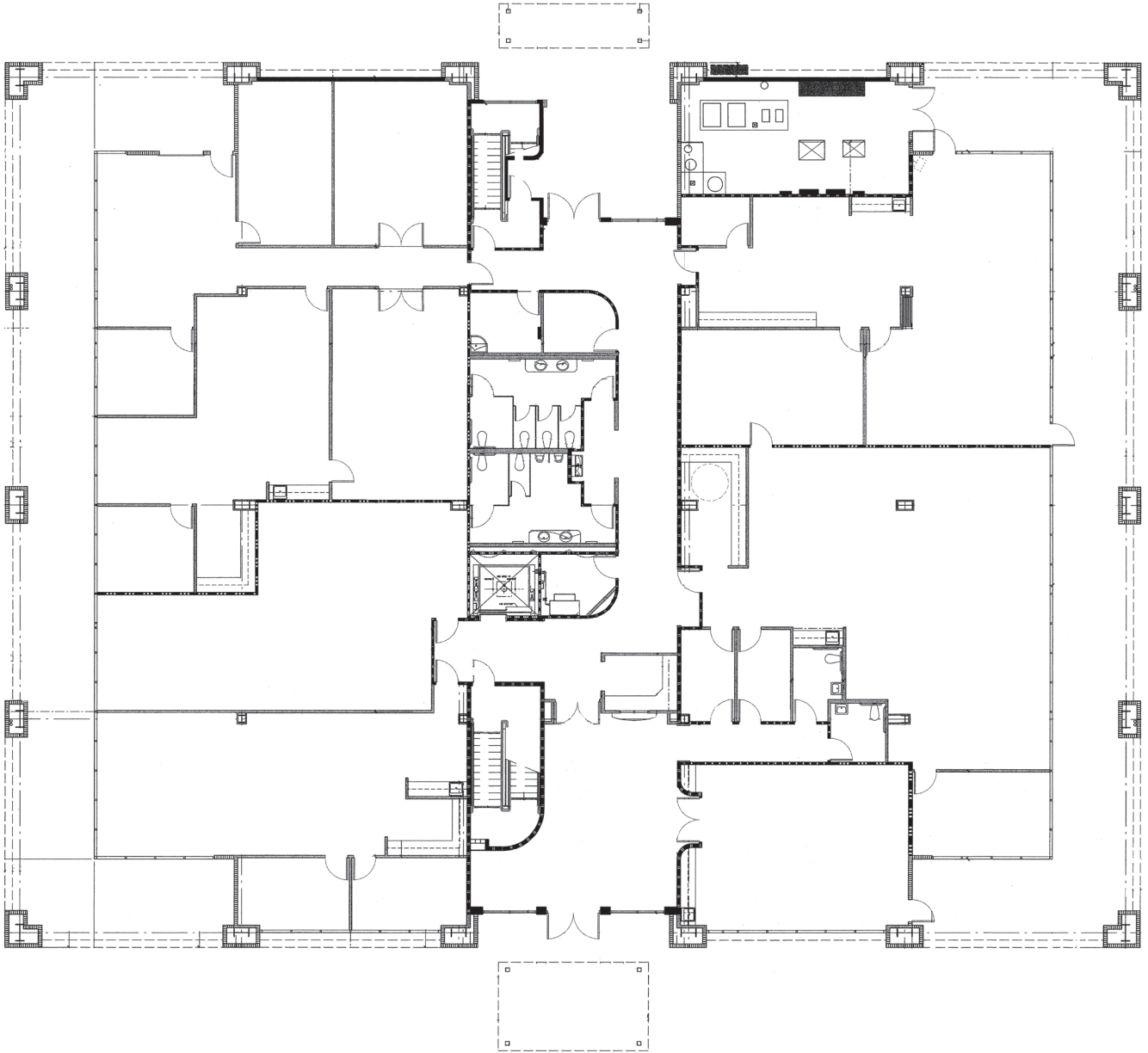
# PROPERTY HIGHLIGHTS

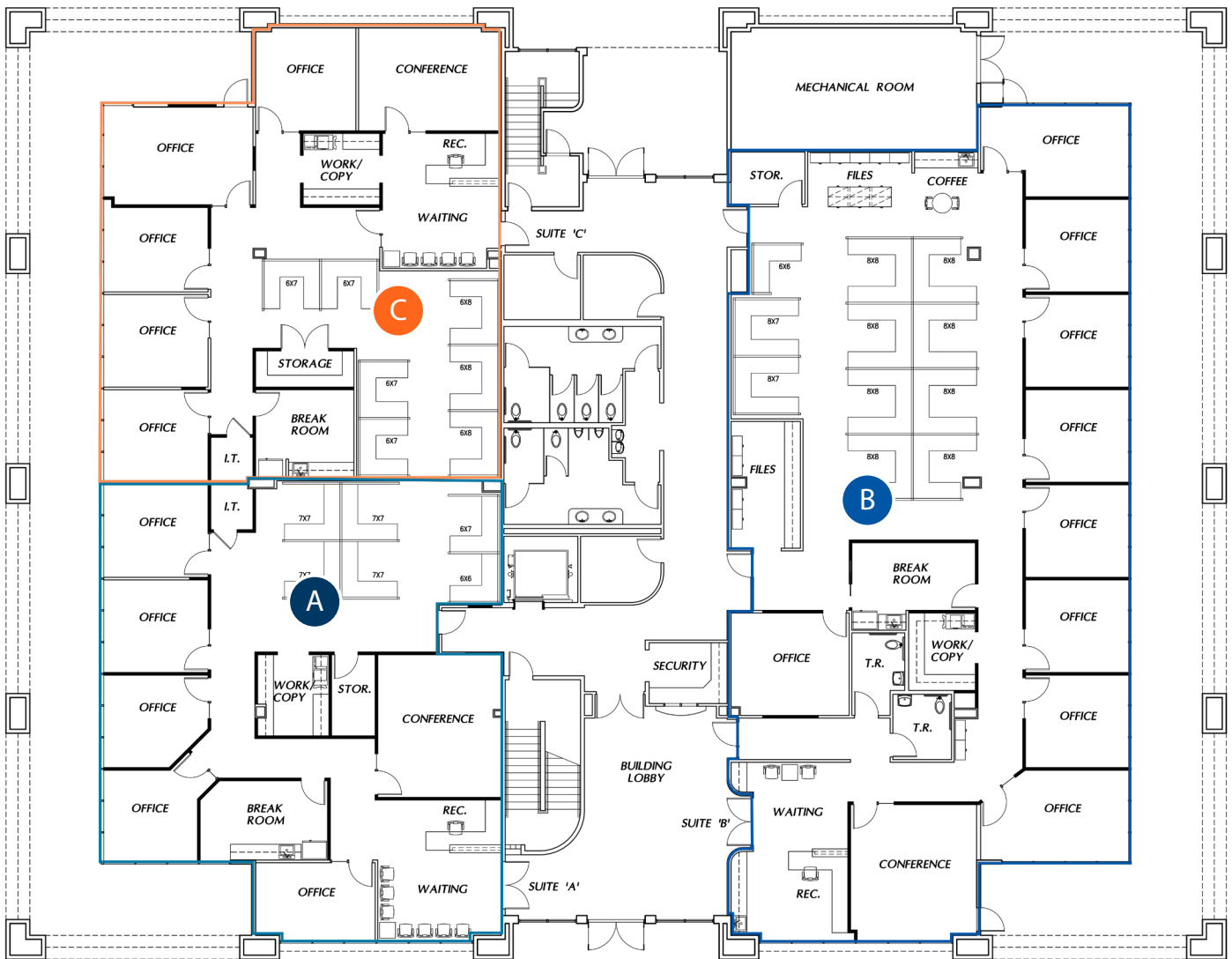
- The site is located in the University Centre Office Submarket, across the street from Cal State Univeristy Bakersfield. The surrounding occupants include professional offices, medial offices, pharmacies, an urgent care facility, and a surgery center.
- Three-story, Class A office building with a two story foyer entrance.
- The upper floors have outdoor patio seating.
- 624-panel solar system located on the roof for lower utility cost.
- Close access to the Westside Parkway, CSUB, Dignity Health Southwest Hospital Campus, Valley Children’s Pedi Center, Chevron, California Resources Corporations, Riverwalk Retail Center to the west, Stockdale Village Retail Center to the East.

Building Features	
Total Building Square Footage	±46,344 RSF
Total Floors	3
Minimum Square Feet Available	±2,500 RSF
Maximum Square Feet Available	±30,626 RSF
Lease Rate	\$1.85/RSF/Month/NNN
Tenant Improvement Allowance	Available and negotiable depending on term



AS-BUILT FIRST FLOOR  
±15,313 sq. ft.



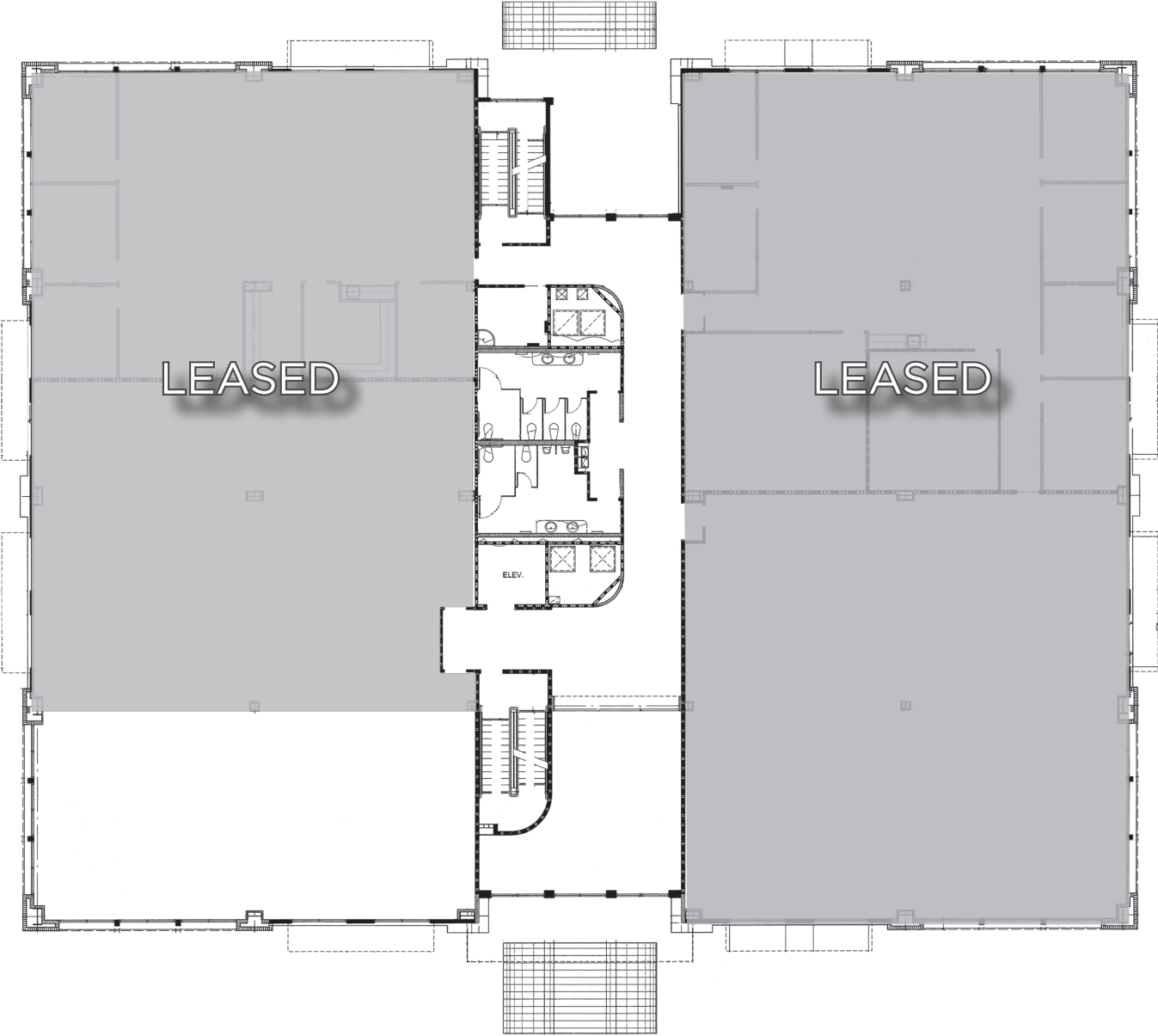


## SUITES AVAILABLE

- A** ±3,284 RSF
- B** ±5,935 RSF
- C** ±3,227 RSF

SECOND FLOOR

±2,125 sq. ft.

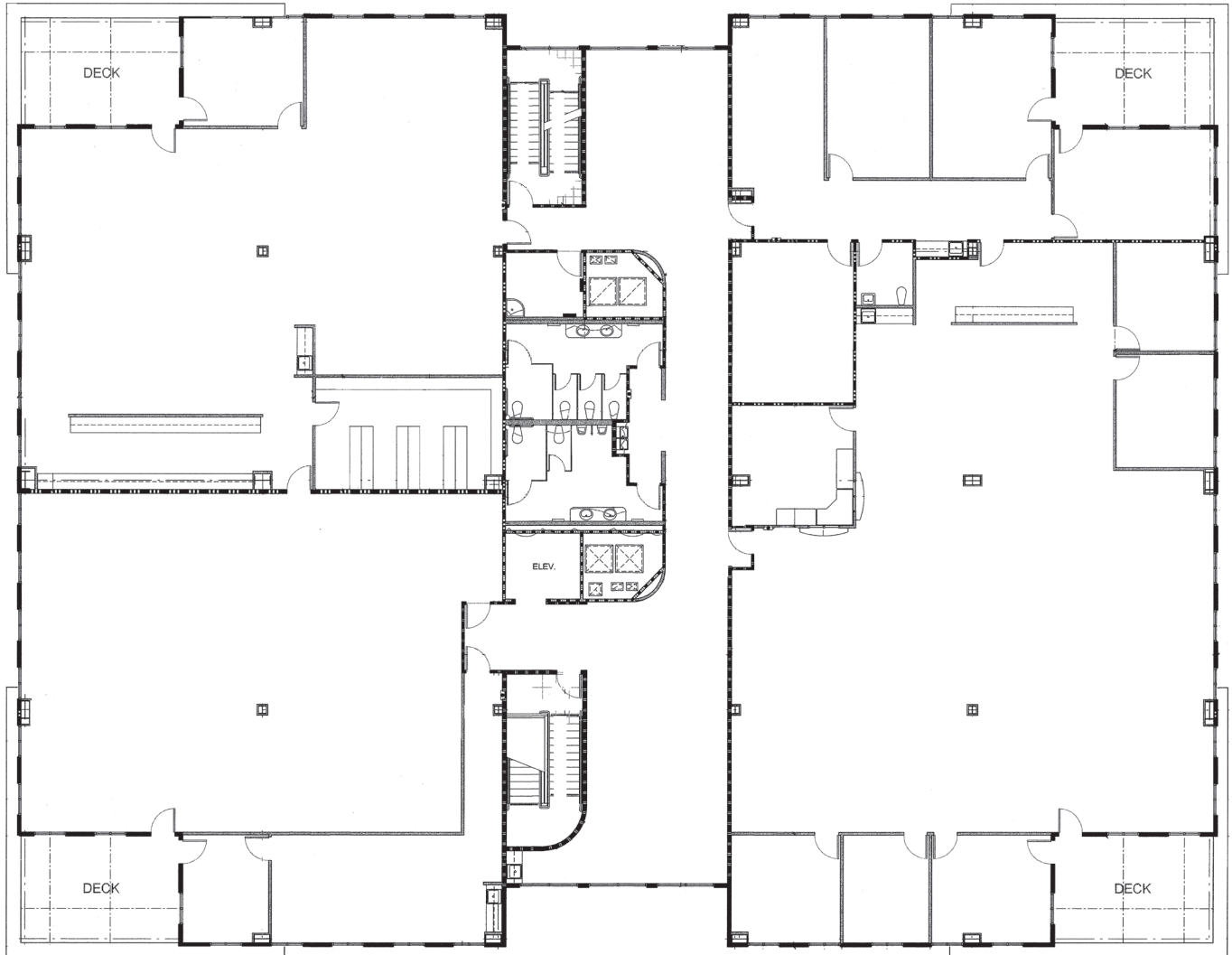


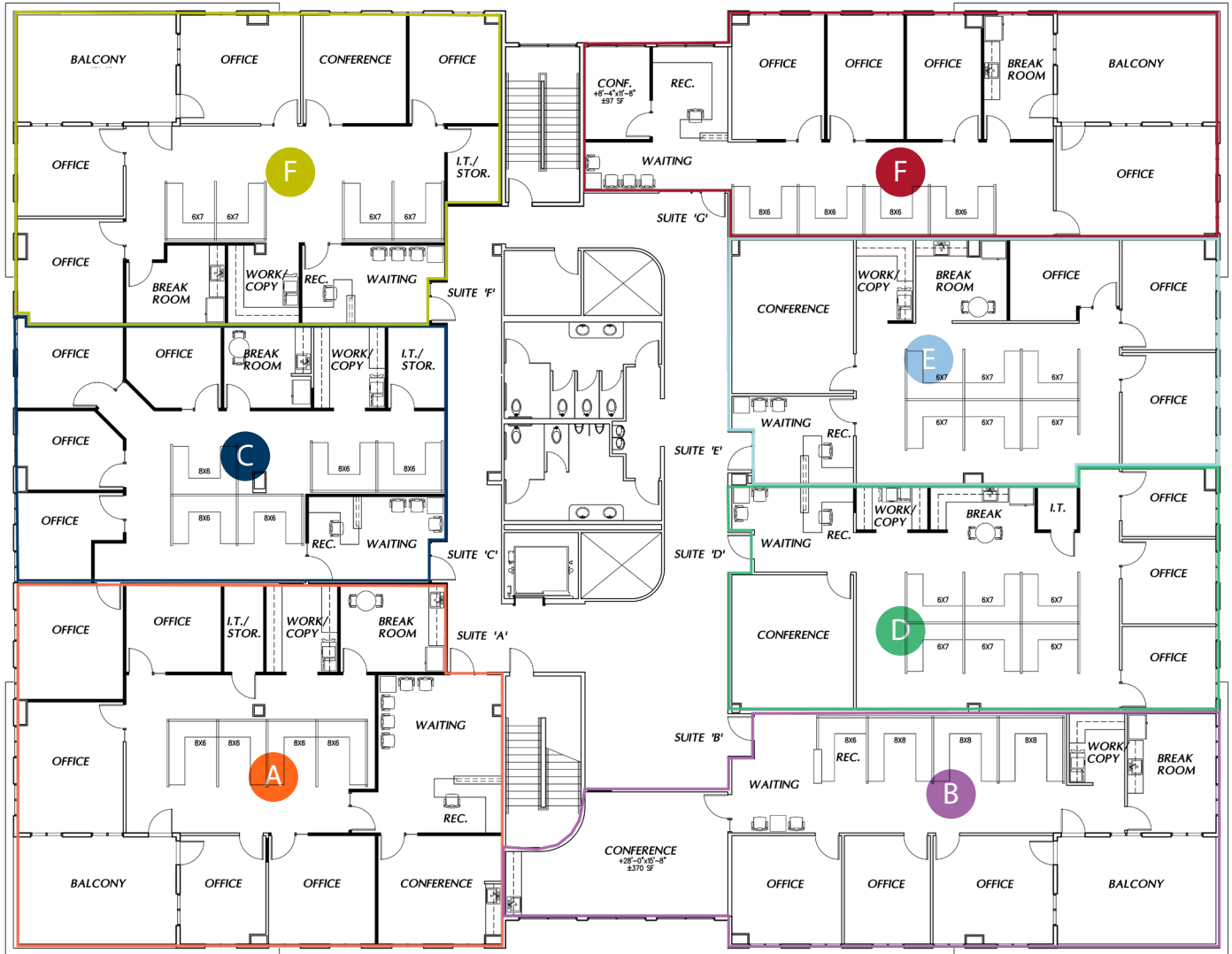


## SUITES AVAILABLE

**A** ±2,125 RSF

THIRD FLOOR  
±15,313 sq. ft.





## SUITES AVAILABLE

**A** ±2,664 RSF

**D** ±2,146 RSF

**F** ±2,146 RSF

**B** ±2,274 RSF

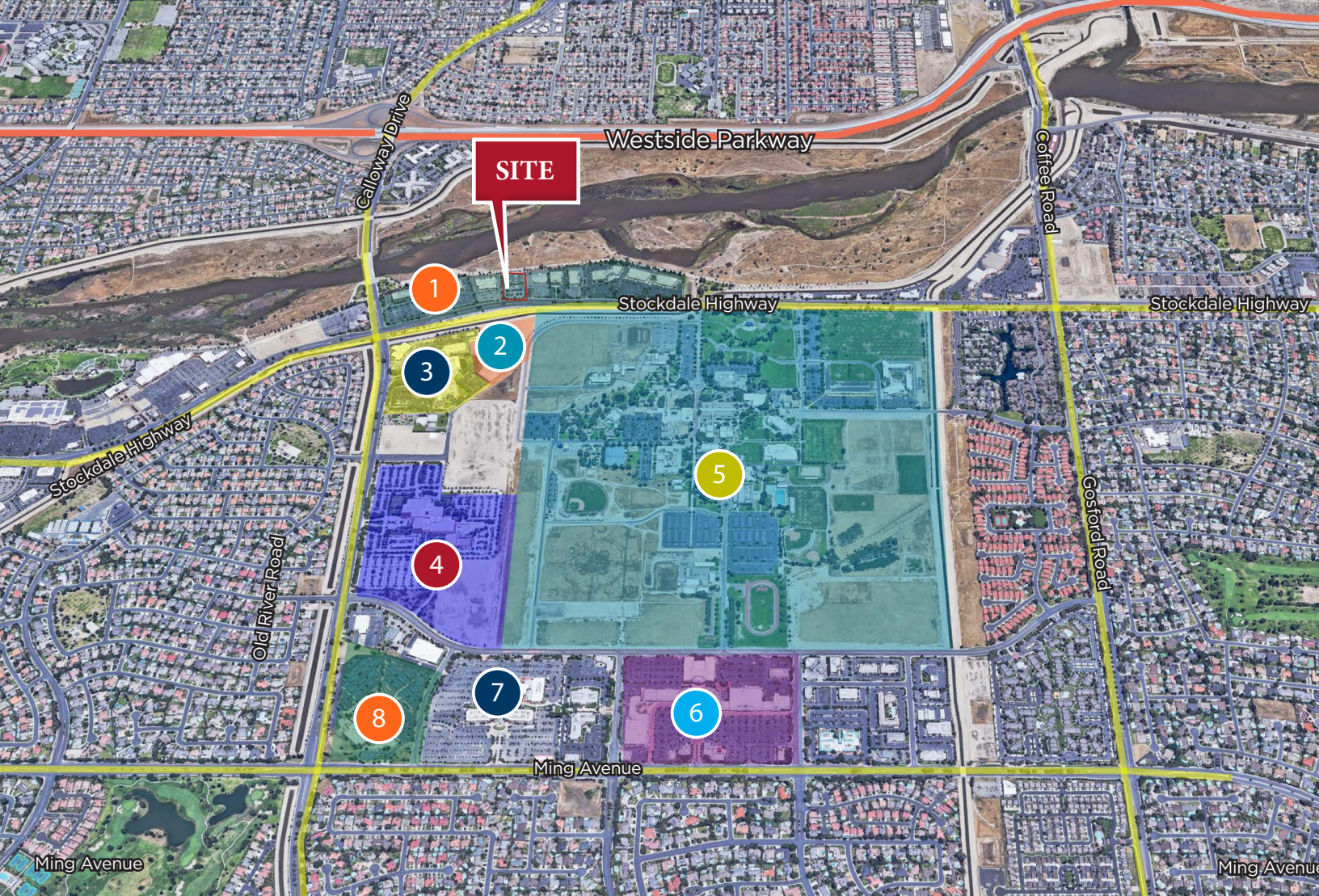
**E** ±2,232 RSF

**C** ±2,365 RSF

**F** ±2,399 RSF







## Local Aerial Map View

### LEGEND

- 1 River Walk Medical Plaza
- 2 Mercy Hospital Southwest Campus Expansion Site
- 3 Mercy Hospital Southwest
- 4 California Resources Corporation Building
- 5 California State University Bakersfield
- 6 Marketplace
- 7 Chevron Corporation
- 8 AERA Energy



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