



FOR LEASE

Premium Three-Story Office Building 53,910 SF

A Class A, turnkey office environment in one of
Bakersfield's most desirable business corridors

11117 River Run Blvd, Bakersfield, CA 93312



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colliers.com/bakersfield

David A. Williams, SIOR
Senior Vice President | Principal
License No. 00855489
+1 661 631 3816
david.a.williams@colliers.com

Colliers International
10000 Stockdale Hwy, Suite 102
Bakersfield, CA 93311
+1 661 631 3800



For Pricing
**Contact
Broker**

11117 River Run Blvd offers a rare opportunity to lease high-quality, ground-floor office space in a premier Bakersfield location. With flexible sizing, modern building systems, and negotiable improvements, this space is ideal for professional users seeking visibility, convenience, and a polished corporate presence.

- Prime ground-floor office space
- Total building size 53,910 RSF
- Class A, office building
- Turn-key condition with high-quality finishes
- Existing furniture available (negotiable)
- Keyless entry & alarm system
- Signage opportunities
- Ample parking

1st Floor	15,422.97 USF / 17,363.63 RSF
2nd Floor	16,243.04 USF / 18,286.89 RSF
3rd Floor	16,218.93 USF / 18,259.74 RSF
Suite Sizes	5,000 SF to 53,910 SF
Lot Size	2.49 Acres
Parking	216 Stalls (1 stall per 250 SF)

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Prime Location

Situated near the highly sought-after intersection of Stockdale Highway and Buena Vista Road, this centrally located office offers excellent visibility, easy access to major thoroughfares, and proximity to surrounding retail, dining, and business services.

Modern Design & Flexible Layouts

Located within a Class A, newer construction office building, the space is offered in turn-key condition with high-quality finishes. Flexible floor plan options allow users to lease $\pm 5,000$ to $\pm 19,000$ RSF, accommodating a wide range of office configurations.

State-of-the-Art Amenities

The property is equipped with keyless entry, an alarm system, and the ability to utilize existing furniture, subject to negotiation. Tenant improvements are negotiable, allowing customization to meet operational needs.

Accessibility & Parking

Enjoy ample on-site parking and convenient ground-floor access, providing ease of entry for employees and clients alike. Signage opportunities are also available to enhance brand visibility.

Population (1 Mile) 8,217

Daytime Population (5 miles) 217,139

Median household Income (1 Mile) \$187,933

Median Age (1 Mile) 43.2

Businesses (5 Miles) 8,041

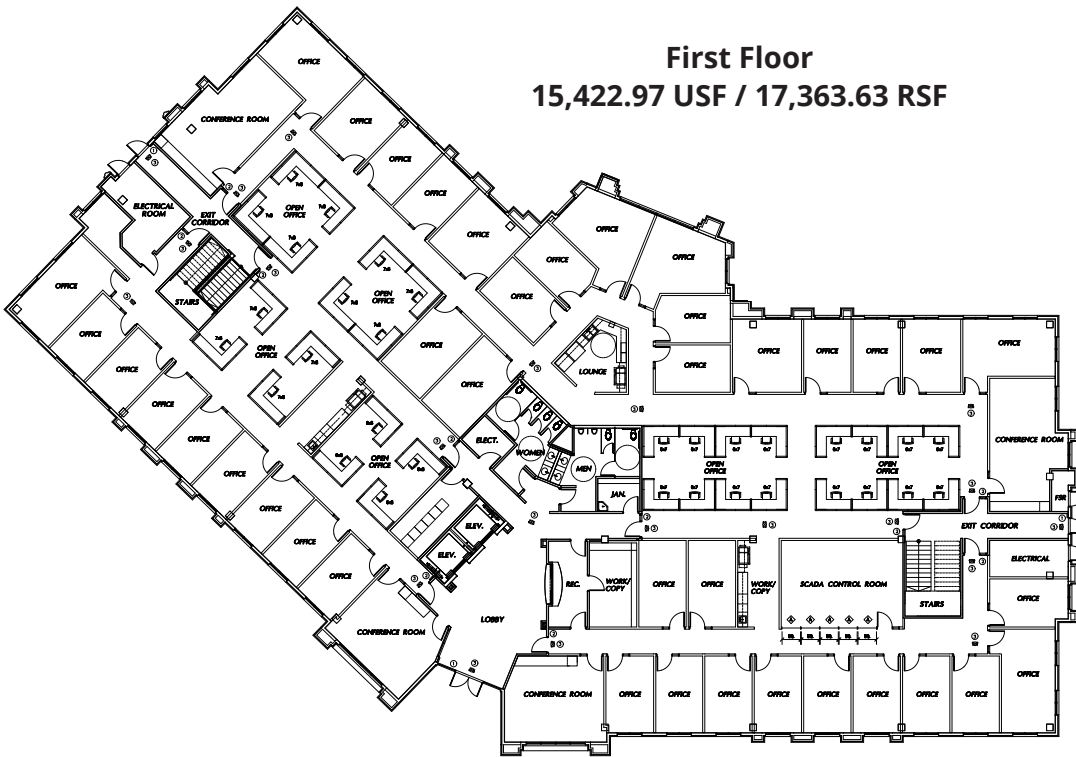
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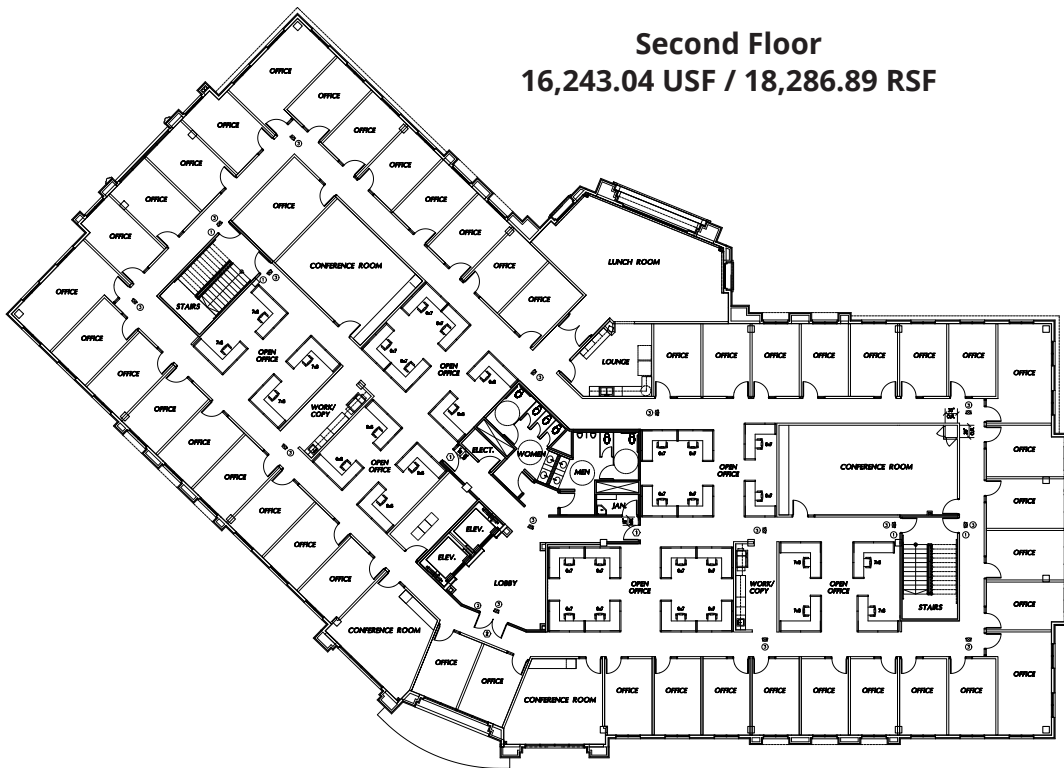
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First Floor
15,422.97 USF / 17,363.63 RSF



Second Floor
16,243.04 USF / 18,286.89 RSF



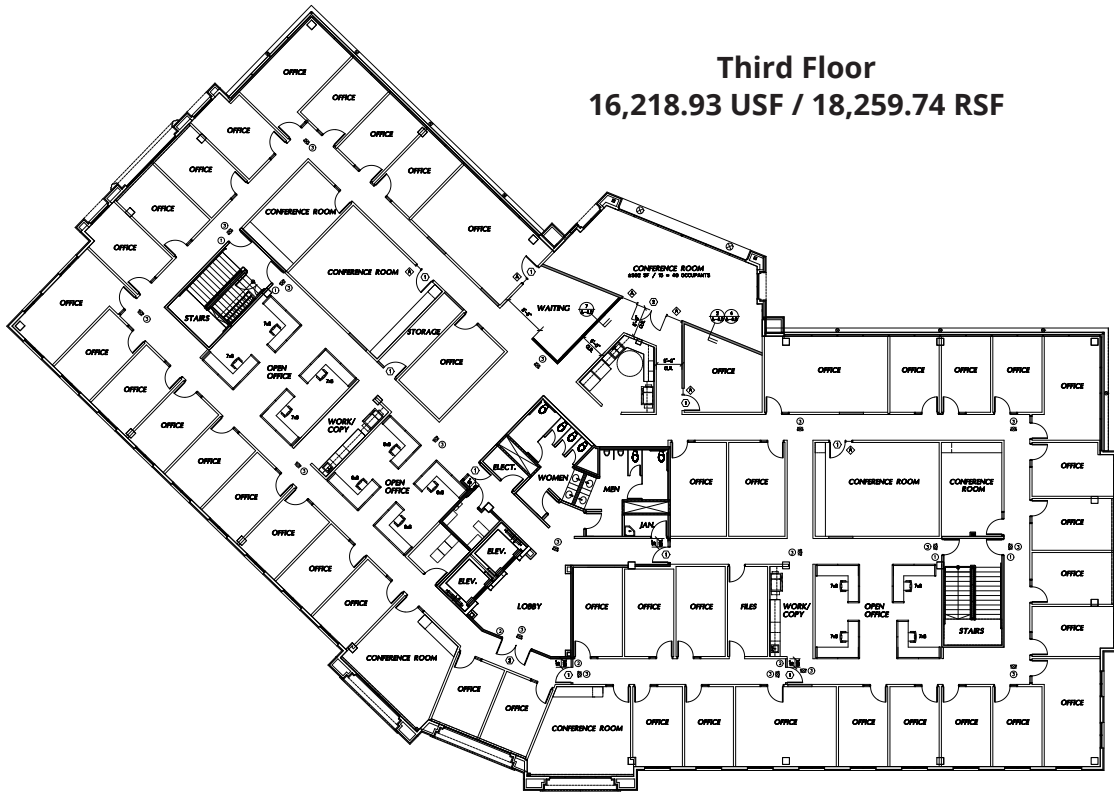
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Third Floor
16,218.93 USF / 18,259.74 RSF



Site Plan
2.49 AC Lot Size



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