

FOR LEASE

CALIFORNIA CORPORATE CENTER

4540 & 4550 CALIFORNIA AVENUE
BAKERSFIELD, CA 93309



CUSHMAN &
WAKEFIELD

CALIFORNIA CORPORATE CENTER

4540 & 4550

California Avenue



PROPERTY HIGHLIGHTS

- Class A professional office space in the established California Corporate Center along Bakersfield's California Avenue business corridor.
- Prominent California Avenue visibility in a well-established professional office environment.
- Conveniently positioned near the retail, restaurants and services of the California Avenue corridor, providing easy access to amenities for employees and visitors.
- Excellent window lines and abundant natural light, with attractive views from upper-floor suites.
- Abundant parking, including access to an adjacent three-level structured parking garage for tenant use.
- Monument and building-top signage opportunities available, providing excellent exposure for qualifying tenants.
- Convenient regional access to Highway 99, Westside Parkway and the Centennial Corridor.
- Located within a professionally managed and maintained seven-building business park environment.
- Professional corporate setting well suited for legal, financial, healthcare, government, administrative and other professional office users.
- Tenant improvement opportunities may be available depending upon lease terms and requirements.



GROUND FLOOR
COFFEE SHOP
AT 4550
CALIFORNIA
AVENUE



3-LEVEL
PARKING
GARAGE
LOCATED
ADJACENT
TO THE
BUILDING FOR
TENANTS USE



CALIFORNIA CORPORATE CENTER 4540 CALIFORNIA AVENUE

Third Floor

Suite 305: ± 920 RSF

Suite 315: ± 644 RSF

Fourth Floor

Suite 400: $\pm 1,045$ RSF

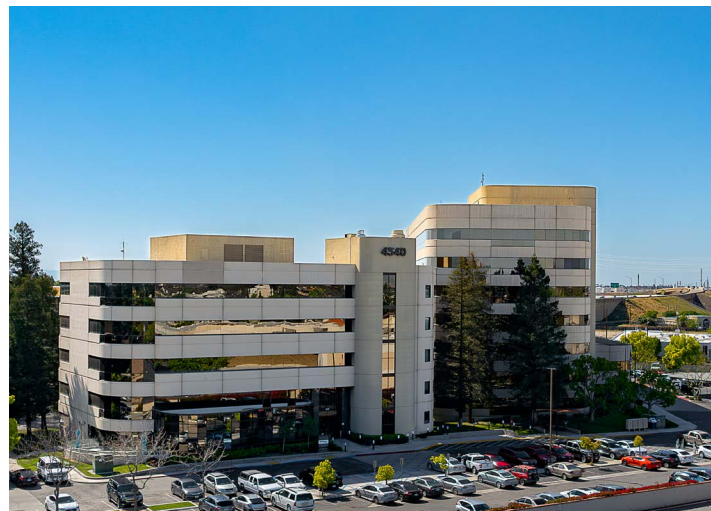
Suite 420: $\pm 1,513$ RSF

*SUITE 315 & 305 CAN BE COMBINED FOR $\pm 1,564$ SF

*SUITES 410 & 420 CAN BE COMBINED FOR $\pm 2,558$ SF

ASKING RENT

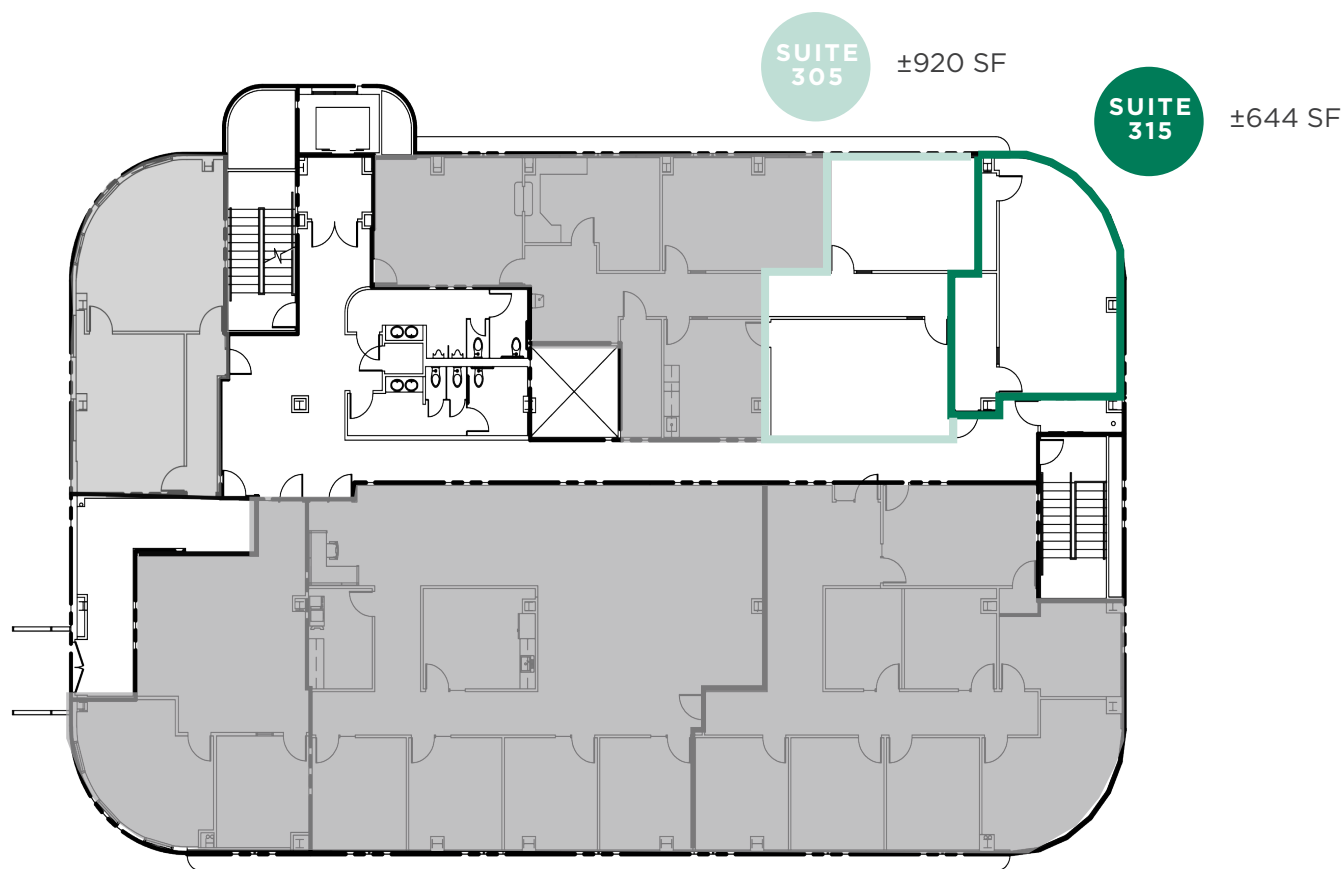
\$1.40/RSF Modified Gross Excludes Utilities & Janitorial



CALIFORNIA CORPORATE CENTER

4540 California Avenue

THIRD FLOOR PLAN



CALIFORNIA CORPORATE CENTER

4540 California Avenue

FOURTH FLOOR PLAN

SUITE
410

±1,045 SF

**DIVISIBLE TO ±650 SF*

SUITE
420

±1,513 SF



**SUITES 410 & 420 CAN BE COMBINED ±2,558 SF*





SUITE 315 & 305 CAN BE COMBINED
*SUITES 410 & 420 CAN BE COMBINED



CALIFORNIA CORPORATE CENTER 4550 CALIFORNIA AVENUE

Second Floor ±28,729 SF

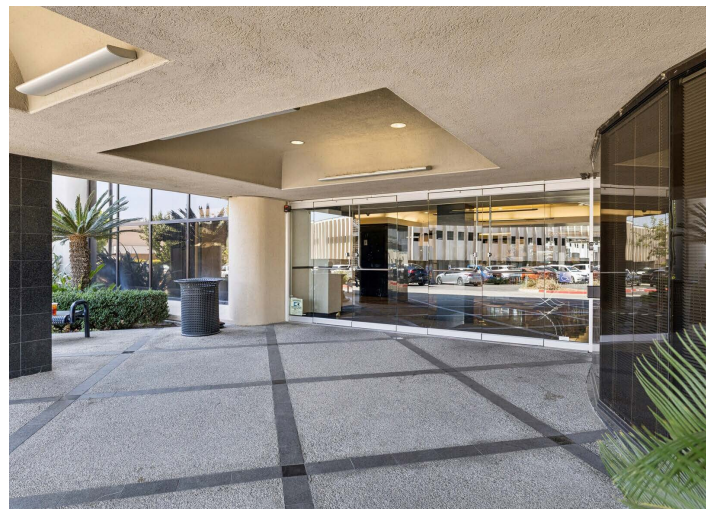
Third Floor ±21,720 SF

Fifth Floor ±22,359 SF
Divisible: ±2,764 SF to ±22,349

Sixth Floor ±2,197 SF
Divisible: ±800, ±1,100 or ±1,300 SF

ASKING RENT

\$1.45/RSF Modified Gross Excludes Utilities & Janitorial

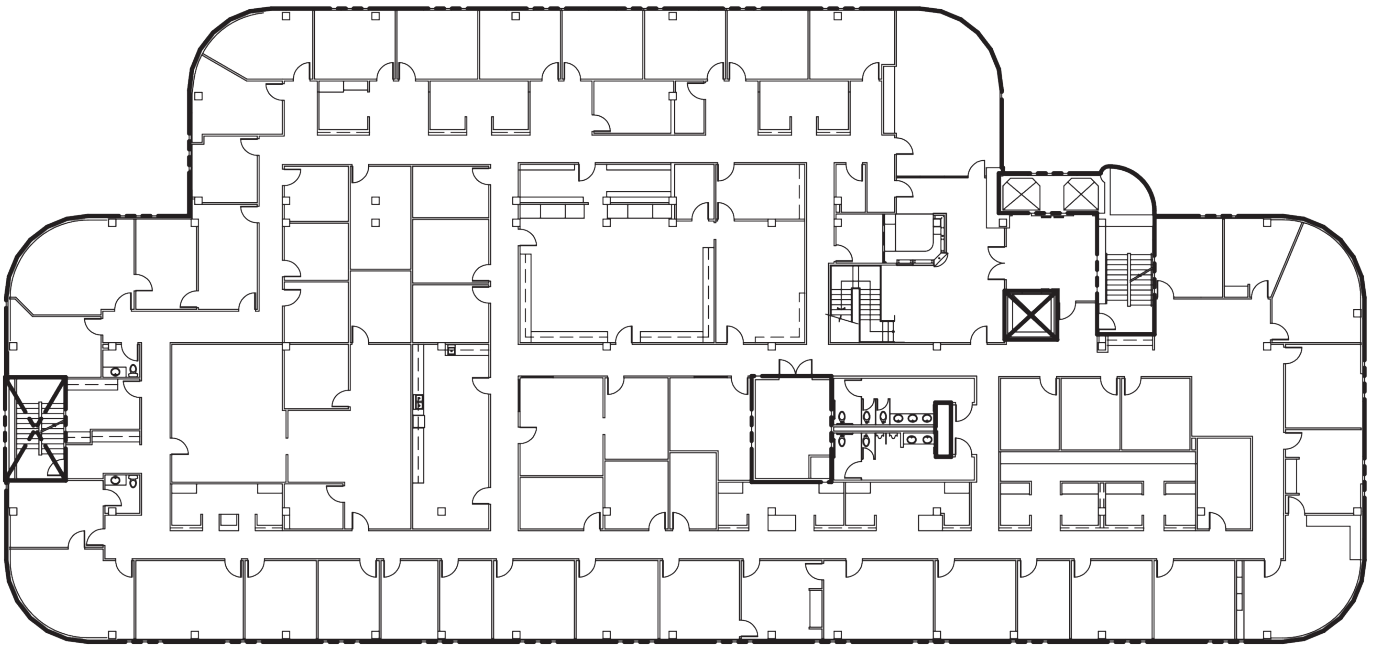


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**SECOND FLOOR
PLAN**

SUITE
200

±28,729 SF RSF

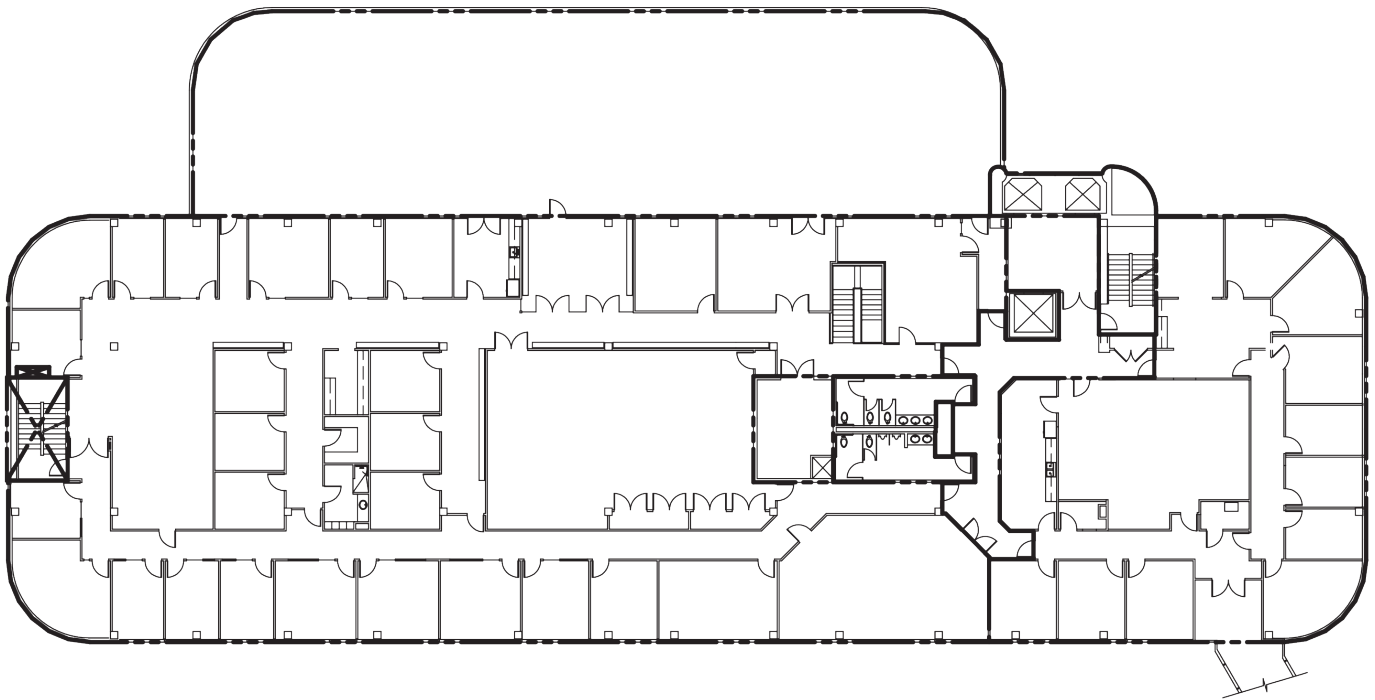


CALIFORNIA CORPORATE CENTER
4550 California Avenue

**THIRD FLOOR
PLAN**

SUITE
300

±21,720 RSF



CALIFORNIA CORPORATE CENTER

4550 California Avenue

FIFTH FLOOR PLAN

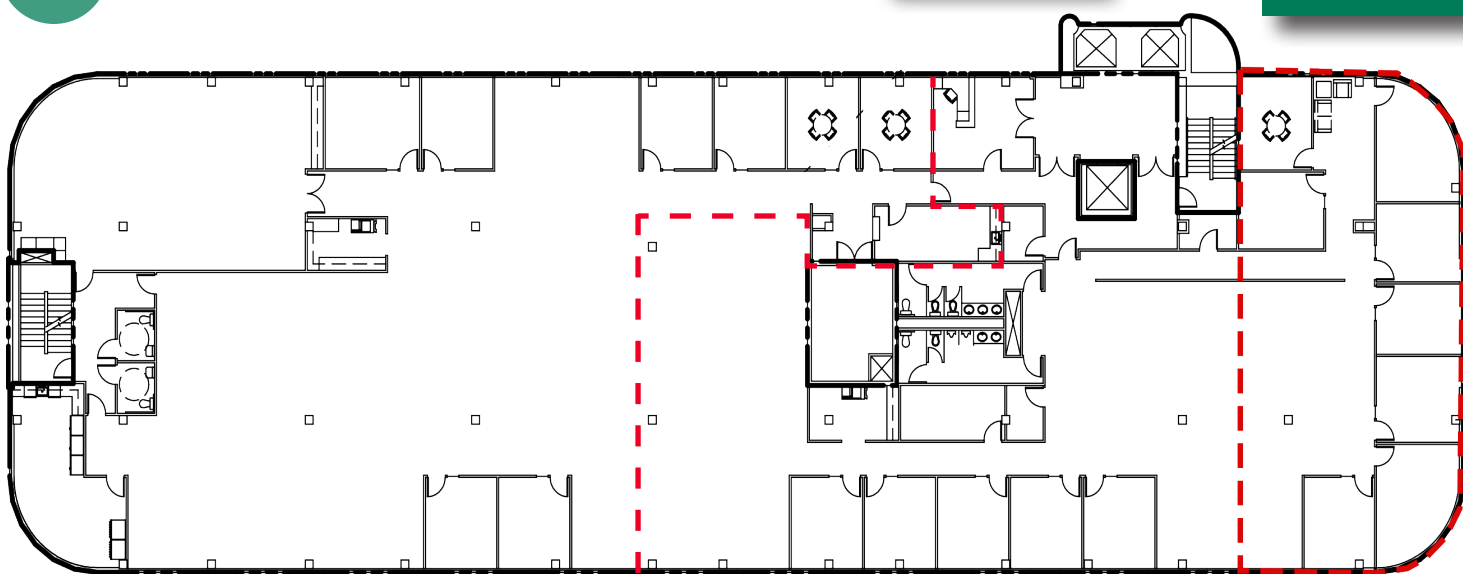
SUITE
500

±22,359 RSF

DIVISIBLE ±3,000 SF & ±12,359 SF

±12,359 SF

±3,000 SF



±10,000 SF



CALIFORNIA CORPORATE CENTER

4550 California Avenue

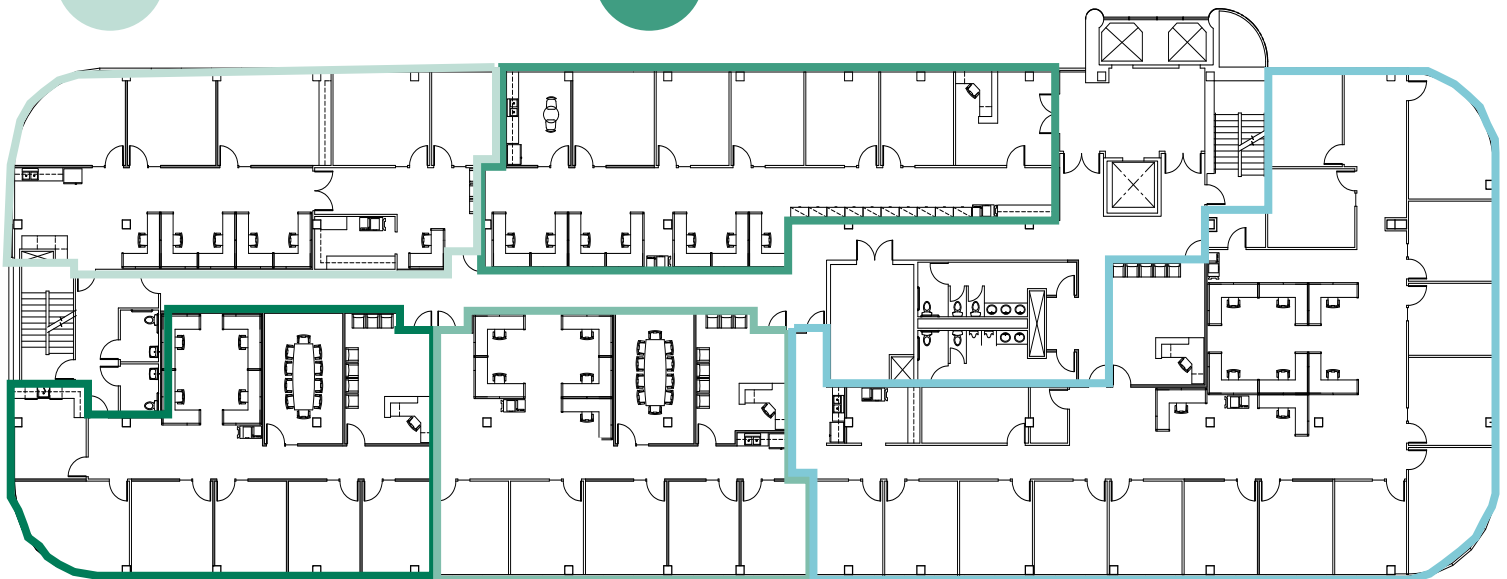
FIFTH FLOOR CONCEPT PLAN

SUITE
A

±2,764 RSF

SUITE
B

±2,940 RSF



SUITE
D

±2,848 RSF

SUITE
E

±2,807 RSF

SUITE
C

±6,726 RSF



CALIFORNIA CORPORATE CENTER

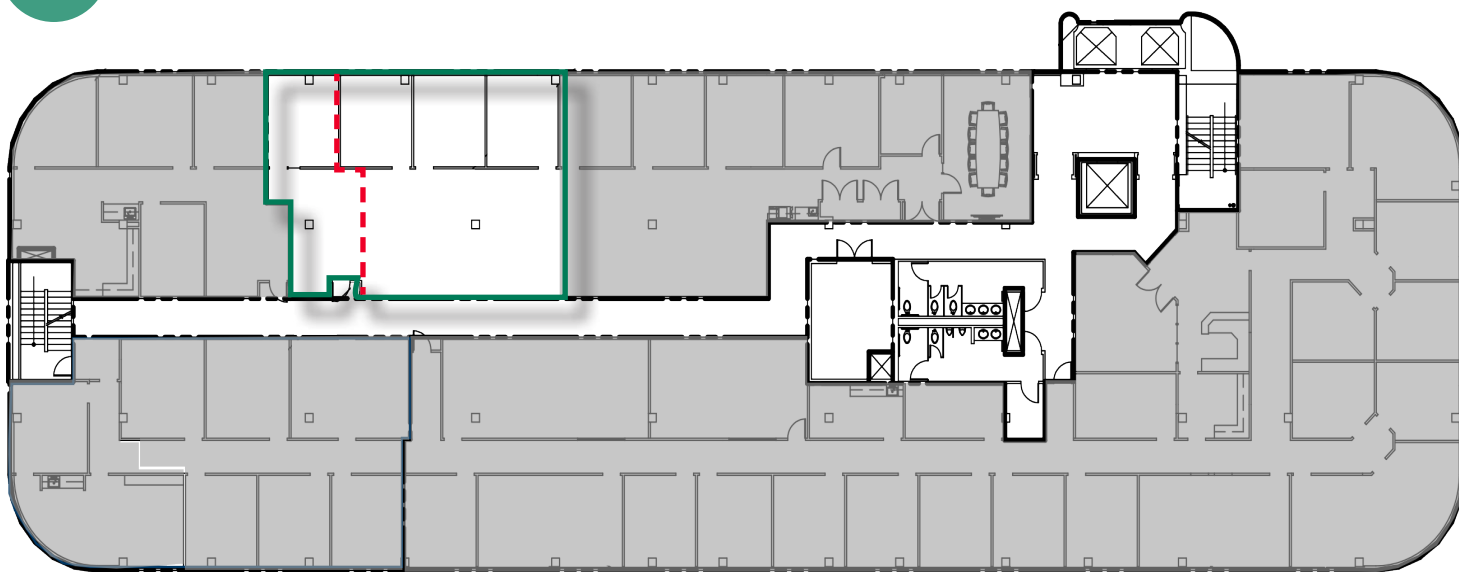
4550 California Avenue

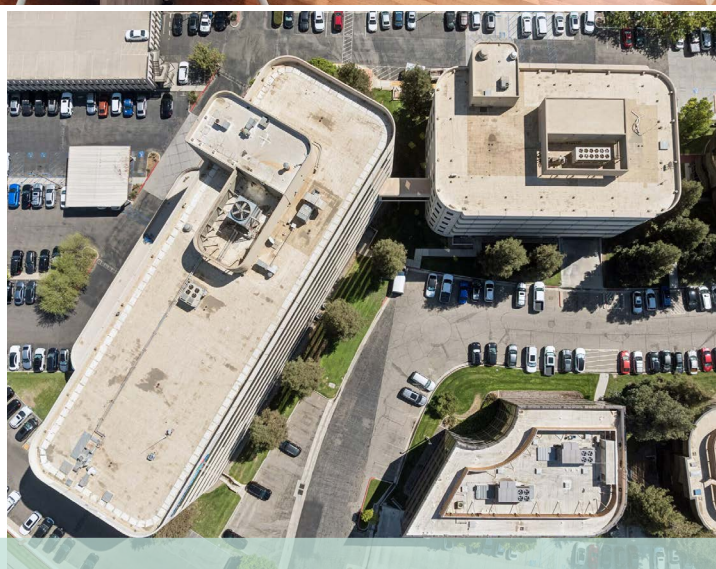
SIXTH FLOOR PLAN

SUITE
650

±2,179 RSF

DIVISIBLE ±800, ±1,100 or ±1,300 SF





CALIFORNIA CORPORATE CENTER

4540 California Avenue



SITE

4550 CALIFORNIA AVENUE

4540 CALIFORNIA AVENUE

SITE

AERIAL
MAP

EASTON DRIVE

CALIFORNIA AVENUE



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