

INNOVATIVE DESIGN. SUSTAINABLE STRATEGIES.



BAKERSFIELD'S NEXT GENERATION OF OFFICE SPACE 9400 Camino Media, Bakersfield, CA 93311

University Office Center is Bakersfield, California's newest Class A office development by Gregory D. Bynum & Associates, Inc. Located in the city's premier University Center submarket, the project is planned for a total of 285,000 square feet on 12 acres of land. The buildings and grounds incorporate leading edge technologies and sustainable strategies designed by Delawie of San Diego. The project will begin its first phase with a 60,000 square foot, 3 story professional office building.

RENTAL RATE:	\$2.15 psf NNN	AVAILABLE S.F.:	Phase 1 - up to 60,000 S.F.
TI ALLOWANCE:	\$45 psf.		Phase 2-3 - up to 225,000 S.F.
BUILDING S.F.:	60,000 S.F. - 285,000 S.F.	PARKING:	4 spaces per 1,000 S.F. leased



On Campus

Located on the southwest corner of the California State University, Bakersfield campus, this public/private partnership aims to benefit both building tenants and the educational goals of the university.



Cutting Edge

The project's construction and design bring together quality, long-lasting, low-maintenance materials and high-end, sophisticated architectural design, while concentrating on the latest in efficiency and green design.



Green Design

Targeted for LEED Silver or Gold certification, the development focuses on conservation techniques and sustainable strategies, which increase energy and water efficiency and reduce waste and utility costs.



Walkability

The project's prime location gives building tenant's walking access to abundant shopping, banking and dining options as well as easy access to city bus routes and the city bike path.



Gregory D. Bynum & Associates, Inc.
Developer



Delawie
Architect



Colliers International
Leasing Agent

University Office Center is a three-building master planned Class A office development that will begin its first phase with a 60,000 square foot, 3 story professional office building. Great attention has been given to the project's design, amenities, environmental conservation and efficiency:

ARCHITECTURAL HIGHLIGHTS

- High quality, long lasting, low maintenance materials mostly consisting of glazing and aluminum paneling, create a high-end, sophisticated architectural design.
- Designed and oriented on site to take full advantage of natural daylight and views and provide a high level of energy efficiency.
- The abundance of glazing, the long east-west floor plans and shallower north-south depth allows the interior of the building to achieve natural daylight and permits views to the exterior for 90% of the spaces when utilizing an open office layout.
- Sun exposure is controlled to reduce harsh glare and heat build-up through the use of deep southern overhangs and sunshade devices.

BUILDING ENVIRONMENTAL FEATURES

- Building is targeted for LEED Silver or Gold certification.
- Solar panels provide onsite renewable energy.
- The onsite renewable energy along with the use of a Variable Refrigerant (VRF) mechanical system, energy efficient lighting, proper building orientation, high performance efficient glazing and other factors enable the building to achieve increased energy efficiency, 15%-20% above California Title 24 requirements, resulting in reduced energy costs.
- Efficient water fixtures installed throughout the building reduce water waste and water costs.
- Recycling program to reduce building waste.

TECHNOLOGY

- Building will be wired for fiber-optic / high-speed connectivity.

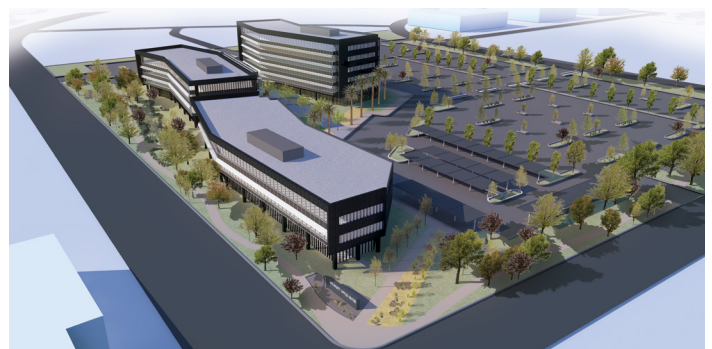
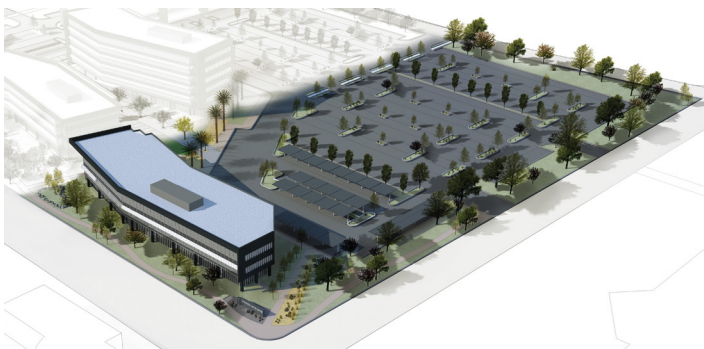
LANDSCAPING & GROUNDS

- A low maintenance plant material palette combined with an irrigation system that utilizes the latest water conservation technologies will provide maximum water efficiency and reduced water costs.
- Trees are strategically placed to provide shade at seating areas, along walkways and in parking areas.
- Upon full build-out of University Office Center's master plan, the site will include outdoor amenities such as a bocce ball court and lawn area for large gatherings.

PARKING, TRANSPORTATION & NEARBY AMENITIES

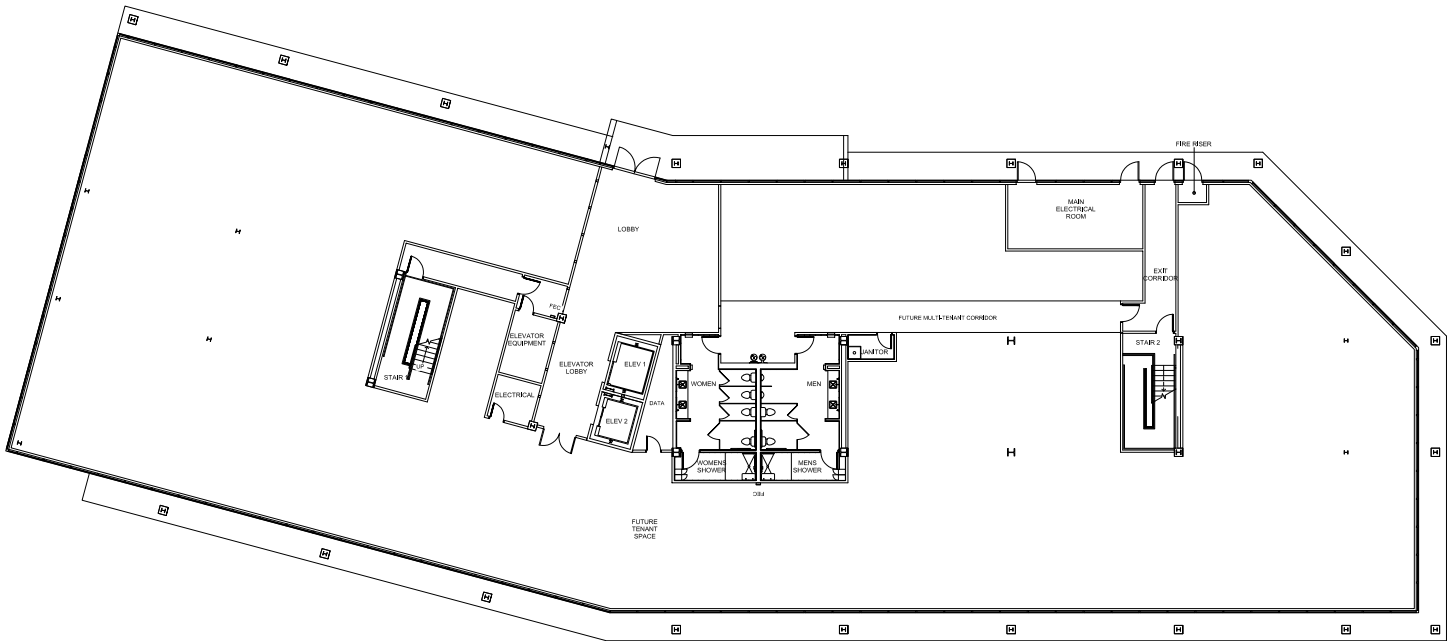
- Abundant on-site parking is provided. Approximately 15% of the parking stalls will be covered with carport structures, while additional parking areas will be shaded as the trees mature.
- On-site priority parking for energy efficient vehicles as well as electrical vehicle charging stations are also provided.
- Bicycle transportation and access is made convenient via the proximity to the city's bike path along with onsite dedicated bicycle parking enclosure and indoor showers and changing rooms in the first floor restroom facilities.
- On campus access to city bus routes.
- Walkability of site is ideal given The Marketplace, an upscale lifestyle center, which provides ample dining, shopping, entertainment and other amenities across Camino Media from the property.

The University Office Center is planned for a total of 285,000 square feet of professional office space on 12 acres of land and will provide ample parking and outdoor amenities such as shaded seating areas, a bocce ball court and lawn area for large gatherings.

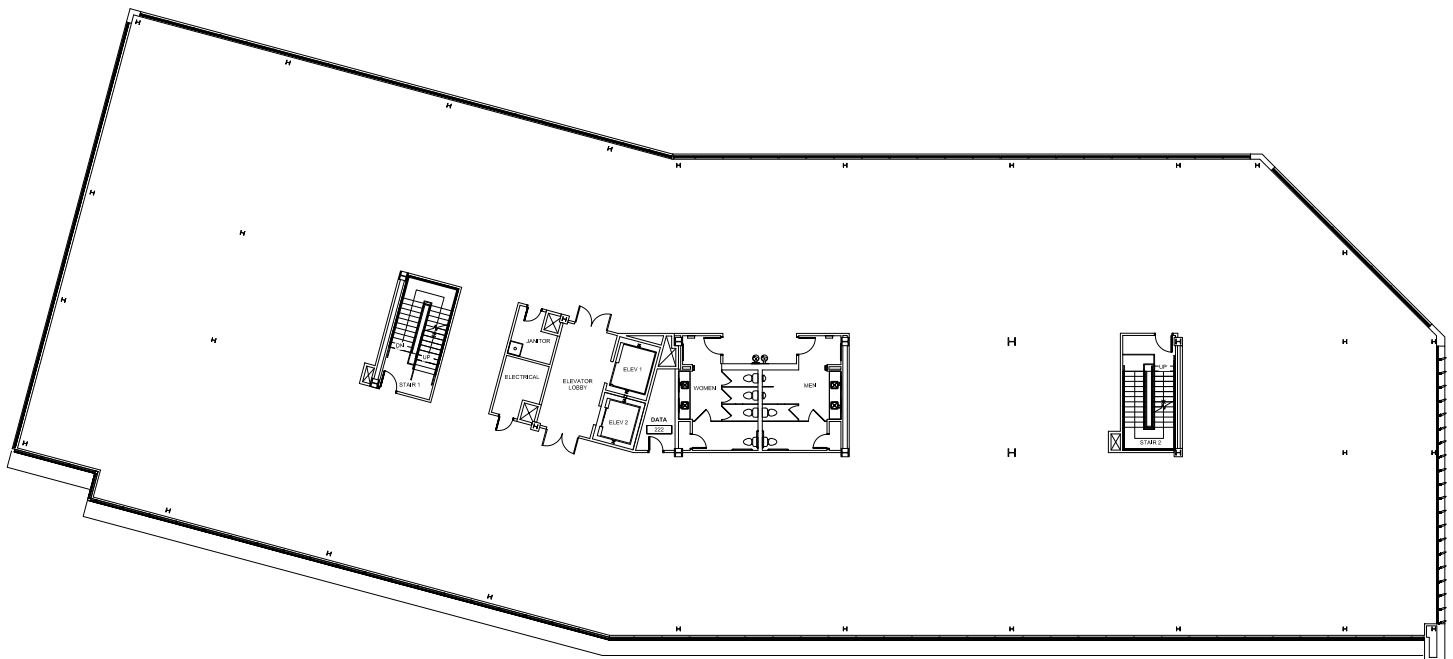


Phase 1 of the University Office Center master plan is a Class A professional office building featuring 3 stories and 60,000 square feet of rentable office space.

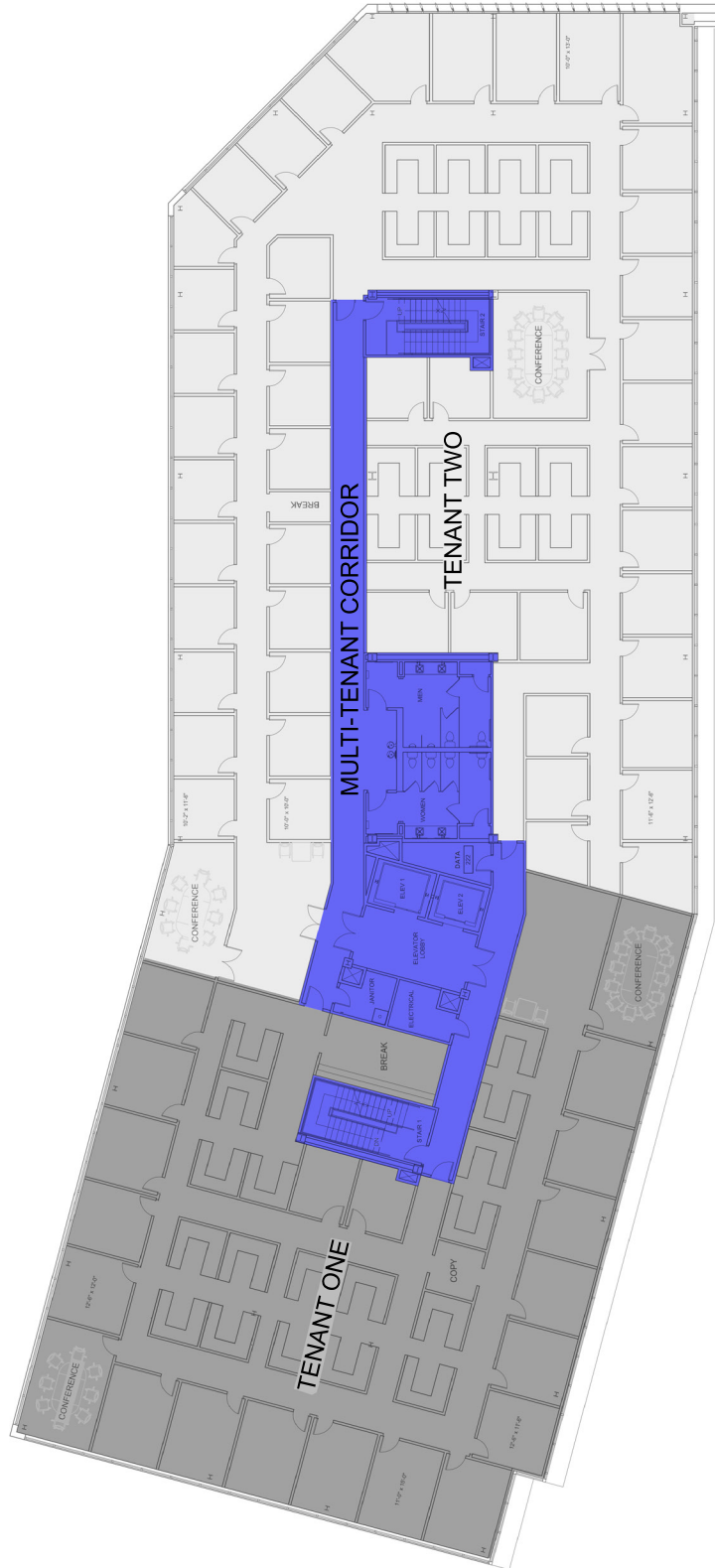
LEVEL 1 FLOOR PLATE



LEVEL 2 & 3 FLOOR PLATE



LEVEL 2 OR 3 CONCEPTUAL FLOOR PLAN - 20,190 rentable S.F. per floor.



University Office Center is located on the campus of California State University, Bakersfield, and is centrally located within Bakersfield's premier University Center submarket. This master planned development is within a 5 minute walk of extensive shopping, dining, banking and entertainment options at the upscale lifestyle center The Marketplace as well as within one mile of further lifestyle and neighborhood shopping centers. University Center is surrounded by the premier residential neighborhoods of Seven Oaks, Haggin Oaks, Old Stockdale, Stockdale Estates, and Grand Island, and within the University Center submarket resides several of Bakersfield's major employers.

AERIAL MAP



NEARBY BUSINESSES

Aera Energy - Corporate Office
California Resources - Corporate Office
Chevron - Corporate Office
Homewood Suites Hotel
Kaiser Permanente
Mercy Southwest Hospital

Morgan Stanley
State Farm - Corporate Office
UBS
USPS Office
Ticor Title

THE MARKETPLACE - *less than a 5 minute walk from the University Office Center*

RESTAURANTS

Applebee's
Baja Fresh Mexican Grill
Camille's Sidewalk Cafe
Carl's Jr.
China Bistro
Cold Stone Creamery
Jamba Juice
Johnny Garlic's
Johnny Rockets
Just Wing It
Lengthwise Pub
Mama Tosca's Ristorante
Me-n-Ed's Pizzeria
Miyosh Japanese Dining
Qué Pasa! Mexican Café
Starbucks Coffee
Tahoe Joe's Famous Steakhouse

Togo's
Toro Sushi-Bar-Grill
Yogurt Zone

SHOPPING

Apricot Lane
Bella at the Marketplace
Chico's
Jos. A Bank
Kaur Boutique
Patrick James
Robson & Eilers Jewelers
Sole 2 Soul
Soma Intimates
Talbots
ULTA Beauty
Victoria's in the Marketplace
White House | Black Market
Williams-Sonoma

BANKING & SERVICES

AT&T Prime Communications
Bank of America
Chase Bank
Essentiels Spa
Extreme Wireless-Verizon
Royal Nails
SuperCuts
Today Cleaners
Wells Fargo

ENTERTAINMENT

Edwards Cinemas

GROCERY & DRUGSTORES

RiteAid
Vons

THE SHOPS AT RIVER WALK

RESTAURANTS

BJ's Brewhouse
California Pizza Kitchen
Chipotle
Elephant Bar
Eureka Burger
McDonald's
Panera Bread
PF Chang's China Bistro

Pizza Rev
Subway
Yogurtland

SHOPPING

DSW
Nordstrom Rack
Payless ShoeSource
Target
TJ Maxx

ENTERTAINMENT

BrightHouse Networks Ampitheatre

GROCERY & DRUGSTORES

BevMo
Sprouts

TOWN & COUNTRY VILLAGE SHOPPING CENTER

RESTAURANTS

Bagels & Blenderz
Blue Elephant Thai Restaurant
Burger King
El Pollo Loco
Little Italy
Los Hermanos

Miyoshi Japanese Restaurant
Papa Murphy's Pizza
Starbucks Coffee
Subway
Tutti Frutti Frozen Yogurt

GROCERY & DRUGSTORES

CVS Pharmacy
Haggens
Trader Joe's



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