

FOR LEASE

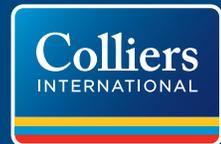
PROFESSIONAL OFFICE

11000 RIVER RUN BLVD, BAKERSFIELD, CA 93311



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FOR LEASE PROFESSIONAL OFFICE PROPERTY INFORMATION

11000 RIVER RUN BLVD, BAKERSFIELD, CA 93311

11000 River Run is a two-story Class "A" office building located in the University Center submarket, Bakersfield's premier office district. Ground floor suites are available from 2,000 RSF to 21,269 RSF. The building is prominently located on Stockdale Highway in the River Walk Corporate Center.

AVAILABILITY

Ground Floor: 2,000 RSF to 21,269 RSF

Rental Rate: \$1.95/SF NNN

Tenant Improvements: Negotiable

Monument & Building Signage Available

HIGHLIGHTS

- › 11000 River Run, a 43,559 RSF two-story Class "A" office building
- › Located in the River Walk Corporate Center at the SEC of Stockdale Hwy & Buena Vista Road
- › 2,000 RSF to 21,269 RSF available on the ground floor
- › Lot size is 2.68 acres
- › Constructed in 2009
- › Prime frontage on Stockdale Highway
- › High visibility with two (2) signalized intersections providing excellent access
- › Across from the 500k SF Shops at Riverwalk Life Style Center
- › Building and Monument signage available
- › Neighboring tenants include California Resources, Fresno Pacific University, ALTA One Credit Union, Kern Employees Retirement Association, Mission Bank, iMortgage and Ameriprise Financial
- › Serviced by three (3) stairwells and one (1) elevator
- › Abundant parking - four (4) spaces per 1,000 SF
- › Daikin VRV HVAC System* - provides efficient individual zone control
- › Institutional ownership and management

*HVAC - Daikin VRV system, a multi-split type air conditioner for commercial buildings that uses variable refrigerant flow control developed by Daikin to provide customers with the ability to maintain individual zone control. Precise individual control and inverter technology minimize energy consumption to deliver optimum energy savings. VRV systems enable individual climate control settings for each zone to provide the utmost in comfort to commercial building settings.



FOR LEASE PROFESSIONAL OFFICE FLOOR PLANS

11000 RIVER RUN BLVD, BAKERSFIELD, CA 93311

FIRST FLOOR PLAN

SUITE SIZES FROM 2,000 RSF TO 21,290 RSF



FOR LEASE PROFESSIONAL OFFICE AERIAL MAP

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CONTACT US

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AMENITIES

11000 River Run is across the street from Castle and Cooke's Shops at Riverwalk, a 500,000 SF mixed use life style center occupied by the following vendors and others.



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