



# Office Space Available **FOR LEASE**

Seven Oaks Business Park  
11601 Bolthouse Drive • Bakersfield, Ca

*Bolthouse*<sup>SM</sup>  
LAND COMPANY



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## Site Plan

**ASU Commercial** is pleased to offer Bakersfield's newest Class A office building for lease at 11601 Bolthouse Drive within the Seven Oaks Business Park. The building consists of approximately 27,200 square feet of rentable area in two floors. Construction is complete and ready for the commencement of tenant improvements.

### Offering

- 4,096 square feet of Class "A" office space delivered in a shell condition with a Landlord provided tenant improvement allowance, subject to minimum term commitments.
- Rental Rate: \$2.05 per square foot per month NNN
- Tenant Improvement Allowance: \$45.00 per usable square foot.

### Submarket – University Centre (City of Bakersfield)

- Zoning – Office
- Parking – 4:1,000 SF of rentable area
- Timing – Ready for construction of tenant improvements.

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### Amenities

- Prominently located within Bakersfield's premier commercial development, Seven Oaks Business Park.
- Convenient access from Seven Oaks and all prominent neighborhoods throughout the Southwest.
- In close proximity to schools, new apartments, daycare facilities, financial services, shopping and restaurants.
- Substantial growth trends in Seven Oaks Business Park since early 2013.
- Just south Belcourt at Seven Oaks, the next phase of the Seven Oaks residential communities.



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## Aerial Map

**Seven Oaks Business Park** is a 276 acre mixed use commercial development that can accommodate from 1 acre parcels up to 50 contiguous acres for sale or build-to-suit in an environmentally friendly, master planned development. Seven Oaks Business Park will cater to the needs of retail and office users in a live/work environment incorporating heavily landscaped open spaces and trails for the enjoyment of businesses and neighborhood pedestrian traffic alike. Bolthouse Development Company, LLC has committed to an architectural standard that will lead the Bakersfield marketplace into the next generation.

Neighboring occupants within the Seven Oaks Business Park include Kern Schools Federal Credit Union, Houchin Community Blood Bank, Seneca Resources Corporation, Davita Dialysis, Hoffmann Hospice, Northern Digital, Village at Seven Oaks Assisted Living & Memory Care, New Horizon Surgical Center and Oaks Surgical Center. Construction is underway on the retail portion of the Business Park at the entrance on Bolthouse Drive to provide services to the occupants.

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## Existing Development

- Houchin Community Blood Bank - 40,000 SF Headquarters and Blood Bank
- Seneca Resources - 14,000 SF Western U.S. Headquarters
- Kern Schools Federal Credit Union - 60,000 SF Headquarters
- Davita Dialysis - 12,000 SF Treatment Center
- Village at Oaks Assisted Living & Memory Care - 83,500 SF
- Hoffmann Hospice - Free Standing In-Patient Hospice Facility - 27,000 SF
- New Horizon Surgical Center and Oaks Surgical Center - 13,000 SF
- 11601 Bolthouse Drive 2 Story - 27,200 SF Professional Offices. **Lease space available.**
- 11837 Bolthouse Drive - 13,725 SF Professional Offices. Under construction.
- Northern Digital Inc. - 14,000 SF Corporate Office
- Alzheimer's Disease Association of Kern County - Approximately 13,000 SF

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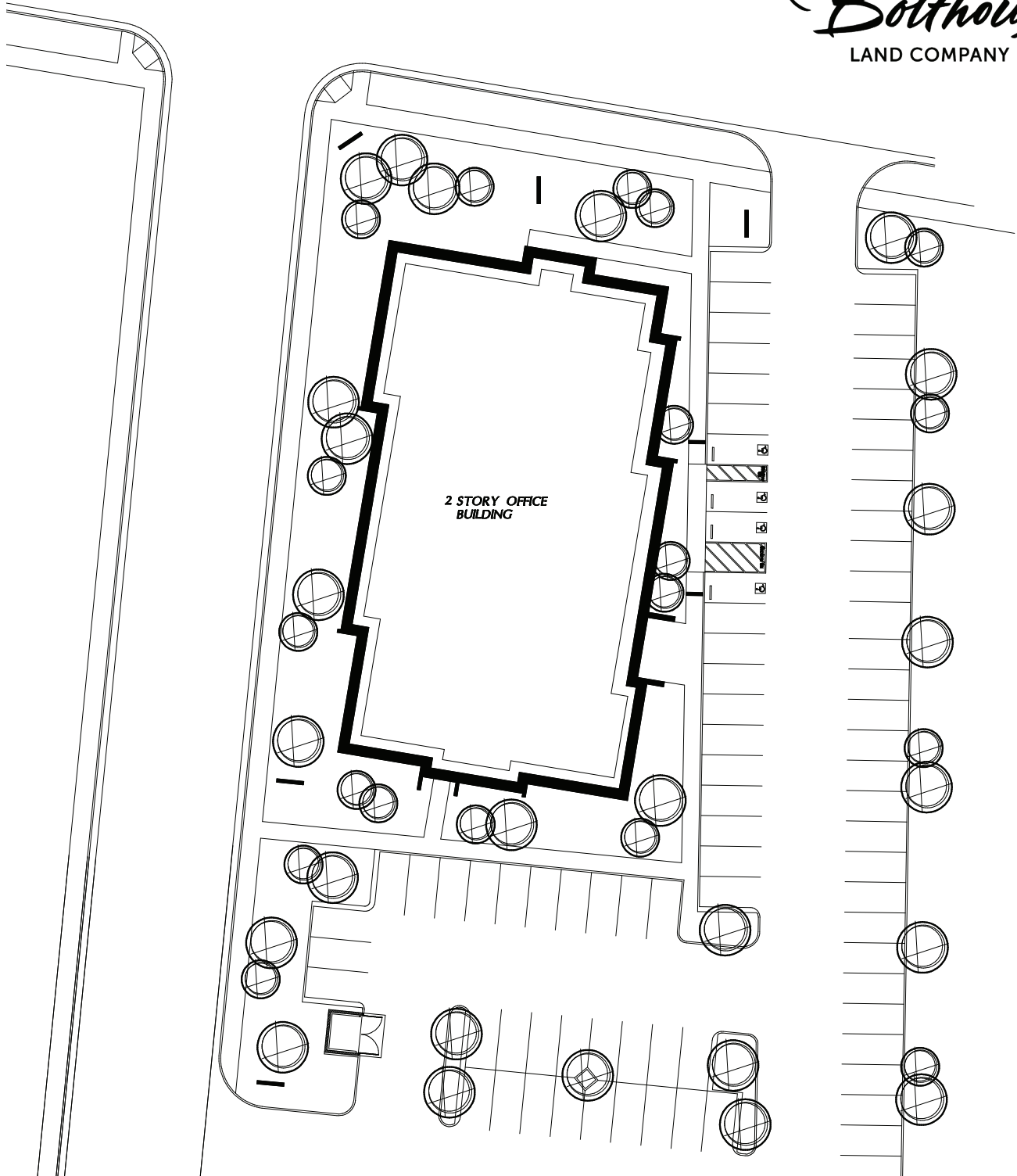


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## Site Map

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## Floor Plans

### GROUND FLOOR

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- The available ground floor vacancy can be leased in a contiguous block of 4,096 square feet or split into suites of approximately 2,400 and 1,700 square feet.
- Landlord allowance for interior construction of \$45.00 per usable square foot.
- Building equipped with energy efficient LED lights with auto controls and low-energy HVAC system.
- Minimum lease terms apply.

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## Common Area Photos



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## Seven Oaks Business Park Site Map



**11601 BOLTHOUSE DRIVE**

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AVAILABLE PARCELS

FUTURE PHASES 1.5 TO 30 ACRES\*

\*Street alignments and parcel sizes subject to change.



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