

A photograph of a modern, single-story medical office building. The building has a white and beige facade with large glass windows and doors. A striped awning is visible over one of the entrances. The building is surrounded by a parking lot and some landscaping. The sky is blue with white clouds.

For Lease - Medical Office
2,695.62 SF
Model Suite Under Construction

11905 Bolthouse Drive | Bakersfield, CA

David Williams, SIOR

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

Cameron Mahoney

Senior Vice President | Principal
License No. 01937802
+1 661 631 3814
cameron.mahoney@colliers.com

Colliers International

Central California
License No. 00452468
10000 Stockdale Hwy, Suite 102
Bakersfield, CA 93311
colliers.com/bakersfield



Property Information

11905 Bolthouse Drive is one of the newest professional and medical office developments within Bolthouse's prestigious Seven Oaks Business Park located in southwest Bakersfield. The project will consist of two - 9,700 square foot, single story, professional office and medical buildings.

The location of the project will provide close proximity to schools, new apartments, day care facilities, financial services, shopping, restaurants, fast food, banking, and other professional and medical users.

Highlights:

- Medical office building
- Medical model suite ready to occupy.
- Building built in 2024
- Monument signage available
- Individually metered for electricity and gas
- Convenient access from Seven Oaks and all prominent neighborhoods throughout the southwest
- In close proximity to schools, new apartments, day care facilities, financial services, shopping, restaurants, fast food, banking, and other professional and medical users

Available:

For Lease - Model Suite

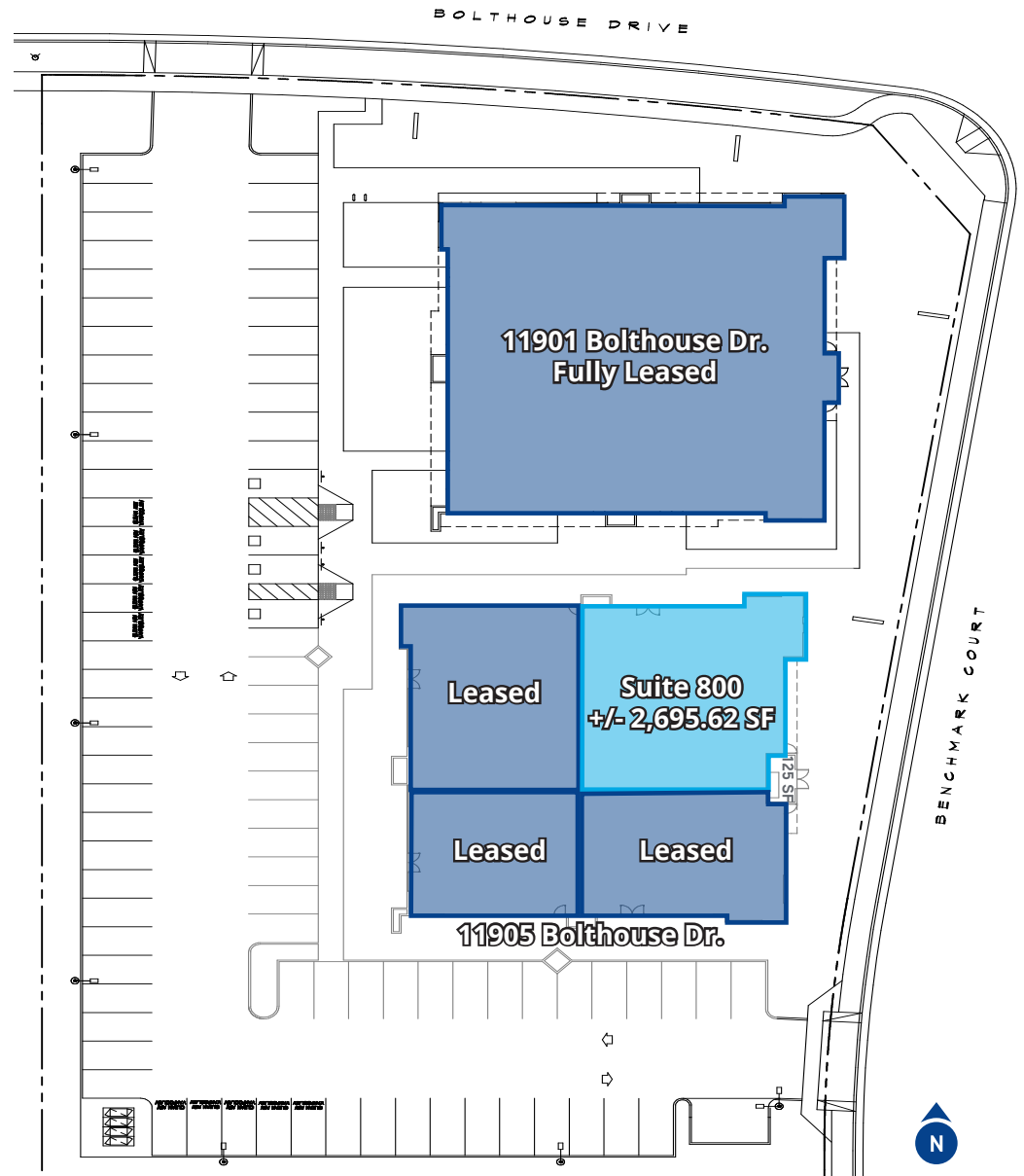
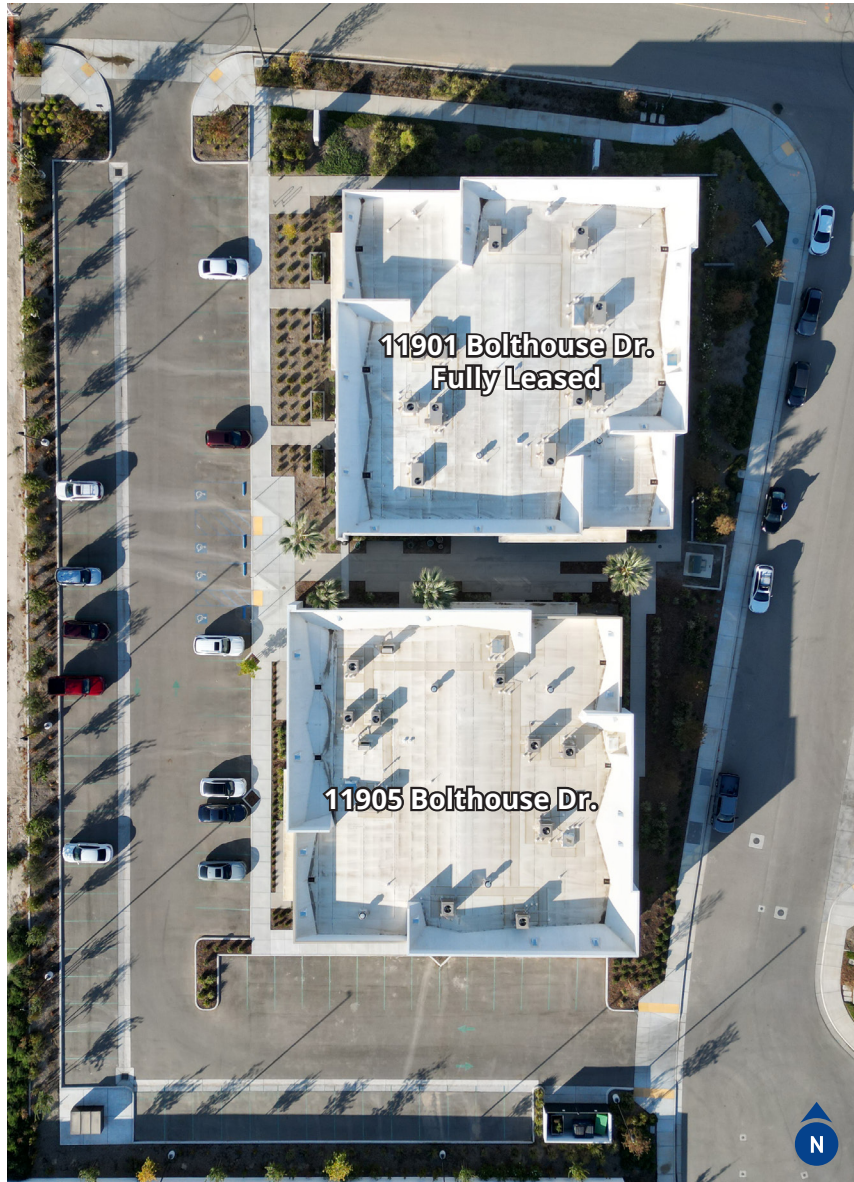
- Suite 800: 2,695.62 SF

Lease Rate:

\$2.75/SF NNN

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Site Plan



Floor Plans

**Available
Suite 800
+/- 2,695.62 SF**



This architectural floor plan depicts a medical office suite with the following components and details:

- Waiting Area:** Located at the top left, labeled "WAITING 205/504 OCC LVT-VB-1". It includes a "REGD EXIT" and a "BOT 3'-0"
- Reception:** Centrally located, labeled "RECEPTION 24/504 OCC LVT-VB-1". It features a "REGD EXIT" and a "BOT 3'-0"
- Lounge:** Located at the top right, labeled "LOUNGE LVT-VB-1". It includes a "FH GLASS" partition and a "BOT 3'-0"
- DRS AREA:** Located below the lounge, labeled "DRS AREA LVT-VB-1". It includes a "FH GLASS" partition and a "BOT 3'-0"
- Office Manager:** Located to the right of the reception area, labeled "OFFICE MANAGER 24/504 OCC LVT-VB-1". It includes a "FH GLASS" partition and a "BOT 3'-0"
- Storage:** Includes "STOR 1 LVT-VB-1" and "STOR 2 LVT-VB-1".
- Exam Rooms:** Seven exam rooms are shown, each labeled "EXAM 1-7 24/504 OCC LVT-VB-1".
- Halls:** "HALL 1 LVT-VB-1", "HALL 2 LVT-VB-1", and "HALL 3 LVT-VB-1" provide circulation between rooms.
- Other Rooms:** "MA 24/504 OCC LVT-VB-1" (Medical Assistant), "ELECT" (Electrical), and "JAN LVT-VB-1" (Janitor).
- Fixtures and Details:** The plan includes numerous fixtures such as sinks, toilets, showers, and storage units. Dimensions for room sizes and travel distances are provided throughout the drawing.

Exterior Photos

11905 Bolthouse Dr.



Interior Photos

****Model Suite Photos of 11901 Bolthouse Dr***



