



STOCKDALE
TOWERS

FOR LEASE

THE STOCKDALE TOWERS

5060 & 5080 CALIFORNIA AVENUE
BAKERSFIELD, CA



Executive Summary

- 1st Floor Bank Branch Availability
- 1st Floor Dental/Medical Suite Available
- 12th Floor fully built out restaurant space available
- Ground floor Cloud 9 Coffee Shop
- Full Service Gym for Tenants (Membership Available to Tenants)
- 1st Floor Full Service Salon
- 4-Level Parking Garage Located Adjacent to the Building for Tenants use



GROUND FLOOR & 12TH
FLOORS LEASE RATE

\$1.85/RSF

Modified Gross Excludes
Utilities & Janitorial

FLOORS 2-9 LEASE RATE

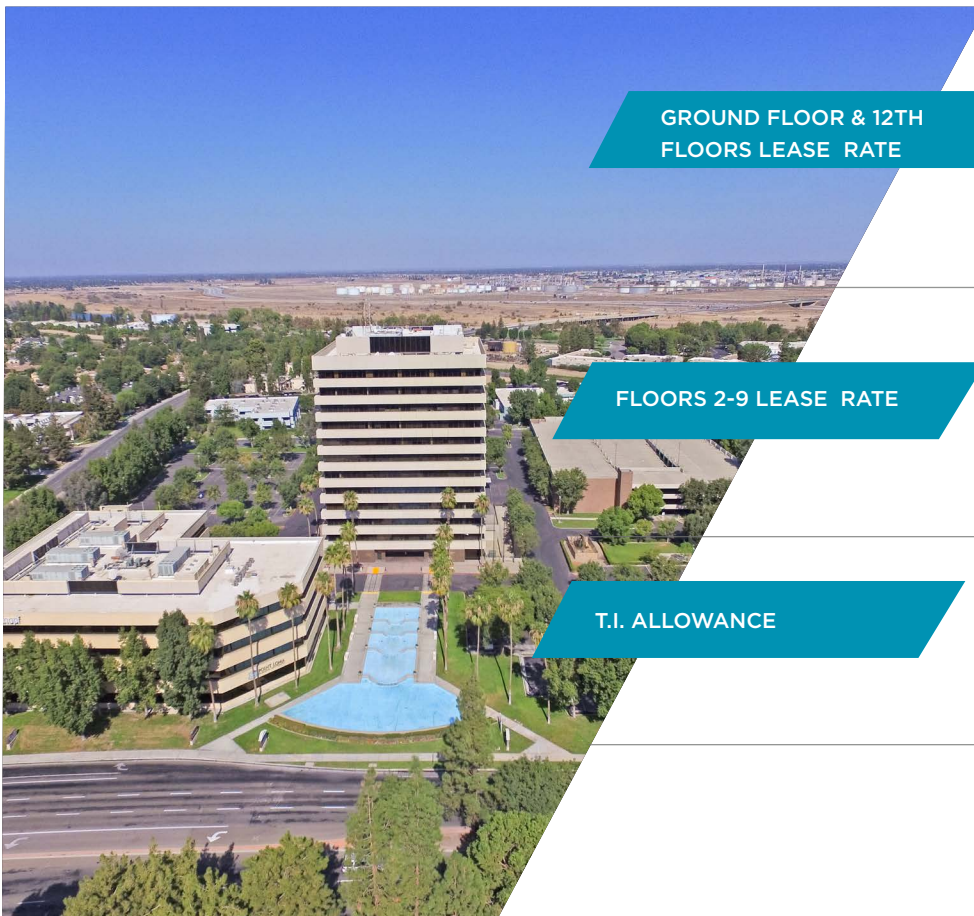
\$1.65/RSF

Modified Gross Excludes
Utilities & Janitorial

T.I. ALLOWANCE

Negotiable

Up to \$25.00 Per SF





1983
YEAR BUILT



294,004 SF
TOTAL BUILDING AREA



62,607 RSF
RENTABLE BUILDING AREAS



5.0 / 1,000
PARKING



On Site Amenities
CLOUD 9 COFFEE SHOP & GYM



Nearby Amenities
RESTAURANTS & SHOPPING



Building Features

- Common areas offer rich oak paneling & trim; granite & marble flooring; chandeliers & plush carpeting.
- Full fitness center available to all tenants with flat screen tv's; weight machines; treadmills; stationary bikes; free weights; marble men's & woman's locker/shower areas with oak lockers.
- Basement level truck dock for shipping & receiving
- Excludes Utilities & Janitorial
- Improvement Dependent on Term and Rate
- Building Signage Available
- 12th Floor fully built out restaurant space available
- Ground floor Cloud 9 Coffee Shop

Stockdale Tower I



Stockdale Tower I

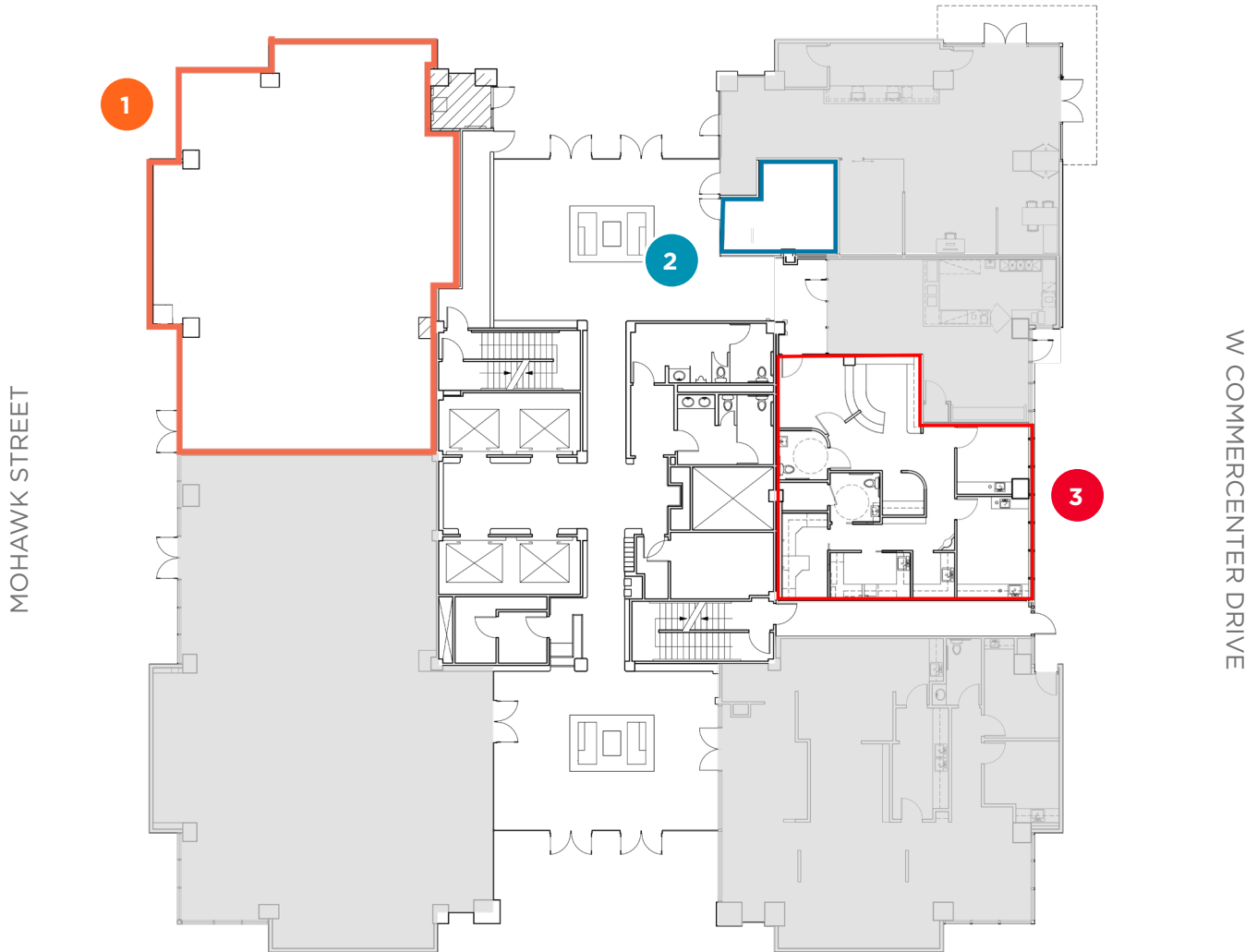
5060 California Avenue

Available Space

Ground Floor	Suite 120	±2,647 RSF
	Suite 150	±268 RSF
	Suite 170	±1,265 RSF (Medical Office)
Second Floor	Suite 250	±3,871 RSF
Fifth Floor	Suite 550	±3,489 RSF
Sixth Floor	Suite 640	±2,286 RSF
Nineth Floor	Suite 900	±6,355 RSF (Full floor available ±15,077 RSF)
	Suite 950	±7,300 RSF (Full floor available ±15,077 RSF)
Tenth Floor	Suite 1075	±1,677 RSF
	Suite 1090	±4,196 RSF
Twelfth Floor	Suite 1200	±15,077 RSF



TOWER WAY



1 SUITE 120 ±2,647 RSF

2 SUITE 150 ±268 RSF

3 SUITE 170 ±1,265 RSF

TOWER WAY

MOHAWK STREET

W COMMERCCENTER DRIVE



1

SUITE 250: ±3,871 RSF

CALIFORNIA AVENUE

TOWER WAY

1

MOHAWK STREET

W COMMERCCENTER DRIVE



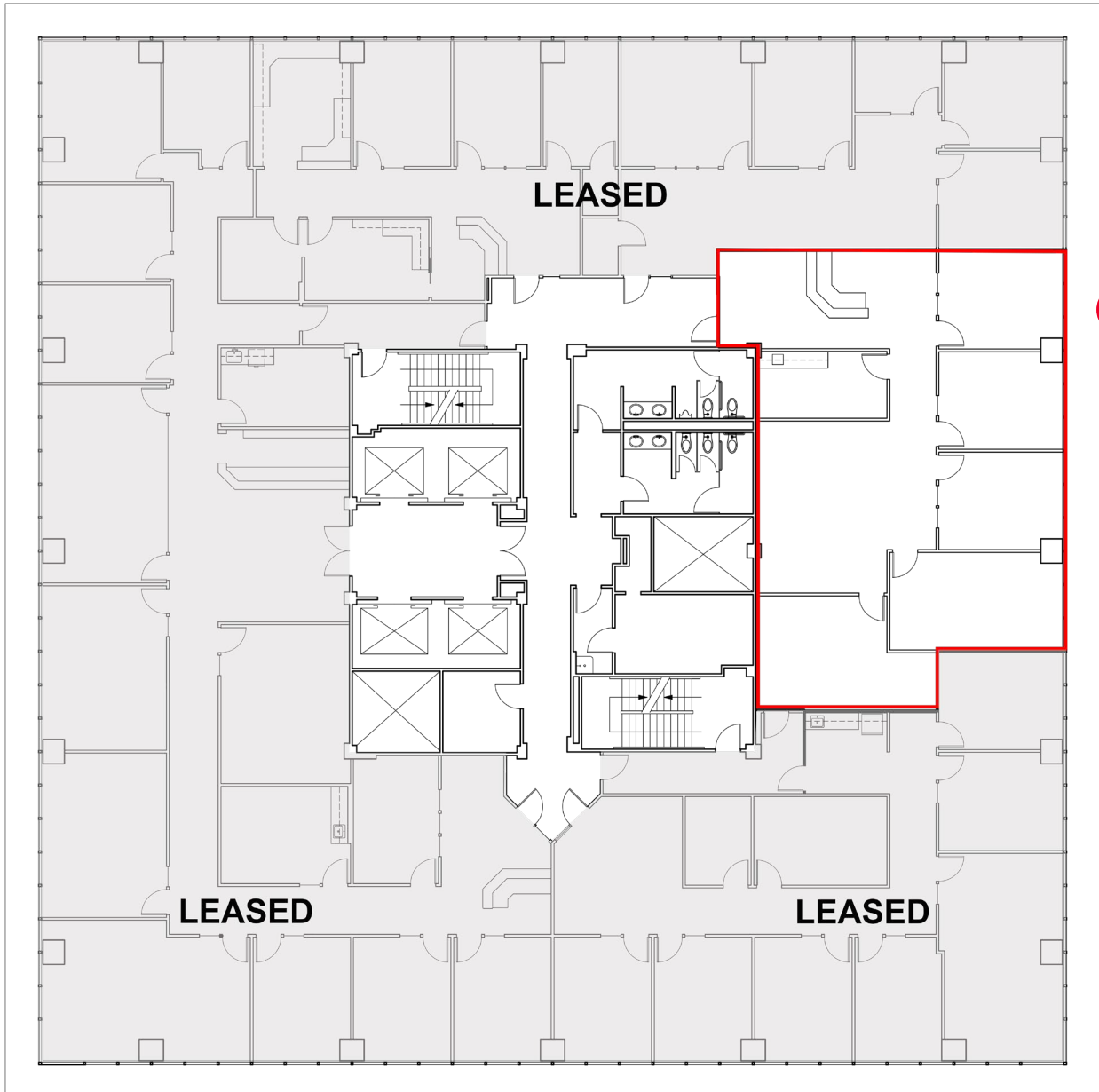
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SUITE 550 ±3,489 RSF

CALIFORNIA AVENUE

TOWER WAY

MOHAWK STREET



W COMMERCCENTER DRIVE

1

SUITE 640 ±2,286 RSF

CALIFORNIA AVENUE

TOWER WAY



1 SUITE 900 ±6,355 RSF

2 SUITE 950 ±7,300 RSF

TOWER WAY

MOHAWK STREET



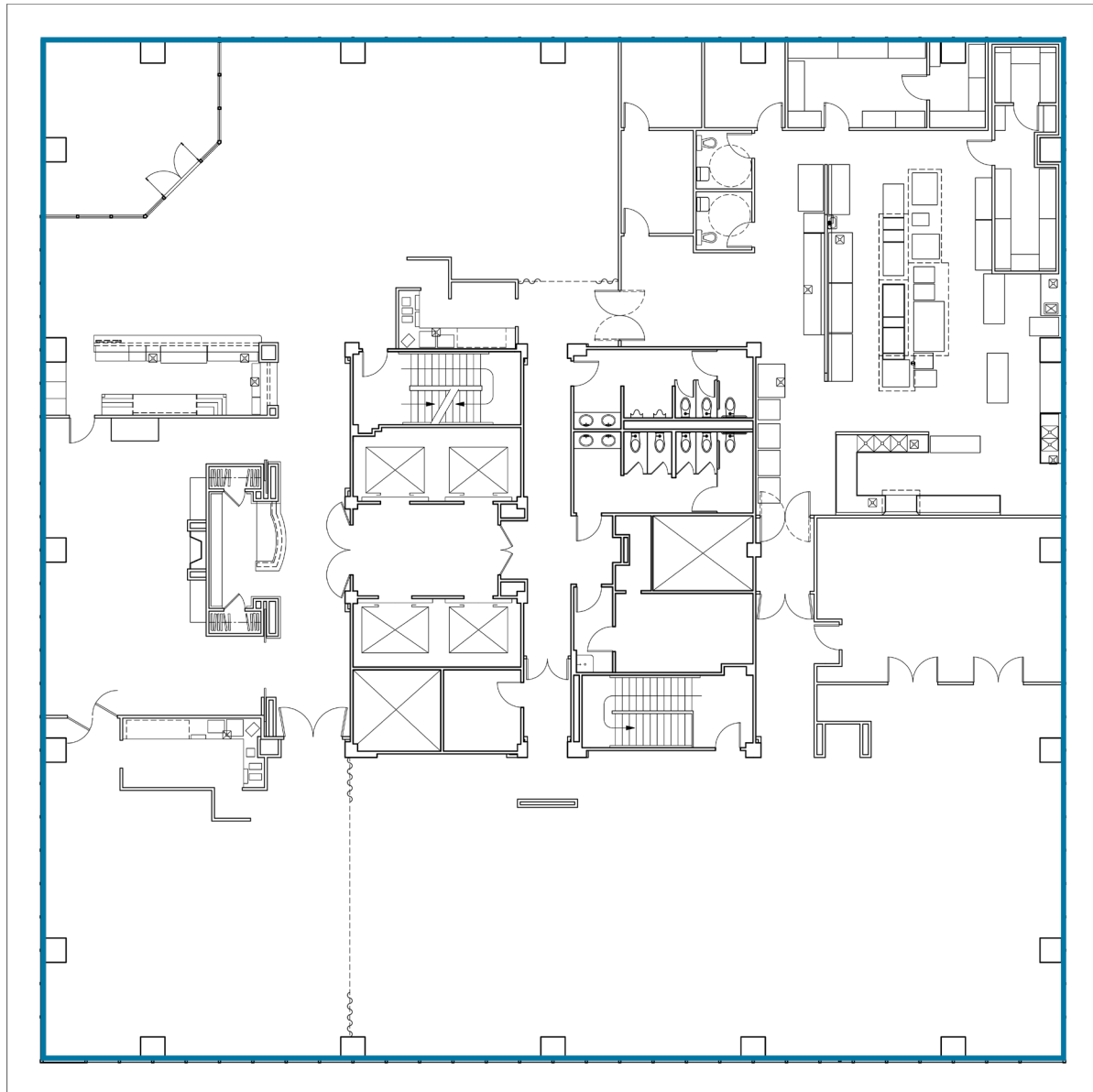
CALIFORNIA AVENUE

- 1 SUITE 1075 ±1,677 RSF
- 2 SUITE 1090 ±4,196 RSF

TOWER WAY

MOHAWK STREET

W COMMERCENTER DRIVE



CALIFORNIA AVENUE

1

SUITE 1200 ±15,077 RSF

Stockdale Tower II



Stockdale Tower II

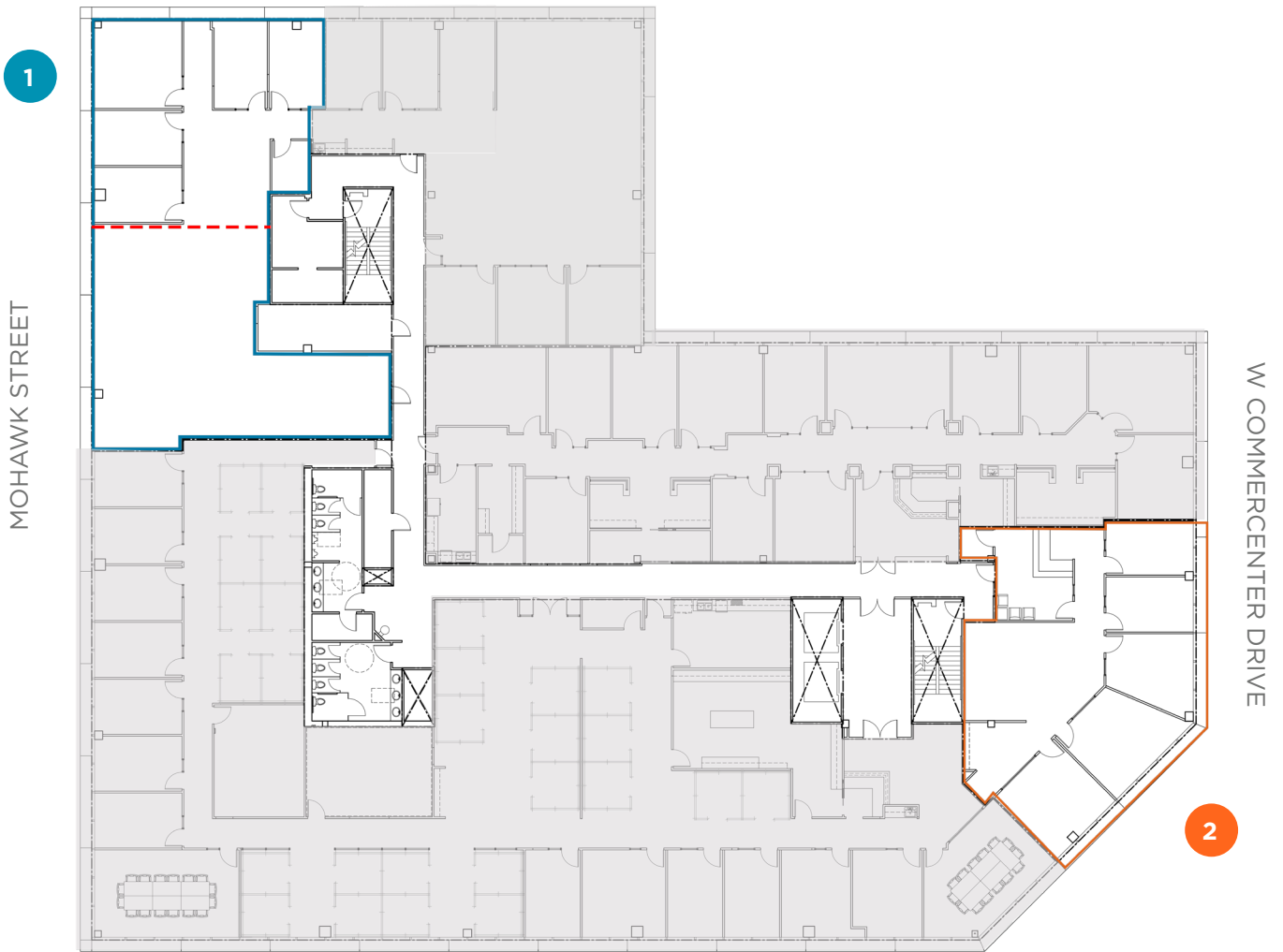
5080 California Avenue

Available Space

Second Floor	Suite 230	±3,586 RSF* (Divisible from 1,500 RSF to 3,856 RSF)
	Suite 260	±2,693 RSF
Third Floor	Suite 340	±4,484 RSF * (Divisible from 2,000 RSF to 4,484 RSF)
	Suite 360	±1,196 RSF
Fourth Floor	Suite 460	±2,217 RSF



TOWER WAY



CALIFORNIA AVENUE

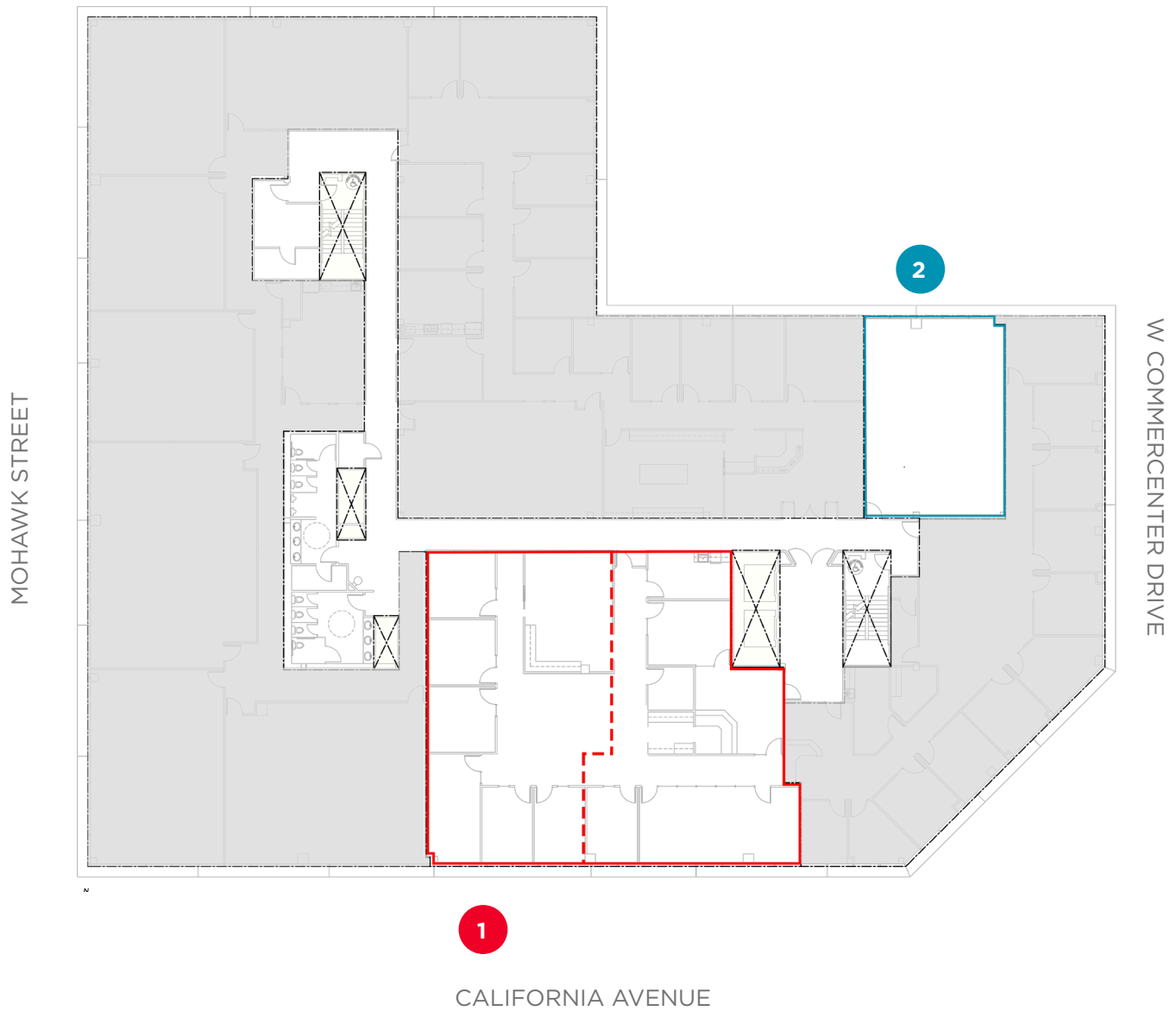
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SUITE 230: ±3,856 RSF * (Divisible from 1,500 RSF to 3,856 RSF)

2

SUITE 260: ±2,693 RSF

TOWER WAY



1 SUITE 340: ±4,484 RSF (Divisible from 2,000 RSF to 4,484 RSF)

2 SUITE 360: ±1,196 RSF

TOWER WAY

MOHAWK STREET

W COMMERCE CENTER DRIVE



1

CALIFORNIA AVENUE

1

SUITE 460 ±2,217 RSF



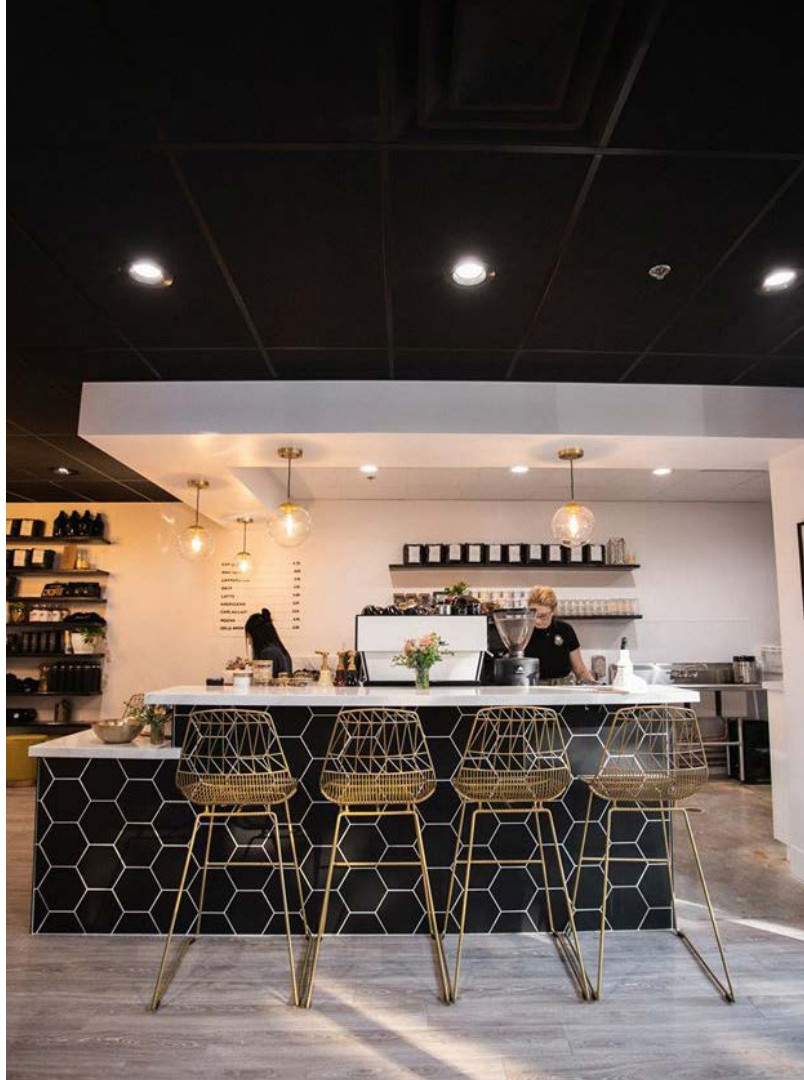
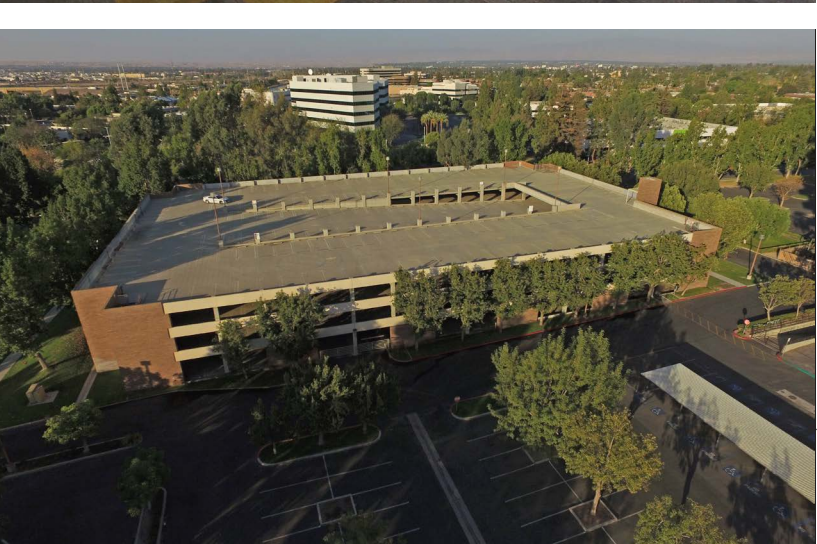
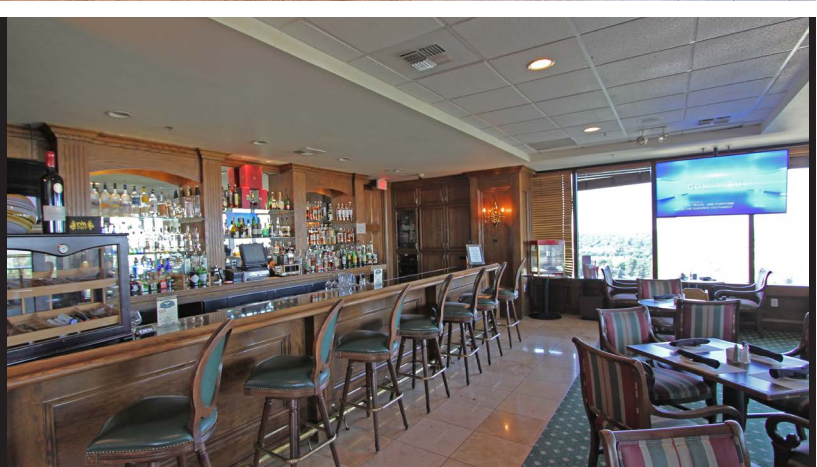
STOCKDALE TOWER I
5060 CALIFORNIA AVE

This is an aerial photograph of a commercial office complex. The main focus is Stockdale Tower I, a tall, multi-story building with a light-colored facade and dark window bands. To its left is Stockdale Tower II, a shorter, more complex building. The area is landscaped with numerous palm trees and other greenery. A large parking lot is situated in front of the towers. The surrounding area includes residential neighborhoods and other commercial buildings. Two callout boxes with white text on a dark blue background point to the respective towers. Street names are labeled along the bottom of the image.

STOCKDALE TOWER II
5080 CALIFORNIA AVE

CALIFORNIA AVENUE

W COMMERCE DRIVE





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