

The Colliers logo is located in the top right corner. It consists of the word "Colliers" in a white serif font, set against a blue rectangular background with a thin yellow and red horizontal stripe at the bottom.

Colliers

The background of the advertisement is a photograph of a modern, multi-story office building. The building has a mix of light-colored concrete panels and dark brown stone or brickwork. Large windows are visible, reflecting the surrounding trees. The address "5329" is prominently displayed in large, light-colored numbers on a dark section of the building's facade. The building is surrounded by mature trees with green and yellowing leaves, suggesting an autumn setting. A paved walkway leads towards the building, and a parking lot with several cars is visible in the background.

5329

For Lease Professional Office Building

5329 Office Center Court
Bakersfield, CA

Scott Wells

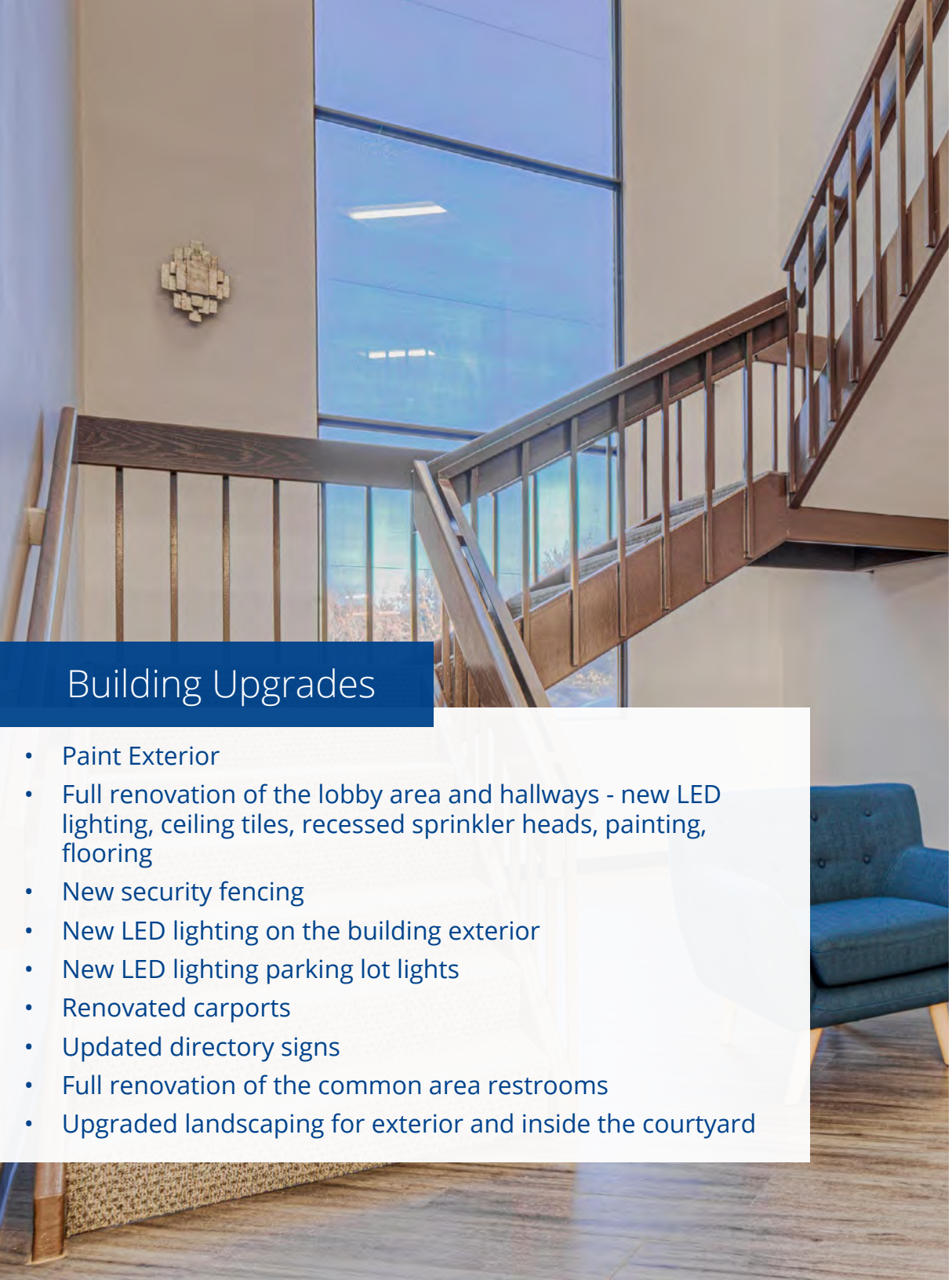
Senior Vice President | Principal
License No. 01126196
+1 661 631 3822
scott.wells@colliers.com

David Williams, SIOR

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

Colliers International

10000 Stockdale Hwy, Suite 102
Bakersfield, CA 93311
+1 661 631 3800
www.colliers.com/bakersfield



Building Upgrades

- Paint Exterior
- Full renovation of the lobby area and hallways - new LED lighting, ceiling tiles, recessed sprinkler heads, painting, flooring
- New security fencing
- New LED lighting on the building exterior
- New LED lighting parking lot lights
- Renovated carports
- Updated directory signs
- Full renovation of the common area restrooms
- Upgraded landscaping for exterior and inside the courtyard

Property Information

Major Building Renovation and Modernization Completed - 5329 Office Center Court, is located just one block off California Avenue in Southwest Bakersfield, the City's main business district. The two-story 30,310 square foot office building has been modernized with new painted exteriors, major roof upgrades, updated signage, common area restroom upgrades, to name a few. The building is ideal for tenants seeking a private and secure atmosphere in a professional office building with interior lobbies and common area restrooms at affordable pricing, including all utilities.

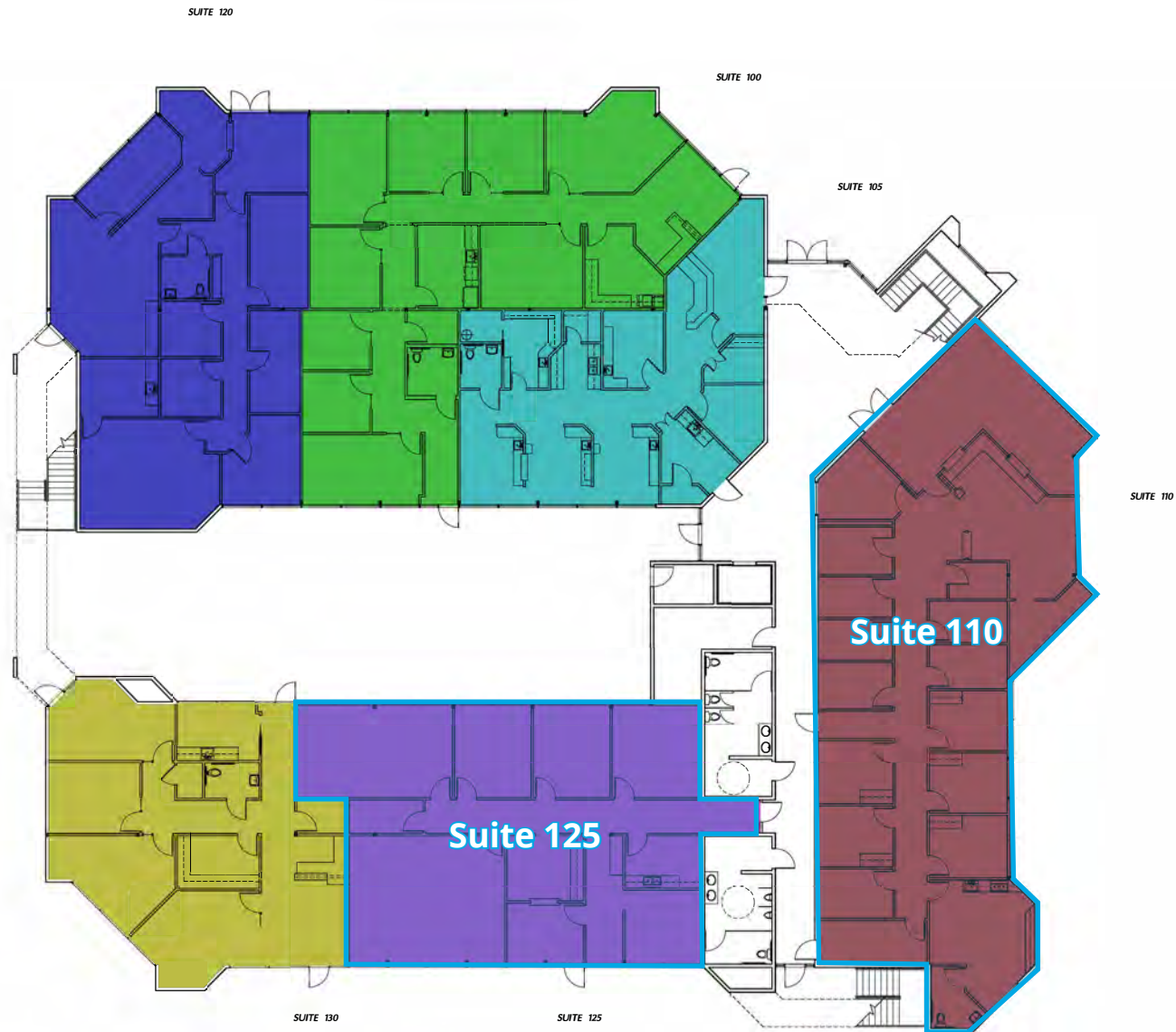
- New Ownership by Froehlich Development
- Under new management - MD Atkinson
- Building renovation & modernization completed
- Updated signage
- Flexible suite sizes
- Generous interior build-out
- Access 24/7
- Elevator served
- Excellent parking
- Neighborhood amenities includes lodging, dining from fast food to fine dining, full range of shopping and financial services
- Existing Tenants include: Western Pacific Research, Better Way Services, Global CTI Group, MV Associates.

Availability

Suite 110:	3,622 RSF	\$1.85/psf Including Utilities*
Suite 125:	2,678 RSF	\$1.85/psf. Including Utilities*
Suite 229:	295 RSF	\$700/mo. Including Utilities*
Suite 231-233:	537 RSF	\$1,425/mo. Including Utilities*

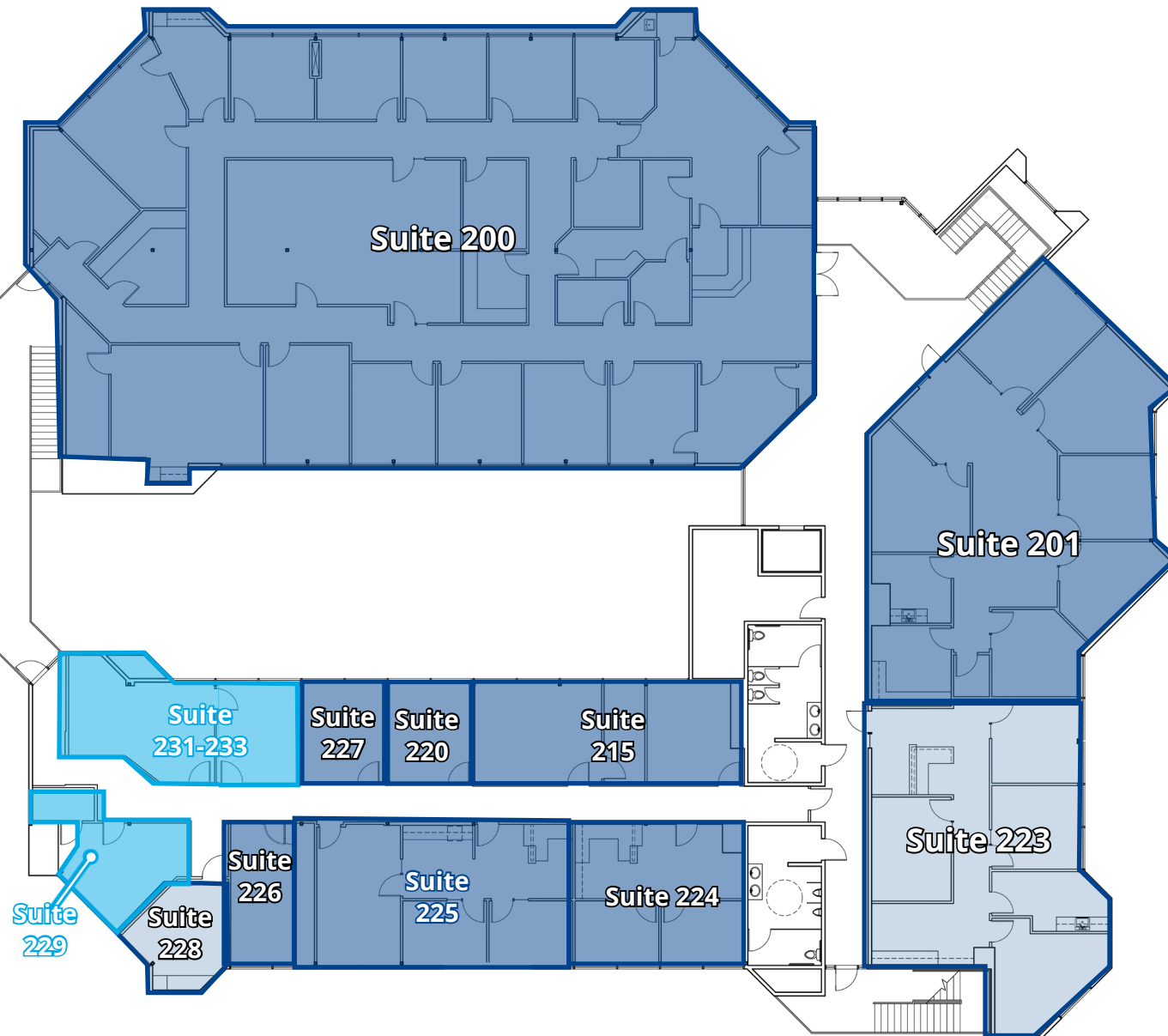
*Janitorial not included

Floor Plan First Floor



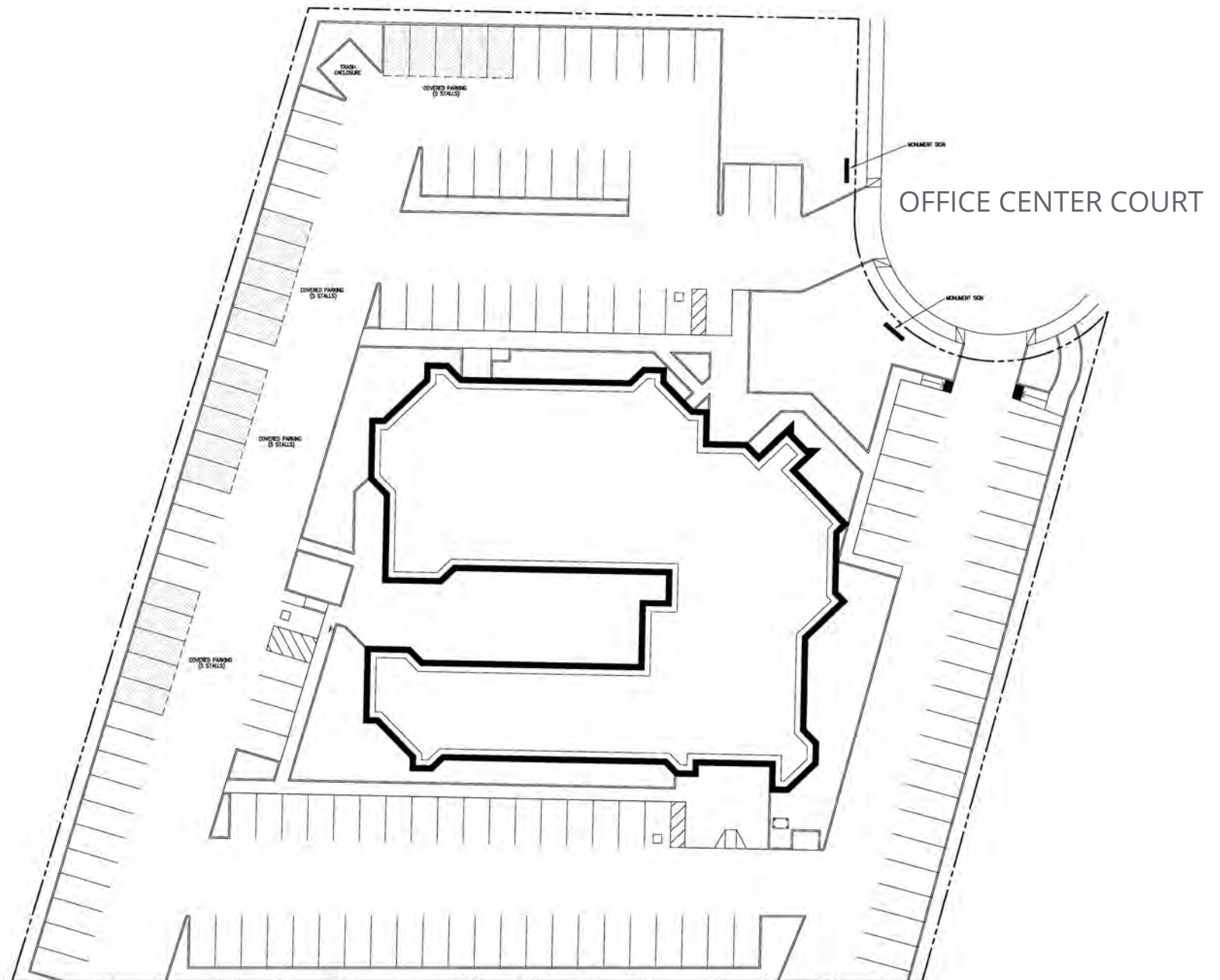
FLOOR PLAN NOT TO SCALE

Floor Plan Second Floor



FLOOR PLAN NOT TO SCALE

Site Plan



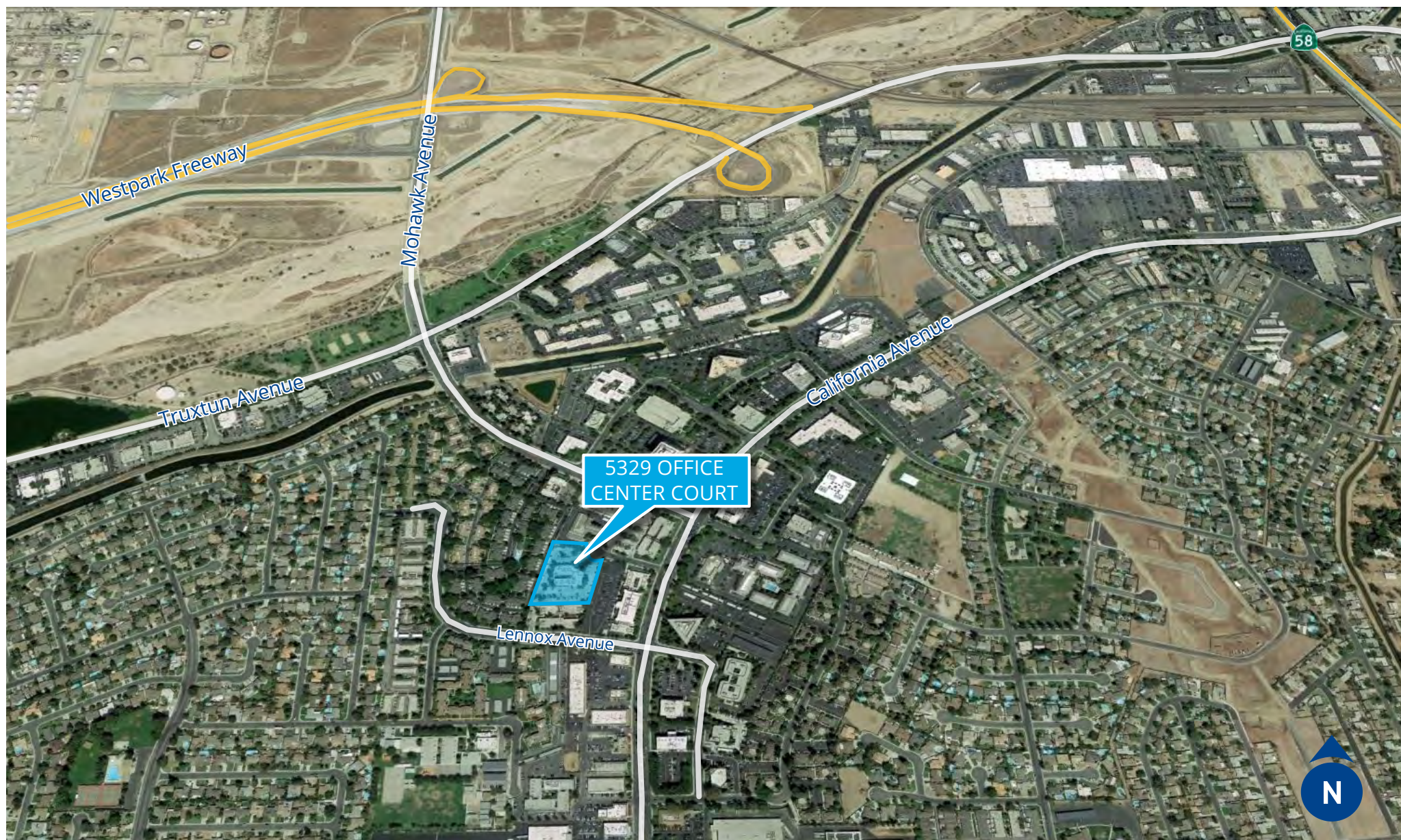
Property Photos



Property Photos



Aerial



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