

For Lease | Approx. 13,467 RSF

Class A Office Space at The Shops at River Walk

10800 Stockdale Hwy | Bakersfield, CA 93311

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Position your business in one of Bakersfield's most desirable commercial corridors at 10800 Stockdale Highway, a professionally designed two-story office building located within the highly sought after Shops at River Walk mixed-use development. The property offers an exceptional combination of professional office space, convenient parking, prominent Stockdale Highway exposure, and immediate access to an extensive selection of restaurants, retail, entertainment, and services. The building is approximately 38,441 square feet and was constructed in 2009, providing a modern setting well suited for professional services, corporate users, educational users, and other established businesses.

Availablity

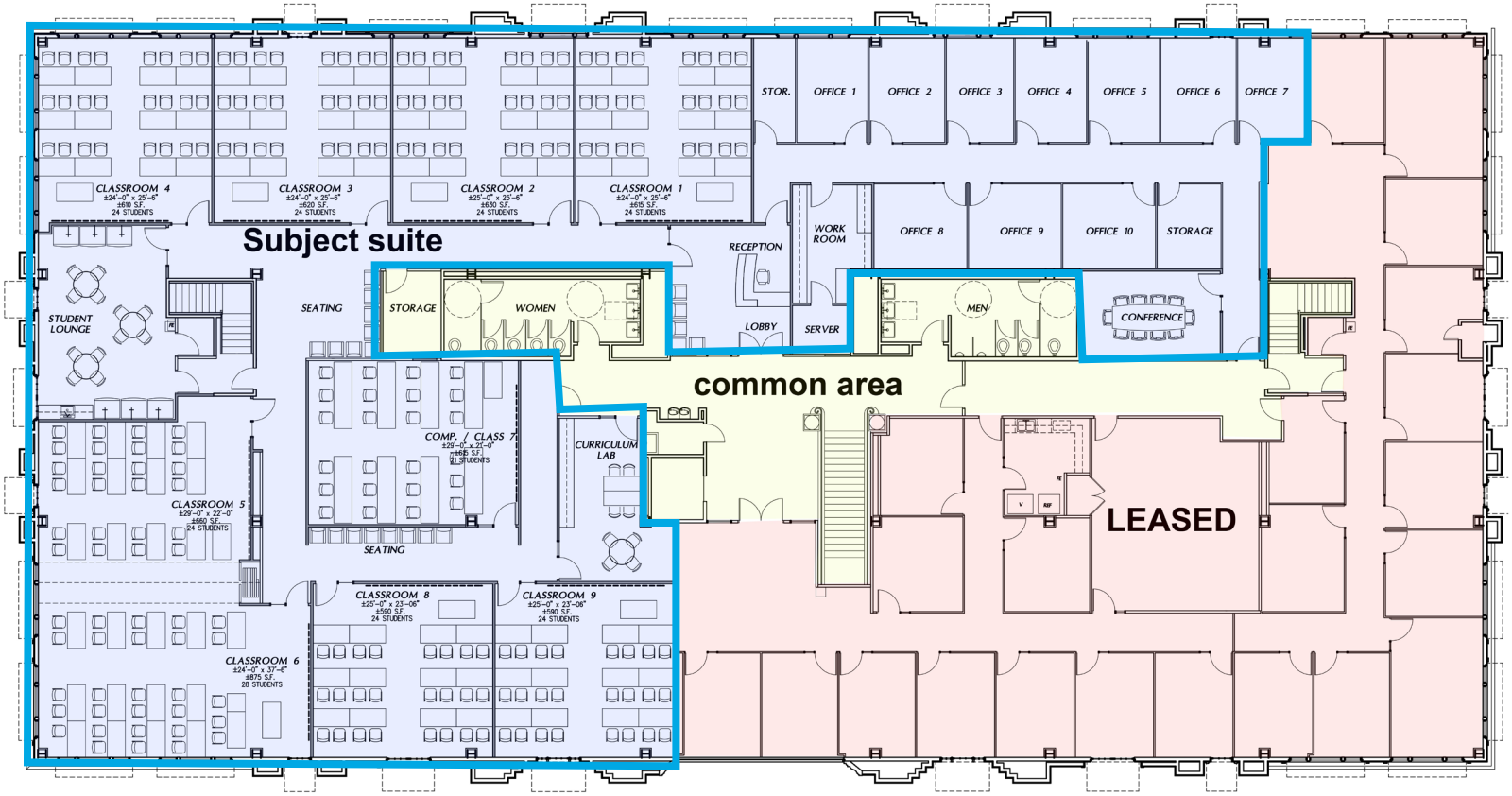
Suite 200:	+/- 13,467 rsf.
Rental Rate:	$2.50 per sf., Modified Gross

Property Highlights:

- Approximately 38,441 SF, two-story office building.
- Prime Stockdale Highway location in southwest Bakersfield.
- Suite configuration includes a mix of private offices, classroom spaces, lounge, storage, work/copy room, conference room, reception/lobby area.
- Modern construction with steel, brick, glass, and concrete finishes.
- Approximately 4 parking spaces per 1,000 SF
- LEED-certified property.
- Convenient access to abundant retail, dining, and entertainment amenities in the Shops at River Walk, a major mixed-use office and retail destination.
- Walking distance to national and regional retailers and restaurants which include Starbucks, Panera Bread, Nordstrom Rack, P.F. Chang's, Sprouts, Target, DSW, TJ Maxx, BevMo, PizzaRev, McDonalds, Wells Fargo, Eureka Burger, Lululemon, and others.

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Second Floor



Second Floor - Availability

- Suite 200: +/- 13,467 SF

Lease Rate

$2.50/sf, Modified Gross

Photos













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