

# INNOVATIVE DESIGN. SUSTAINABLE STRATEGIES.



## BAKERSFIELD'S NEXT GENERATION OF OFFICE SPACE 9400 Camino Media, Bakersfield, CA 93311

University Office Center is Bakersfield, California's newest Class A office development by Gregory D. Bynum & Associates, Inc. Located in the city's premier University Center submarket, the project is planned for a total of 285,000 square feet on 12 acres of land. The buildings and grounds incorporate leading edge technologies and sustainable strategies designed by Delawie of San Diego. The project will begin its first phase with a 60,000 square foot, 3 story professional office building.

<b>RENTAL RATE:</b>	To be determined	<b>AVAILABLE S.F.:</b>	Phase 1 - up to 60,000 S.F.
<b>TI ALLOWANCE:</b>	\$45 psf.	<b>PARKING:</b>	Phase 2-3 - up to 225,000 S.F.
<b>BUILDING S.F.:</b>	60,000 S.F. - 285,000 S.F.		4 spaces per 1,000 S.F. leased



### On Campus

Located on the southwest corner of the California State University, Bakersfield campus, this public/private partnership aims to benefit both building tenants and the educational goals of the university.



### Cutting Edge

The project's construction and design bring together quality, long-lasting, low-maintenance materials and high-end, sophisticated architectural design, while concentrating on the latest in efficiency and green design.



### Green Design

Targeted for LEED Silver or Gold certification, the development focuses on conservation techniques and sustainable strategies, which increase energy and water efficiency and reduce waste and utility costs.



### Walkability

The project's prime location gives building tenant's walking access to abundant shopping, banking and dining options as well as easy access to city bus routes and the city bike path.



**Gregory D. Bynum & Associates, Inc.**  
Developer



**Delawie**  
Architect



**Colliers International**  
Leasing Agent

University Office Center is a three-building master planned Class A office development that will begin its first phase with a 60,000 square foot, 3 story professional office building. Great attention has been given to the project's design, amenities, environmental conservation and efficiency:

## ARCHITECTURAL HIGHLIGHTS

- High quality, long lasting, low maintenance materials mostly consisting of glazing and aluminum paneling, create a high-end, sophisticated architectural design.
- Designed and oriented on site to take full advantage of natural daylight and views and provide a high level of energy efficiency.
- The abundance of glazing, the long east-west floor plans and shallower north-south depth allows the interior of the building to achieve natural daylight and permits views to the exterior for 90% of the spaces when utilizing an open office layout.
- Sun exposure is controlled to reduce harsh glare and heat build-up through the use of deep southern overhangs and sunshade devices.

## BUILDING ENVIRONMENTAL FEATURES

- Building is targeted for LEED Silver or Gold certification.
- Solar panels provide onsite renewable energy.
- The onsite renewable energy along with the use of a Variable Refrigerant (VRF) mechanical system, energy efficient lighting, proper building orientation, high performance efficient glazing and other factors enable the building to achieve increased energy efficiency, 15%-20% above California Title 24 requirements, resulting in reduced energy costs.
- Efficient water fixtures installed throughout the building reduce water waste and water costs.
- Recycling program to reduce building waste.

## TECHNOLOGY

- Building will be wired for fiber-optic / high-speed connectivity.

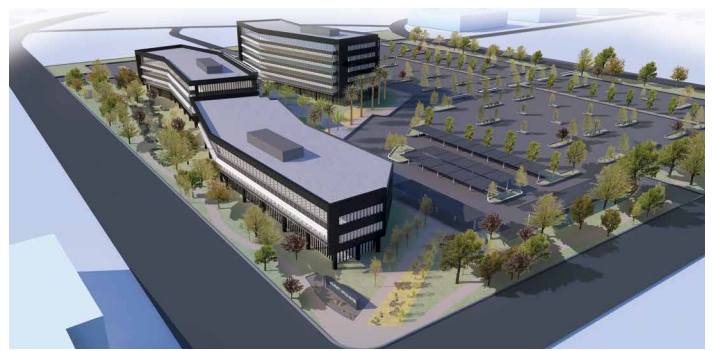
## LANDSCAPING & GROUNDS

- A low maintenance plant material palette combined with an irrigation system that utilizes the latest water conservation technologies will provide maximum water efficiency and reduced water costs.
- Trees are strategically placed to provide shade at seating areas, along walkways and in parking areas.
- Upon full build-out of University Office Center's master plan, the site will include outdoor amenities such as a bocce ball court and lawn area for large gatherings.

## PARKING, TRANSPORTATION & NEARBY AMENITIES

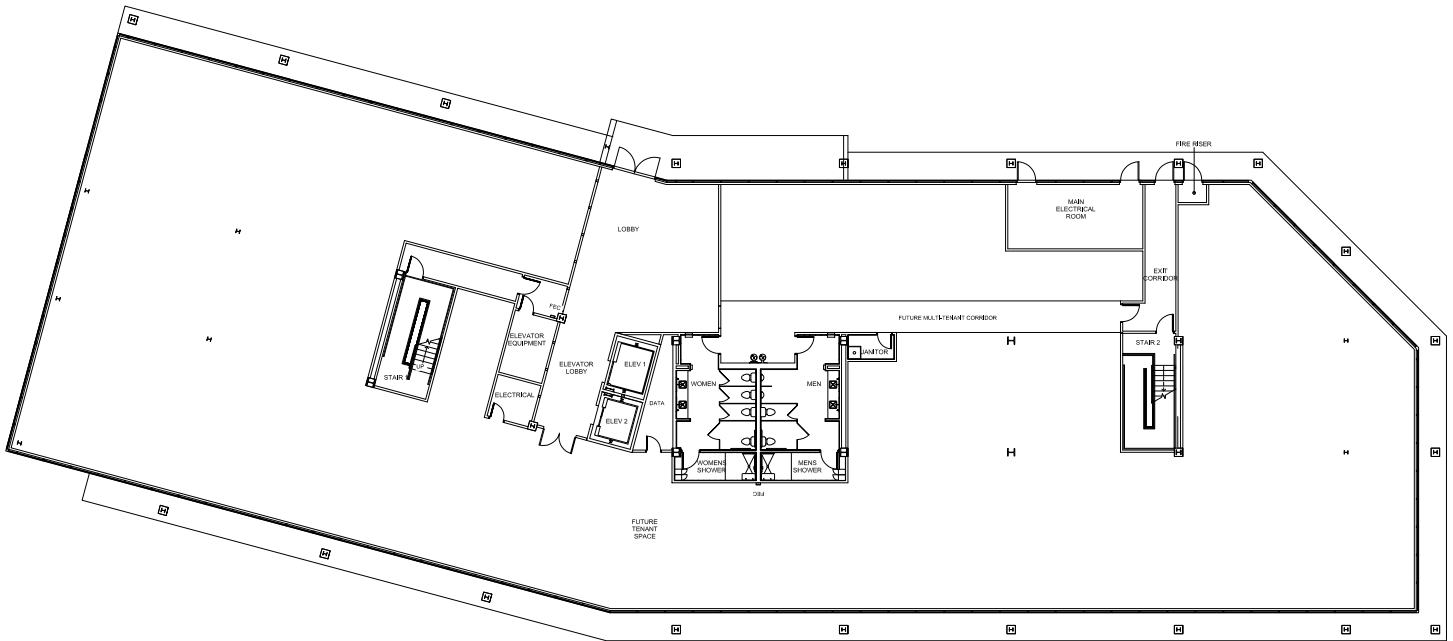
- Abundant on-site parking is provided. Approximately 15% of the parking stalls will be covered with carport structures, while additional parking areas will be shaded as the trees mature.
- On-site priority parking for energy efficient vehicles as well as electrical vehicle charging stations are also provided.
- Bicycle transportation and access is made convenient via the proximity to the city's bike path along with onsite dedicated bicycle parking enclosure and indoor showers and changing rooms in the first floor restroom facilities.
- On campus access to city bus routes.
- Walkability of site is ideal given The Marketplace, an upscale lifestyle center, which provides ample dining, shopping, entertainment and other amenities across Camino Media from the property.

The University Office Center is planned for a total of 285,000 square feet of professional office space on 12 acres of land and will provide ample parking and outdoor amenities such as shaded seating areas, a bocce ball court and lawn area for large gatherings.

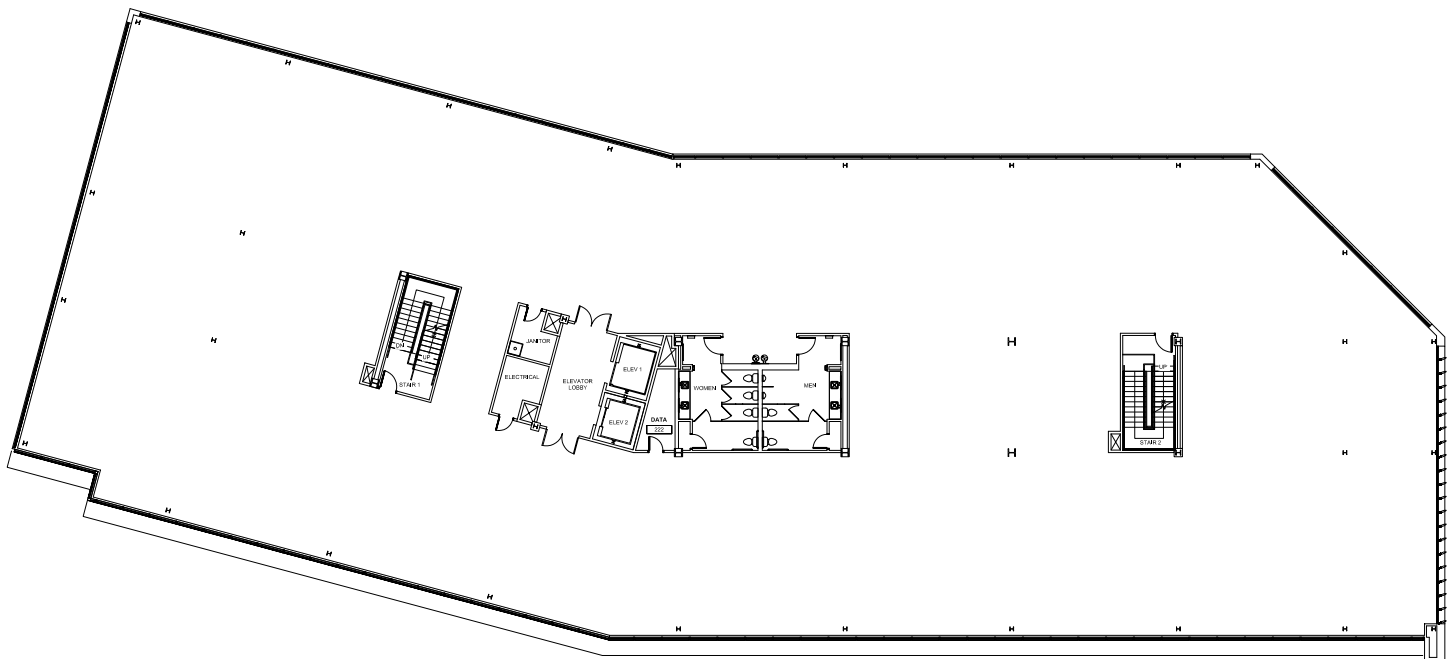


Phase 1 of the University Office Center master plan is a Class A professional office building featuring 3 stories and 60,000 square feet of rentable office space.

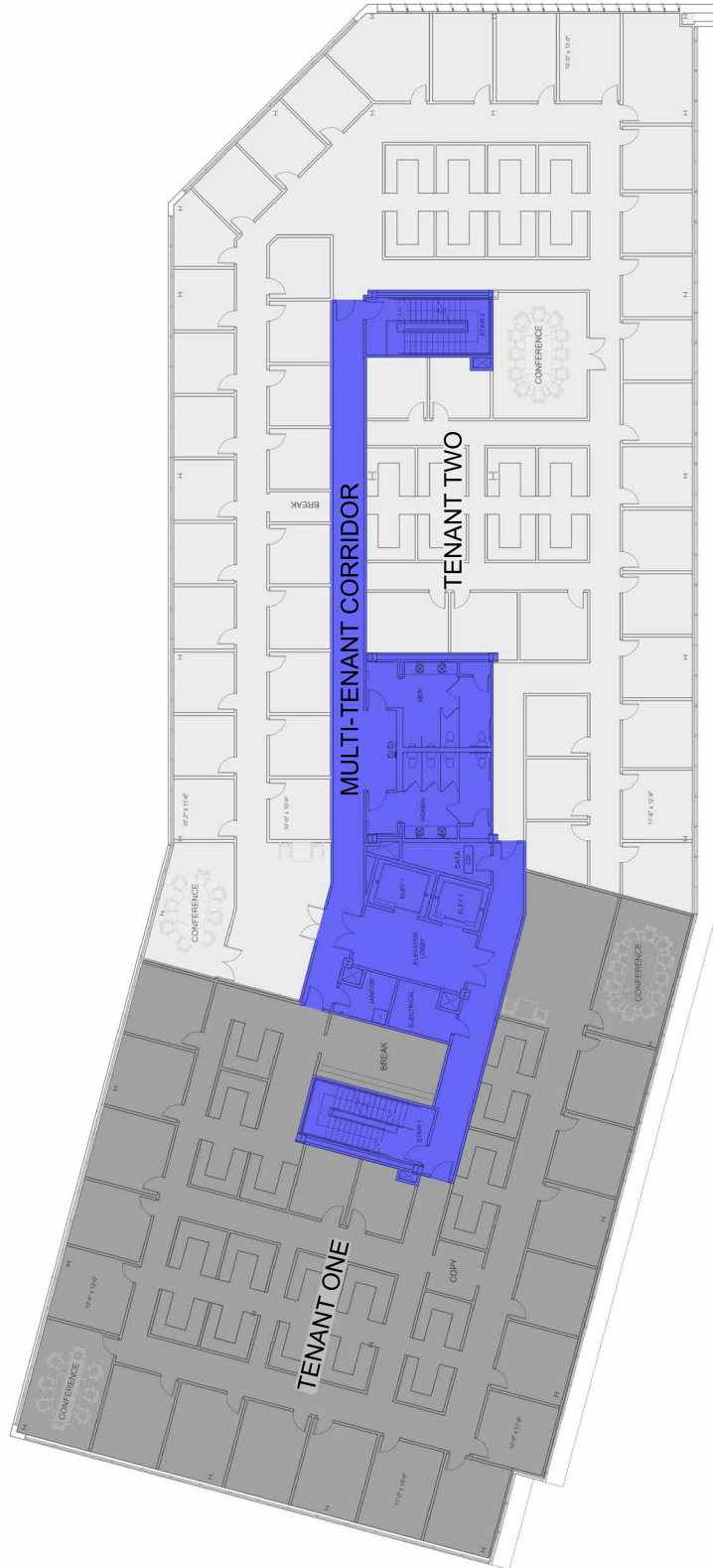
## LEVEL 1 FLOOR PLATE



## LEVEL 2 & 3 FLOOR PLATE



**LEVEL 2 OR 3 CONCEPTUAL FLOOR PLAN** - 20,190 rentable S.F. per floor.



University Office Center is located on the campus of California State University, Bakersfield, and is centrally located within Bakersfield's premier University Center submarket. This master planned development is within a 5 minute walk of extensive shopping, dining, banking and entertainment options at the upscale lifestyle center The Marketplace as well as within one mile of further lifestyle and neighborhood shopping centers. University Center is surrounded by the premier residential neighborhoods of Seven Oaks, Haggin Oaks, Old Stockdale, Stockdale Estates, and Grand Island, and within the University Center submarket resides several of Bakersfield's major employers.

## AERIAL MAP



## NEARBY BUSINESSES

Aera Energy - Corporate Office  
California Resources - Corporate Office  
Chevron - Corporate Office  
Homewood Suites Hotel  
Kaiser Permanente  
Mercy Southwest Hospital

Morgan Stanley  
State Farm - Corporate Office  
UBS  
USPS Office  
Ticor Title

## THE MARKETPLACE - *less than a 5 minute walk from the University Office Center*

### RESTAURANTS

Applebee's  
Baja Fresh Mexican Grill  
Camille's Sidewalk Cafe  
Carl's Jr.  
China Bistro  
Cold Stone Creamery  
Jamba Juice  
Johnny Garlic's  
Johnny Rockets  
Just Wing It  
Lengthwise Pub  
Mama Tosca's Ristorante  
Me-n-Ed's Pizzeria  
Miyosh Japanese Dining  
Qué Pasa! Mexican Café  
Starbucks Coffee  
Tahoe Joe's Famous Steakhouse

Togo's  
Toro Sushi-Bar-Grill  
Yogurt Zone

### SHOPPING

Apricot Lane  
Bella at the Marketplace  
Chico's  
Jos. A Bank  
Kaur Boutique  
Patrick James  
Robson & Eilers Jewelers  
Sole 2 Soul  
Soma Intimates  
Talbots  
ULTA Beauty  
Victoria's in the Marketplace  
White House | Black Market  
Williams-Sonoma

### BANKING & SERVICES

AT&T Prime Communications  
Bank of America  
Chase Bank  
Essentiels Spa  
Extreme Wireless-Verizon  
Royal Nails  
SuperCuts  
Today Cleaners  
Wells Fargo

### ENTERTAINMENT

Edwards Cinemas

### GROCERY & DRUGSTORES

RiteAid  
Vons

## THE SHOPS AT RIVER WALK

### RESTAURANTS

BJ's Brewhouse  
California Pizza Kitchen  
Chipotle  
Elephant Bar  
Eureka Burger  
McDonald's  
Panera Bread  
PF Chang's China Bistro

Pizza Rev  
Subway  
Yogurtland

### SHOPPING

DSW  
Nordstrom Rack  
Payless ShoeSource  
Target  
TJ Maxx

### ENTERTAINMENT

BrightHouse Networks Ampitheatre

### GROCERY & DRUGSTORES

BevMo  
Sprouts

## TOWN & COUNTRY VILLAGE SHOPPING CENTER

### RESTAURANTS

Bagels & Blenderz  
Blue Elephant Thai Restaurant  
Burger King  
El Pollo Loco  
Little Italy  
Los Hermanos

Miyoshi Japanese Restaurant  
Papa Murphy's Pizza  
Starbucks Coffee  
Subway  
Tutti Frutti Frozen Yogurt

### GROCERY & DRUGSTORES

CVS Pharmacy  
Haggens  
Trader Joe's



## COLLIERS INTERNATIONAL LEASING AGENT

**10000 Stockdale Highway #102**

**Bakersfield, CA 93311**

661.631.3800

[david.a.williams@colliers.com](mailto:david.a.williams@colliers.com)

[www.colliers.com/en-us/bakersfield](http://www.colliers.com/en-us/bakersfield)

## Please contact us regarding this property:

### **David A. Williams, SIOR**

Senior Vice President

Central California

BRE License: 00855489

661.631.3816

[david.a.williams@colliers.com](mailto:david.a.williams@colliers.com)

### **Scott Wells**

Vice President

Central California

BRE License: 01126196

661.631.3822

[scott.wells@colliers.com](mailto:scott.wells@colliers.com)

### **Jason Alexander**

Senior Vice President

Central California

BRE License: 01360995

661.631.3818

[jason.alexander@colliers.com](mailto:jason.alexander@colliers.com)

### **Cameron Mahoney**

Associate

BRE License: 01937802

661.631.3814

[cameron.mahoney@colliers.com](mailto:cameron.mahoney@colliers.com)

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