

OFFICE | INDUSTRIAL | RETAIL | HOSPITALITY

WINGSPPOINT

MEADOWS FIELD (BFL) AIRPORT

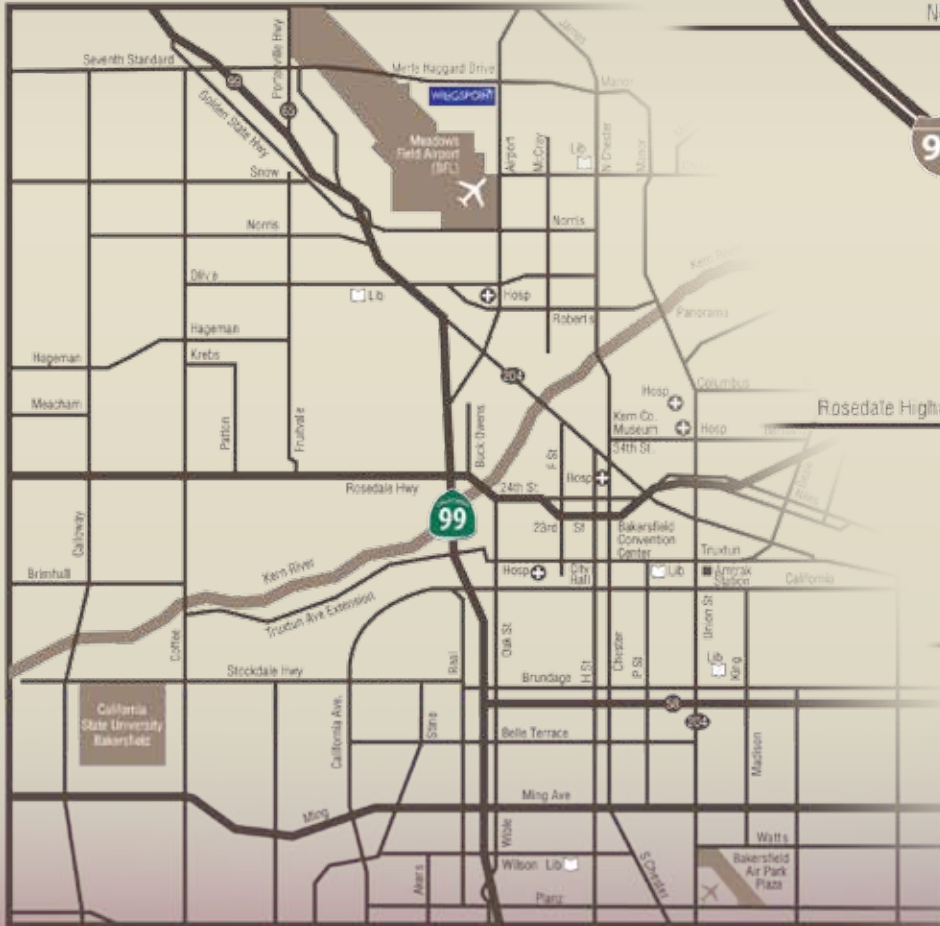
## Vicinity Map

# WINGSPPOINT

MEADOWS FIELD (BFL) AIRPORT



## Bakersfield Map



The William M. Thomas Air Terminal held its grand opening in February, 2006. The 64,000 square foot facility cost and estimated \$36 million.



## The Allen Group Profile

A privately held real estate development firm founded by Chief Executive Officer Richard S. Allen, The Allen Group specializes in the development of high-end office, industrial, retail and mixed-use properties throughout the United States.

The Allen Group has more than 8,000 acres under development across the United States. Over the past decade, the Company has become a national leader in the development of logistics and master-planned industrial parks. Since the Company was founded in 1991, The Allen Group has developed more than 60 commercial buildings ranging in size from 35,000 to 1.7 million square feet, as both a speculative developer and build-to-suit developer.

The Allen Group has earned the confidence and respect of a strong portfolio of nationally recognized clients, including VF Corporation, ChevronTexaco, Cox Communications, Wal-Mart Stores, FedEx, Kraft Foods, Intuit and International Paper. Within the Greater Bakersfield market, The Allen Group's partial client list includes the County of Kern, Kern County Superintendent of Schools, Time Warner Cable/ Bright House Networks, First American Title Company and Salomon Smith Barney.

The Allen Group is based in San Diego, with regional offices in Bakersfield and Visalia, California, Dallas, Texas and Kansas City.



## SITE

- 107 acre Master-planned Business Park
- Build-to-suit Office, Retail and Industrial facilities available
- Hospitality sites available

## LOCATION

- Entrance to the Wm. Thomas Air Terminal at Meadows Field (BFL) Airport
- Merle Haggard Drive & Wings Way, Bakersfield, California

## HIGHWAY ACCESS

- Highway 99 (approximately 1 ½ mile)
- Highway 65 (approximately 1 mile)

## UTILITY INFRASTRUCTURE

- (water) NOR Municipal Water District
- (electric) PG&E
- (gas) The Gas Co.
- (sewer) NOR Sanitary District

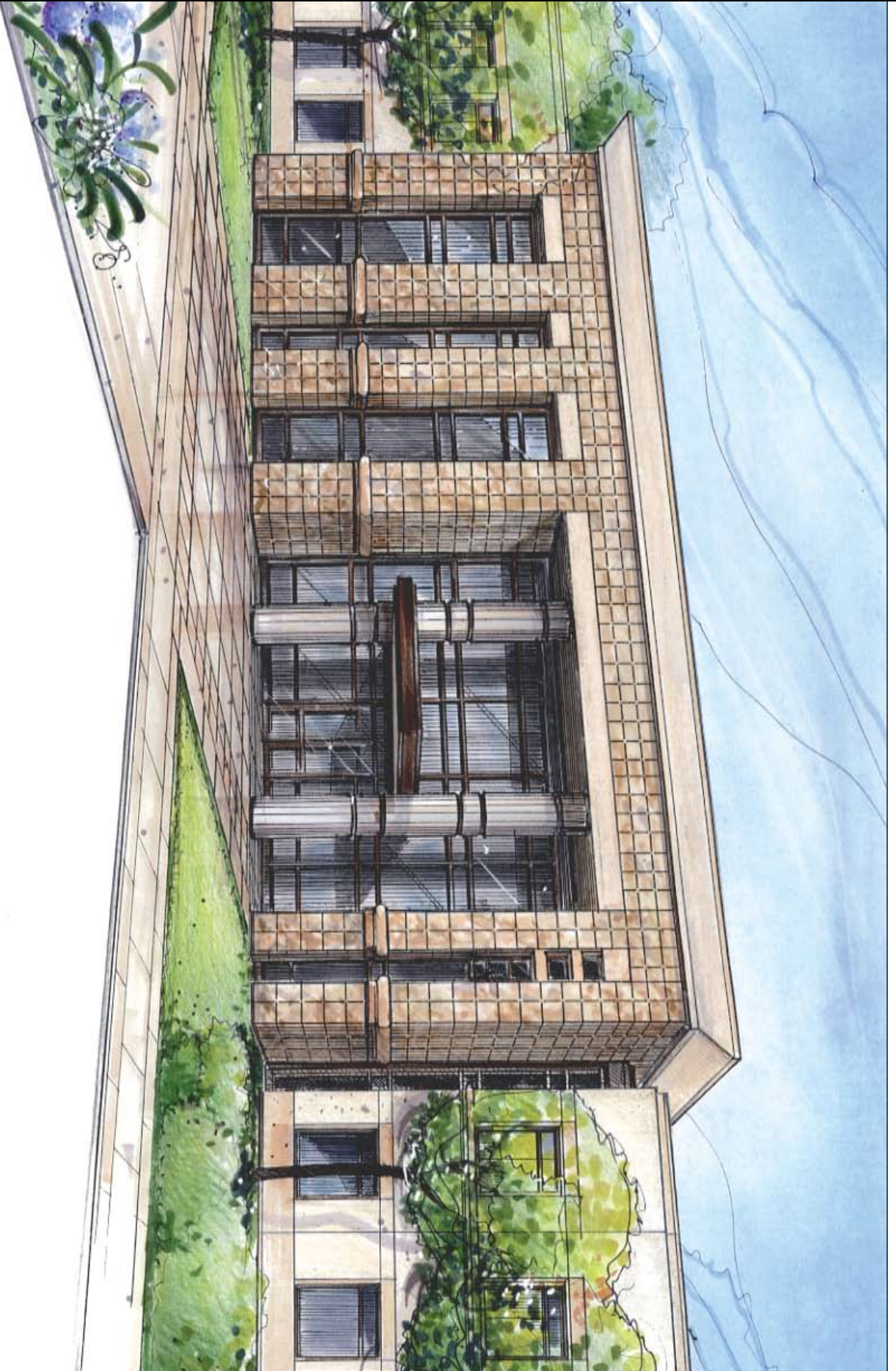
## ZONING

- M-1 County of Kern

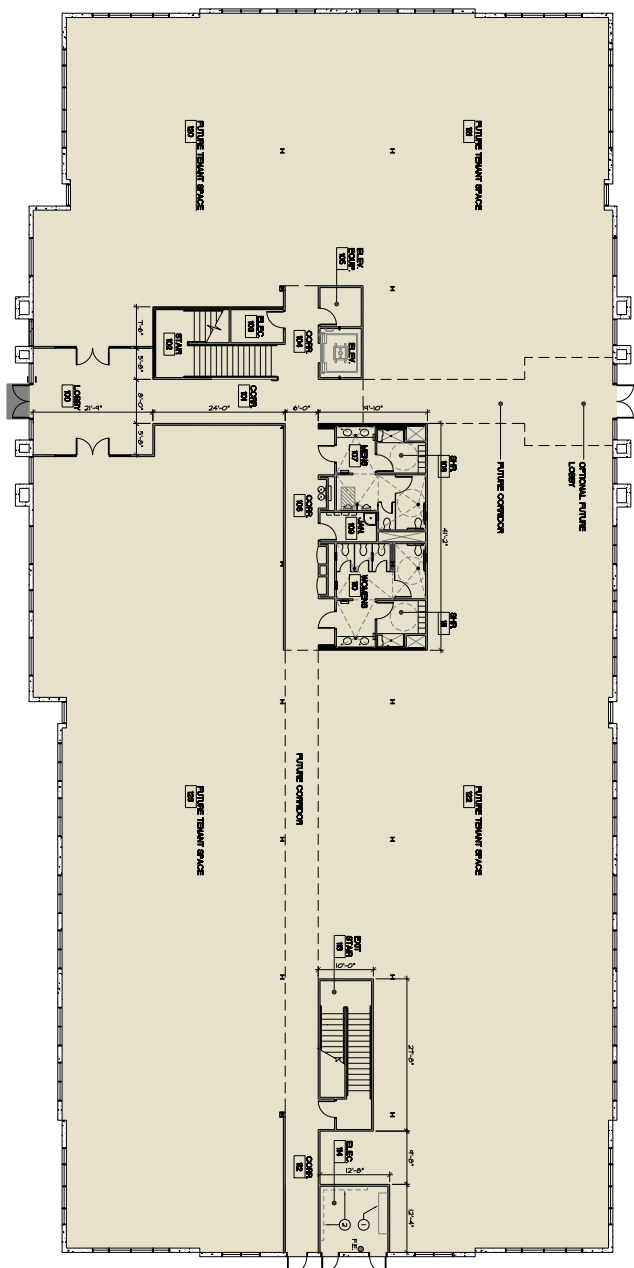




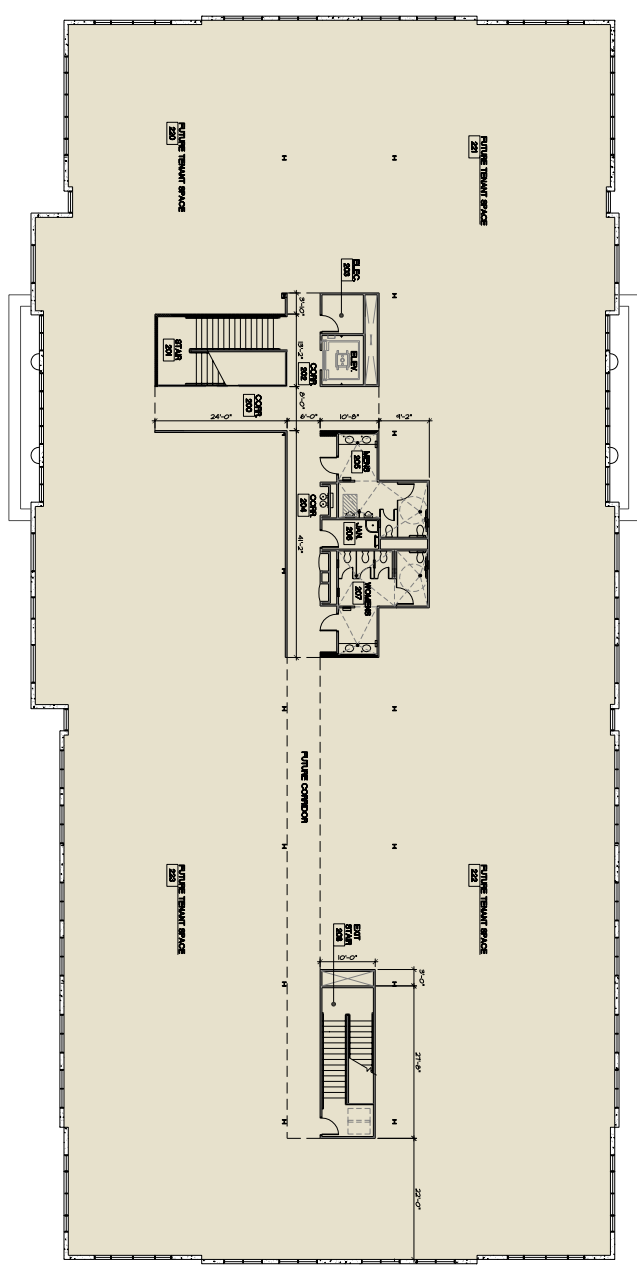




Phase I Floorplans



First Floor



Second Floor

## Office Building Specifications and Offering Terms

Building Description:	A two (2) story, Class "A" office, concrete-tilt-up office building totaling approximately 46,000 square feet. LEED Certified: "Green Building", energy efficient design
Available Space:	Approximately 2,500 square feet to 46,000 square feet.
Term of Lease:	Minimum five (5) year term.
Lease Rate:	\$1.80 per square foot, NNN.
T.I. Allowance:	\$40.00 per useable square foot.
Completion Schedule:	June 2009
Architect:	Taylor/Teter Partnership, Architecture – Engineering , LLP
Neighbors Include:	The Wm. Thomas Terminal at Meadows Field (BFL) Airport, a planned three (3) story hotel, free-standing restaurant and fast food services.

## Contact Information

For further information regarding Wingspoint at Meadows Field (BFL) Airport, or to discuss specific building or space requirements contact:

### MARKETING AGENTS

Grubb & Ellis | ASU & Associates  
2000 Oak Street, Suite 100  
Bakersfield, CA 93301  
**661.862.5454**  
661.862.5444, facsimile  
[www.asuassociates.com](http://www.asuassociates.com)





## Allen Group Project Gallery: Bakersfield, CA



*One University Centre  
9100 Ming Avenue*



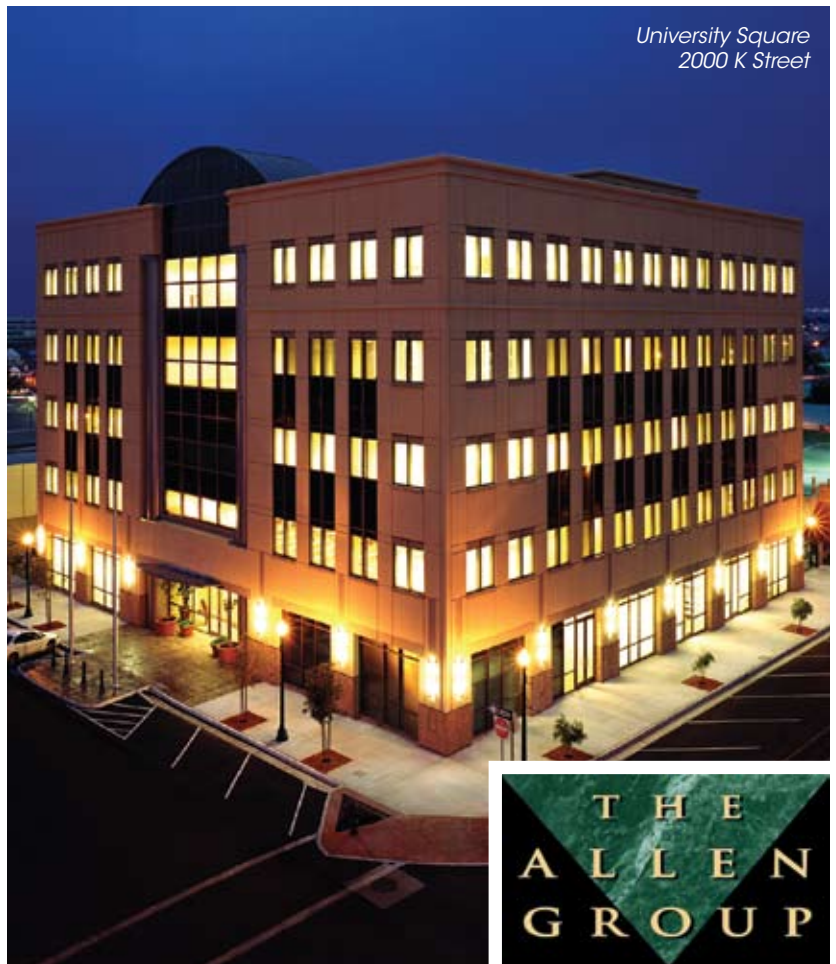
*Time Warner/Bright House Networks  
3701 N. Sillect*



*Two University Centre  
9201 Camino Media*



*Chevron Texaco  
9525 Camino Media*



*University Square  
2000 K Street*

A Development By:



[www.allengroup.com](http://www.allengroup.com)

For Information Contact:



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