

Office Space **AVAILABLE** FOR LEASE

4927
Calloway Drive
Bakersfield, CA

Property Highlights

- Prominent hard corner location within the Meridian Professional Center
- Upgraded general office improvements throughout
- Opportunity for signage
- Abundant parking
- Occupancy ready



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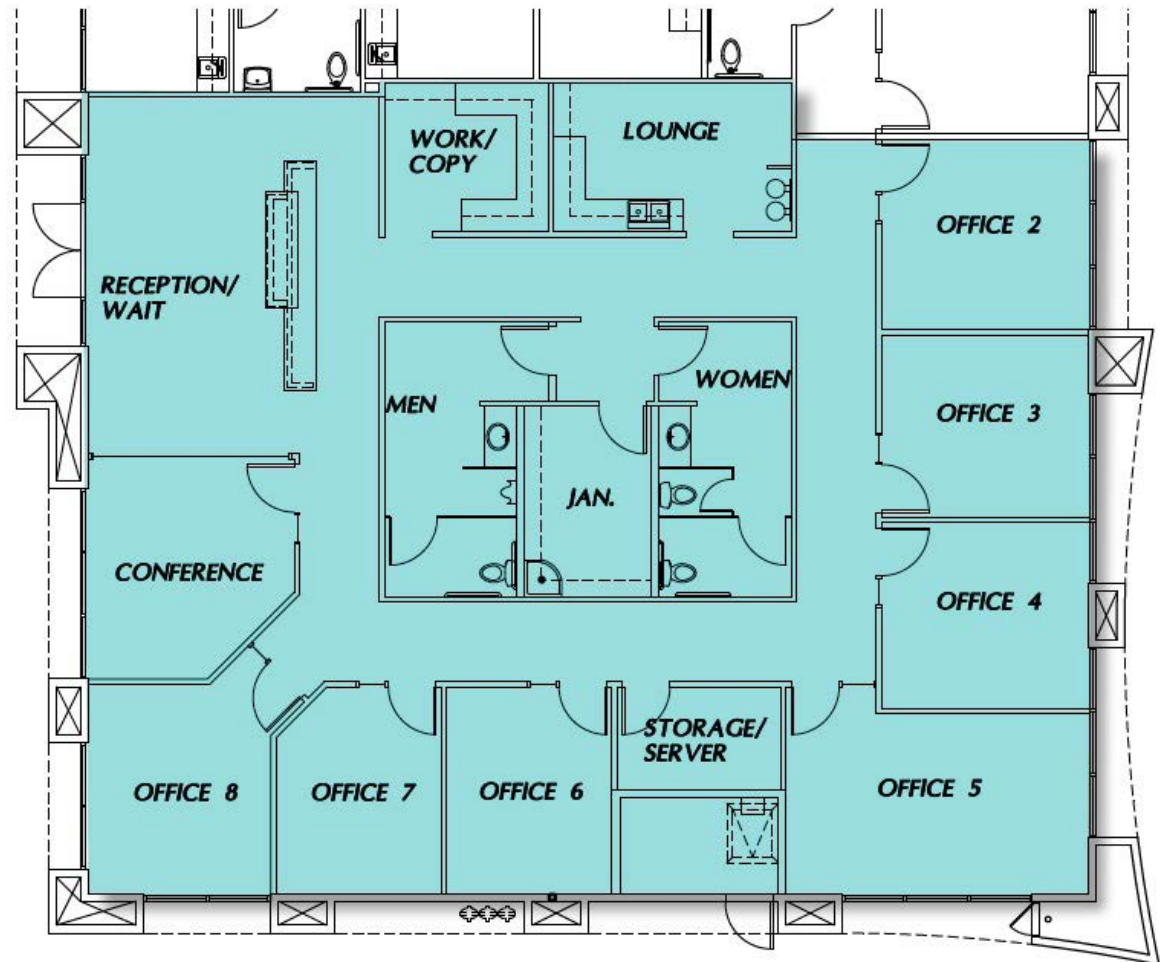
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Property Information | Floor Plan

4927 Calloway Drive - Bakersfield, CA

Offering Terms

- **Availability** 3,173 SF
- **Rental Rate** \$1.75 PSF Modified Gross
- **Location** Northwest Bakersfield is one of the fastest growing areas of Bakersfield with substantial residential and retail development
Construction completed in 2008
- **Age** Professional and Administrative Office (C-0), in the City of Bakersfield in combination with a Planned Commercial Development (PCD) overlay
- **Zoning**
- **Parking** (All common areas) The complex includes 398 parking stalls shared by users and occupants of the project which equates to a ratio of 6.24/1,000 GLA shared, well above the ratios required for medical or general office uses by the City of Bakersfield



**Plans deemed to be accurate, but not guaranteed. Plan not to scale.*

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Property Photos

4927 Calloway Drive - Bakersfield, CA



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Location Aerial

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4927 Calloway Drive

