



Colliers

Accelerating success.

Noriega Road

Calloway Drive

Suite 103

Suite 102

For Lease | +/- 1,534 - 3,127 SF  
Office Condo Unit  
Meridian Professional  
Development

4801 Calloway Drive | Bakersfield, CA

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## Property Information

*4801 Calloway Drive, Suite 102 & 103* are professional office condominium units, located in the Meridian Professional Development. The property is zoned C-O PCD and is situated at the southwest corner of Calloway Drive and Noriega Road. Great northwest location with limited like-kind product available in the sub-market that is ready to be occupied.

- Suites are located within the Meridian Professional Development, a prestigious business-centered environment with high visibility from traffic along Calloway Drive.
- Suite 102: Open and flexible layout featuring one (1) private office, a welcoming reception area, conference room/bullpen space, interior restroom, and a coffee bar with sink.
- Suite 103: Well-designed floor plan with three (3) private offices, a reception area, conference room, and restroom.
- An ideal location that keeps you clear of downtown traffic, while providing quick and easy access to major freeways for a fast and efficient commute that's perfect for both employees and clients.
- Perfect your swing at the nearby Links at Riverlakes Golf Course, great for a quick round during lunch or after a productive day!
- Abundant on-site parking with exterior entrance to suite.
- Building signage available.
- Utilities are separately metered.
- Furniture not included.

Available

*Suite 102:            +/-1,593 sf*

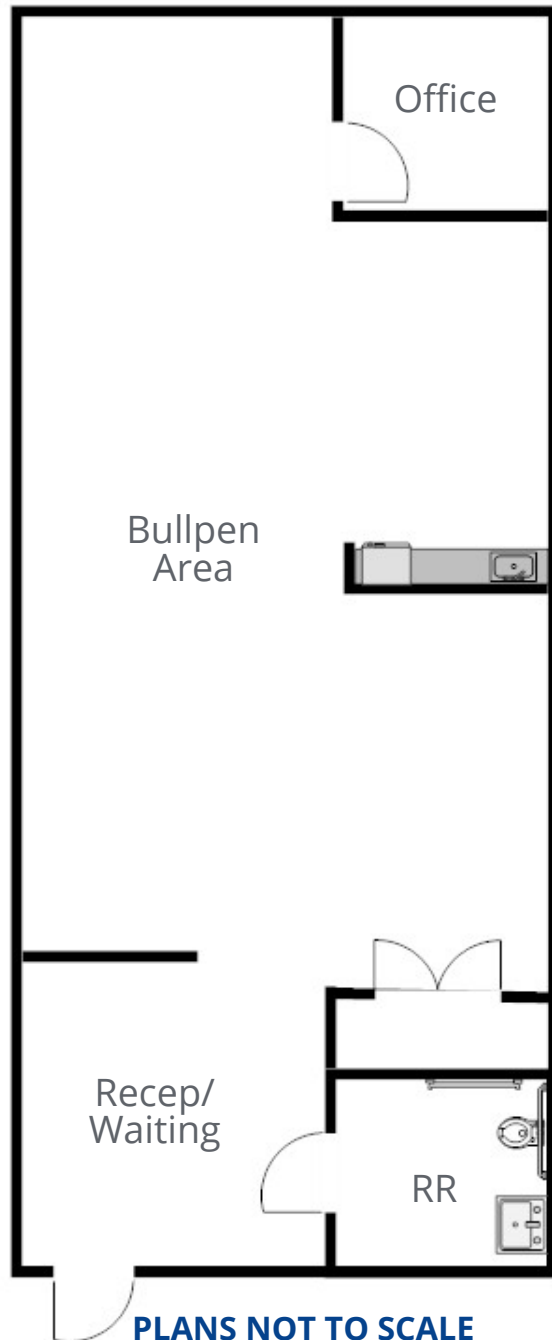
*Suite 103:            +/-1,534 sf*

*Lease Rate:         \$23.40/sf/yr Mod. Gross*

*\*Can be combined for a total of +/-3,127 sf*

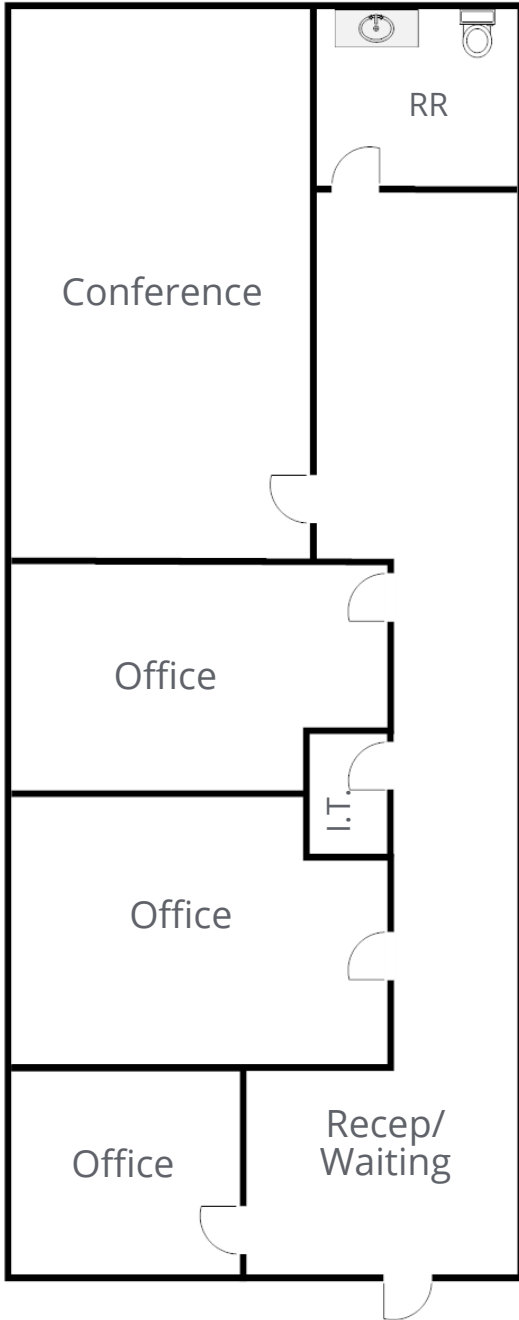
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# Floor Plan - Suite 102





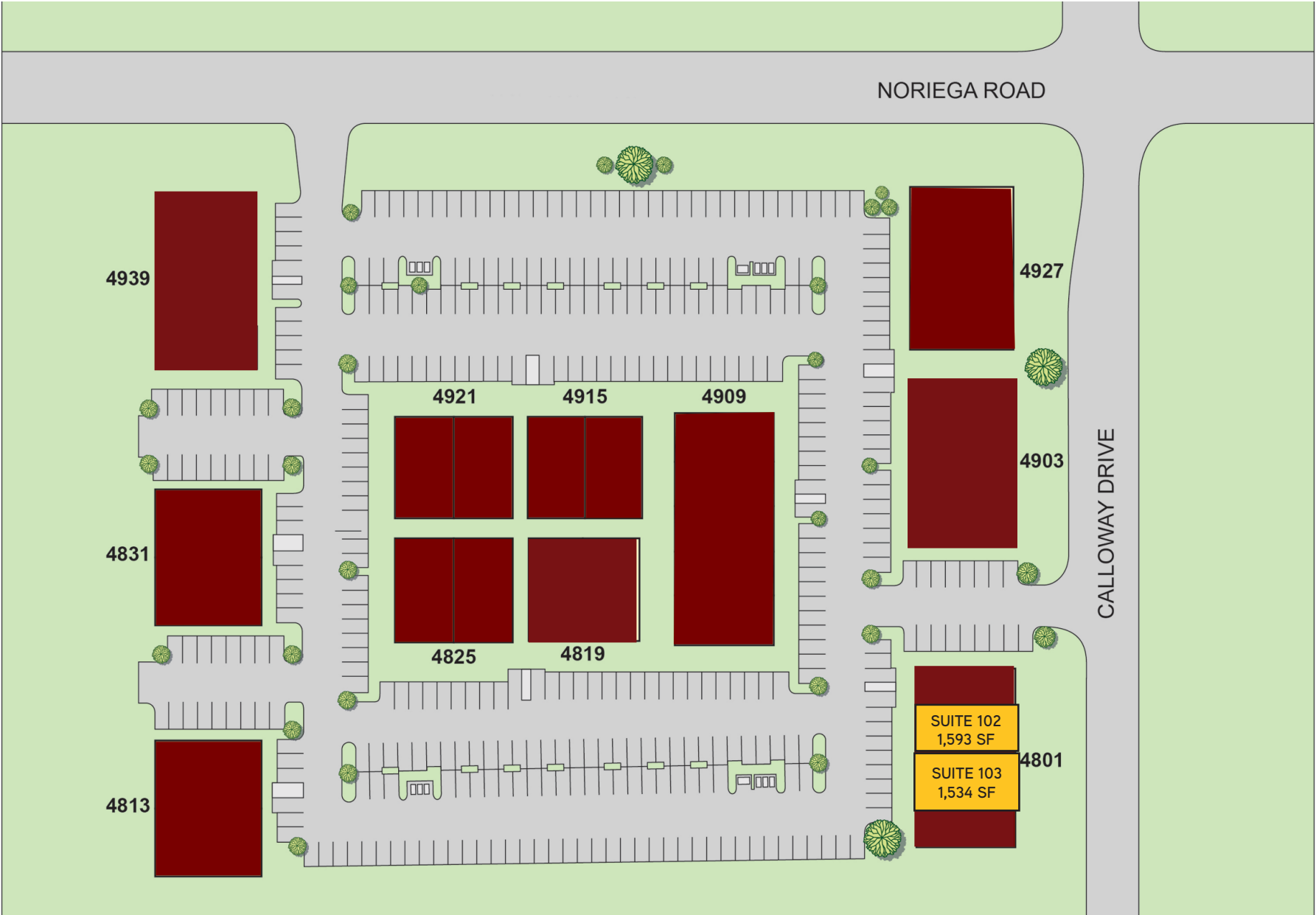
# Floor Plan - Suite 103



## PLANS NOT TO SCALE

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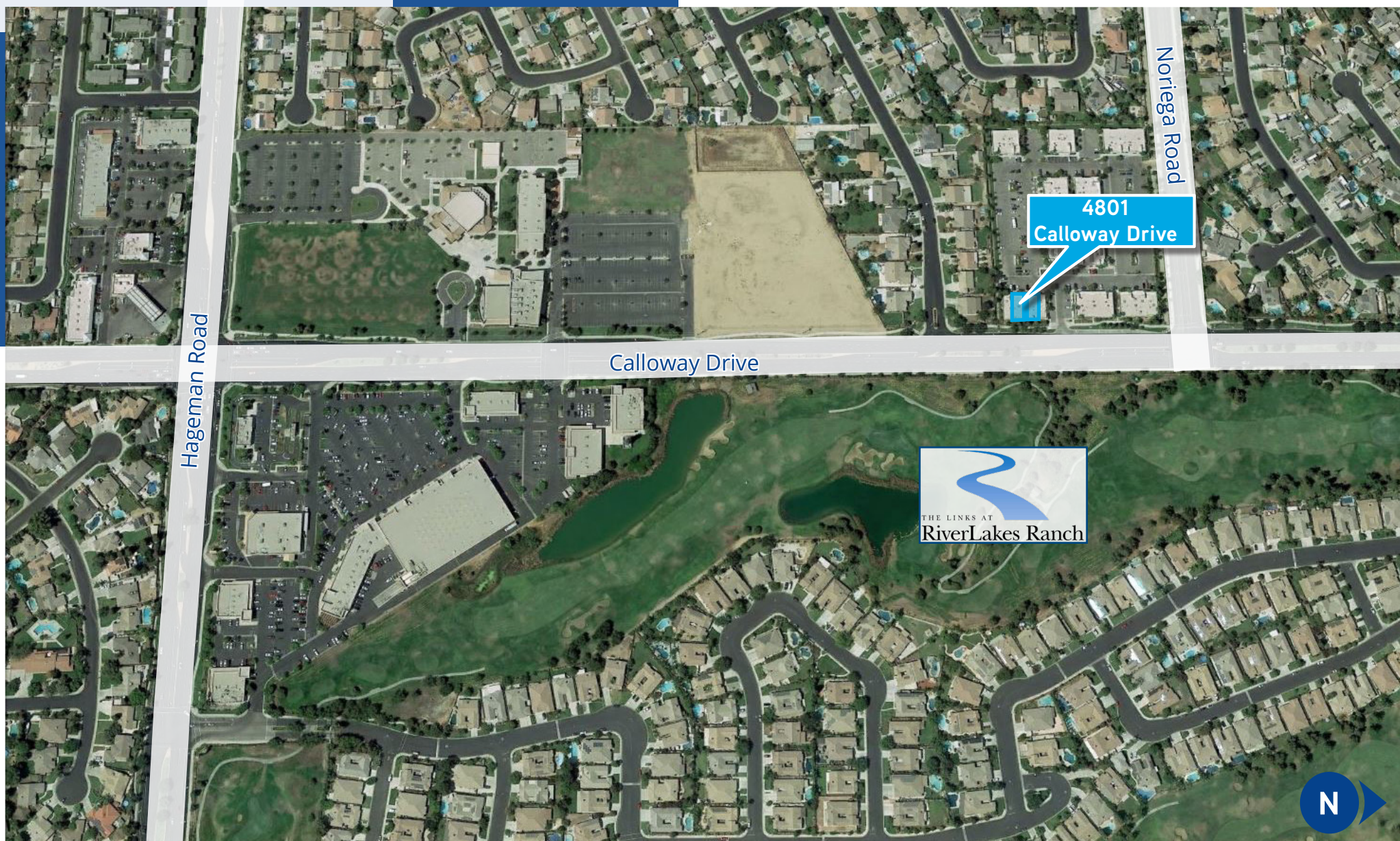
# Site Plan



PLANS NOT TO SCALE



# Aerial



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