

For Lease | +/- 1,534 - 5,530 SF
Office Condo Unit
Meridian Professional
Development

4801 Calloway Drive | Bakersfield, CA

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Available

Suite 101: +/- 2,403 sf

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 +/- 5,530 sf*

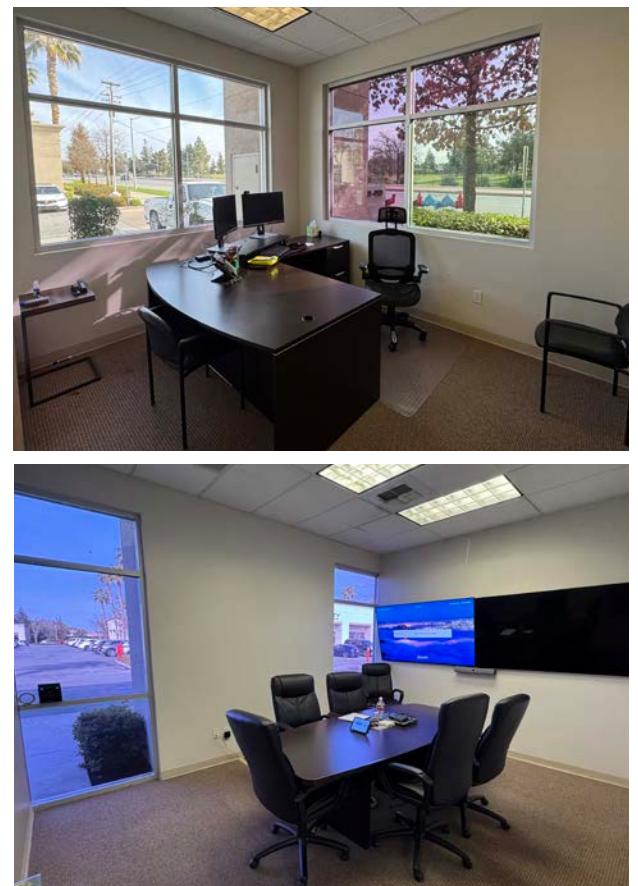
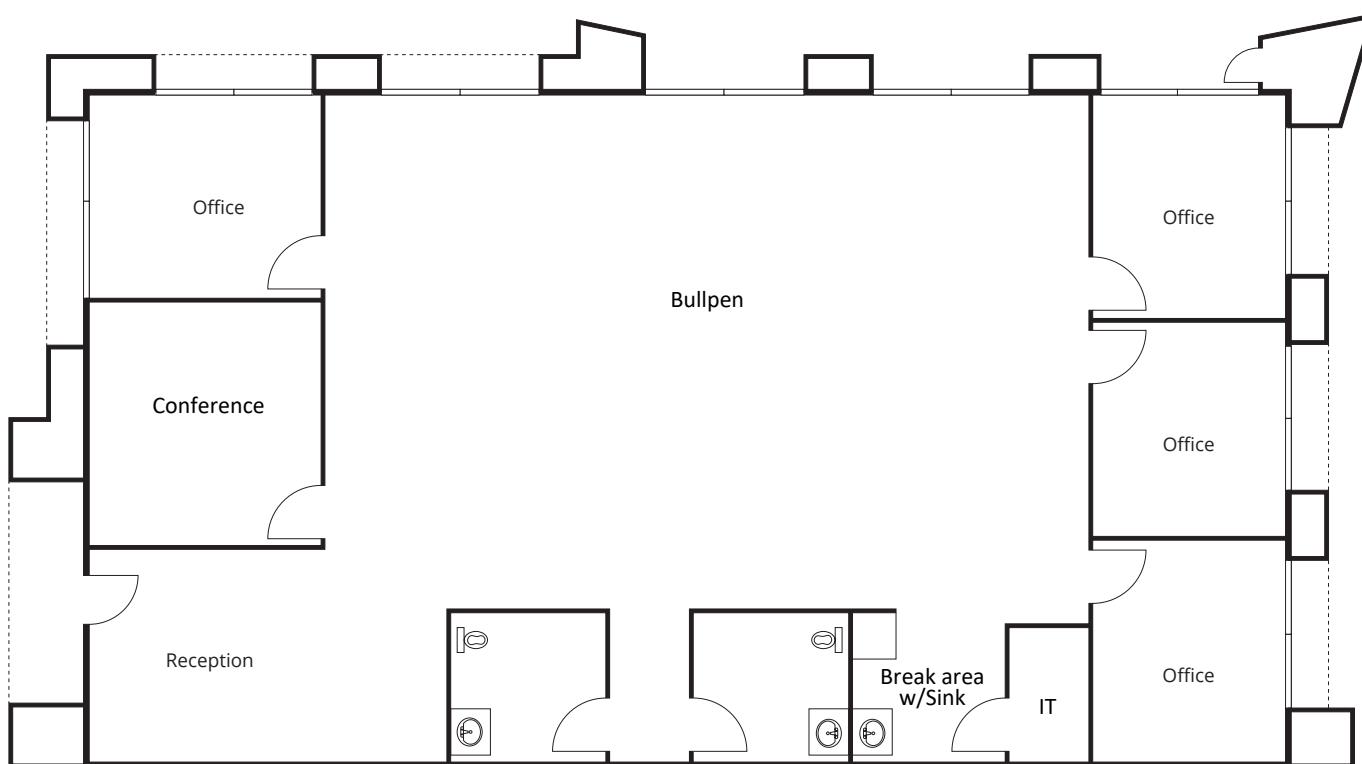
Property Information

4801 Calloway Drive, Suite 101, 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.

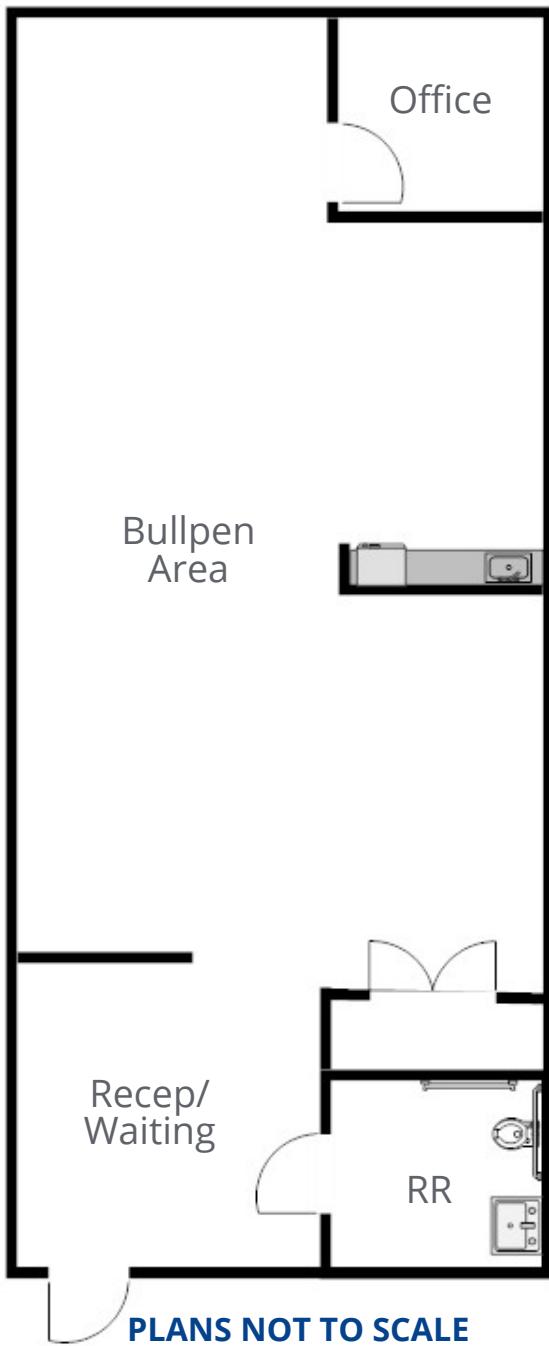
- Suites are located within the Meridian Professional Development, a prestigious business-centered environment with high visibility from traffic along Calloway Drive.
- Suite 101: Conventional professional office floor plan with four (4) private offices, conference room, bullpen area, coffee bar with sink, two (2) restrooms, and IT closet.
- 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.



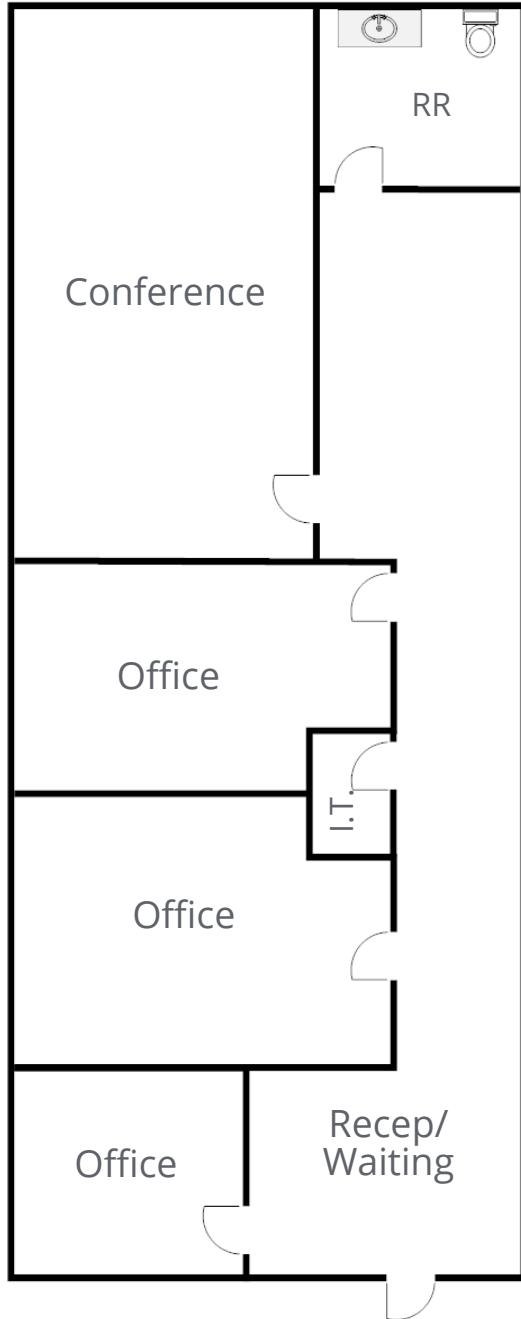
Floor Plan - Suite 101



Floor Plan - Suite 102



Floor Plan - Suite 103

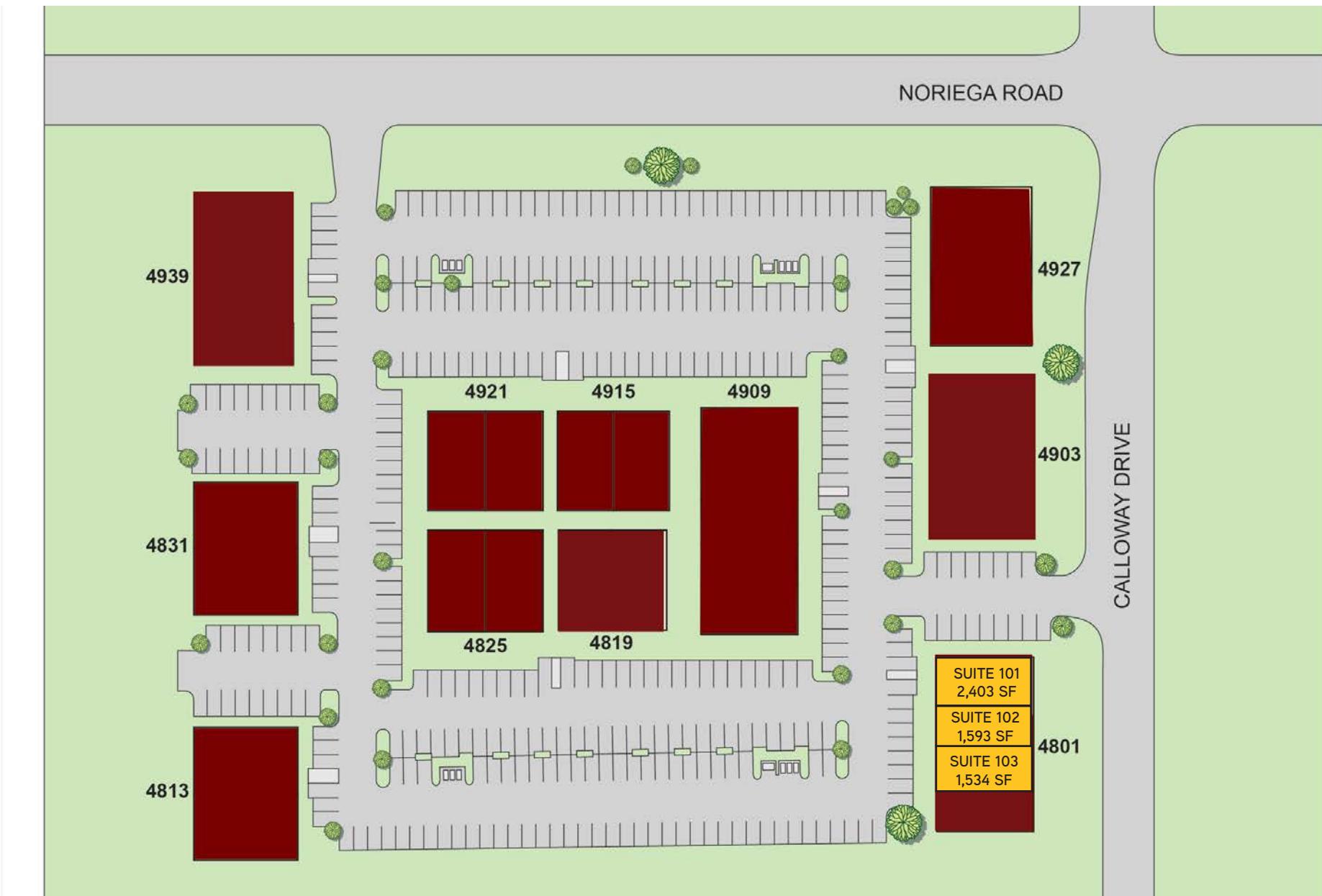


PLANS NOT TO SCALE



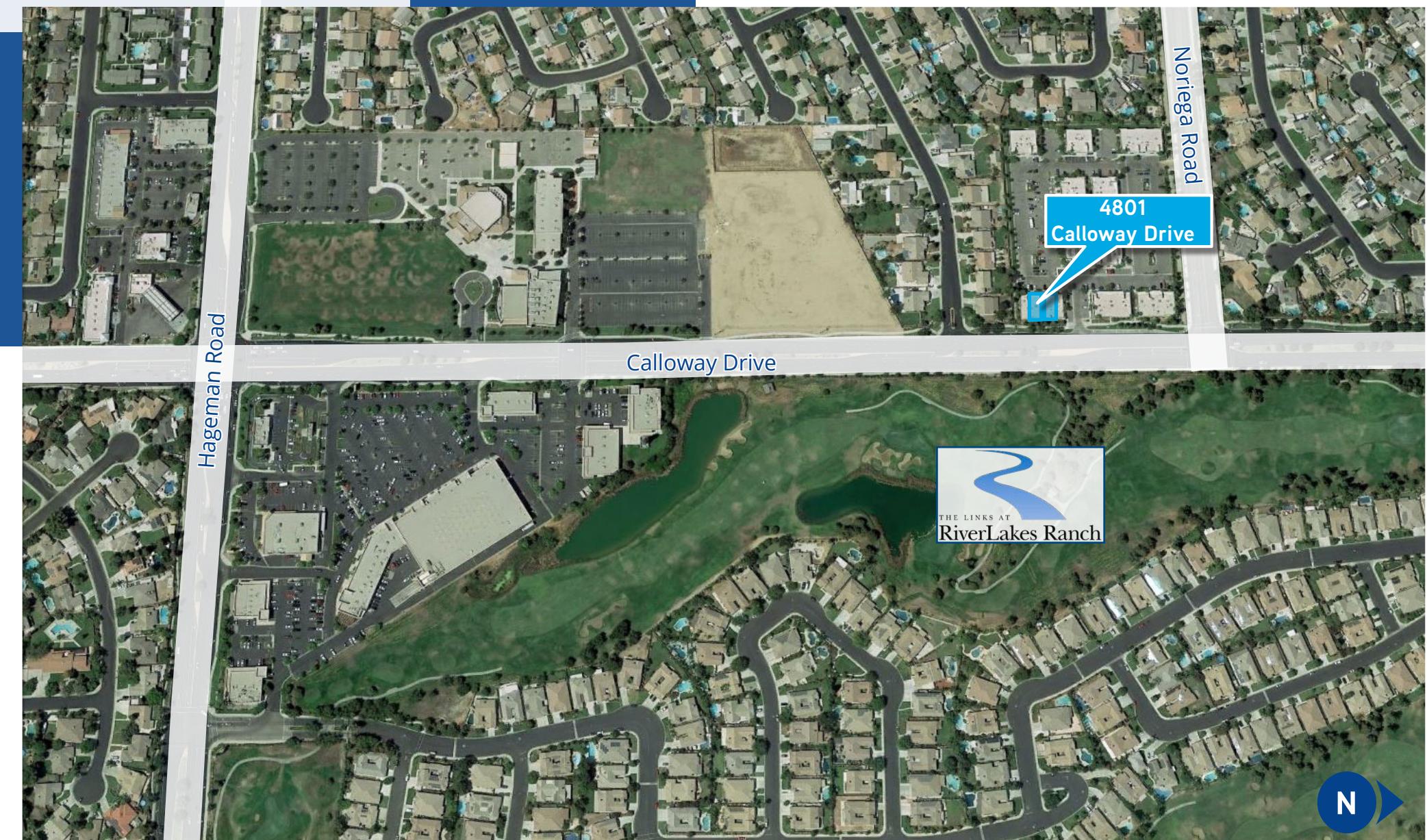
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Site Plan



PLANS NOT TO SCALE

Aerial



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