

**For Sale or Lease
Ready to Occupy Suites!**

Colliers

For Sale or Lease | +/- 1,534 - 7,168 SF
**Office Condo Unit
Meridian Professional
Center**

4801 Calloway Drive | Bakersfield, CA

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Property Information

4801 Calloway Drive, Suites 101, 102, 103, and 104 are professional office condominium units located within the Meridian Medical Professional Center, a master-planned condominium project in a prime Northwest Bakersfield location at the southwest corner of Calloway Drive and Noriega Road. Zoned Commercial Office, this offering presents a rare opportunity to purchase or lease individual units or combine multiple suites to accommodate specific size requirements. Buyers may also acquire additional units for future occupancy while generating income from existing or new leases.

- Suite 101: Professional office floor plan with four (4) private offices, conference room, bullpen area, coffee bar with sink, two (2) restrooms, and IT closet. Furniture included.
- Suite 102: Open and flexible layout featuring one (1) private office, a reception area, bullpen space, restroom, and coffee bar with sink.
- Suite 103: Well-designed floor plan with three (3) private offices, a reception area, conference room, and restroom.
- Suite 104 is leased to Driscoll's through March 31, 2030, with one 5-year option to renew at increased fixed rental rates. The lease has annual rental increases during the lease term and option period, plus the tenant pays rent plus all association fees, insurance and property taxes increases, and HVAC service. Driscoll's, a 4th-generation family-owned company, is the global leader in fresh strawberries, blueberries, raspberries, and blackberries, developing proprietary non-GMO varieties and partnering with growers worldwide to market and distribute them.
- 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.

Available

The offering includes 4 separate condo units that can be combined or purchased in any configuration.

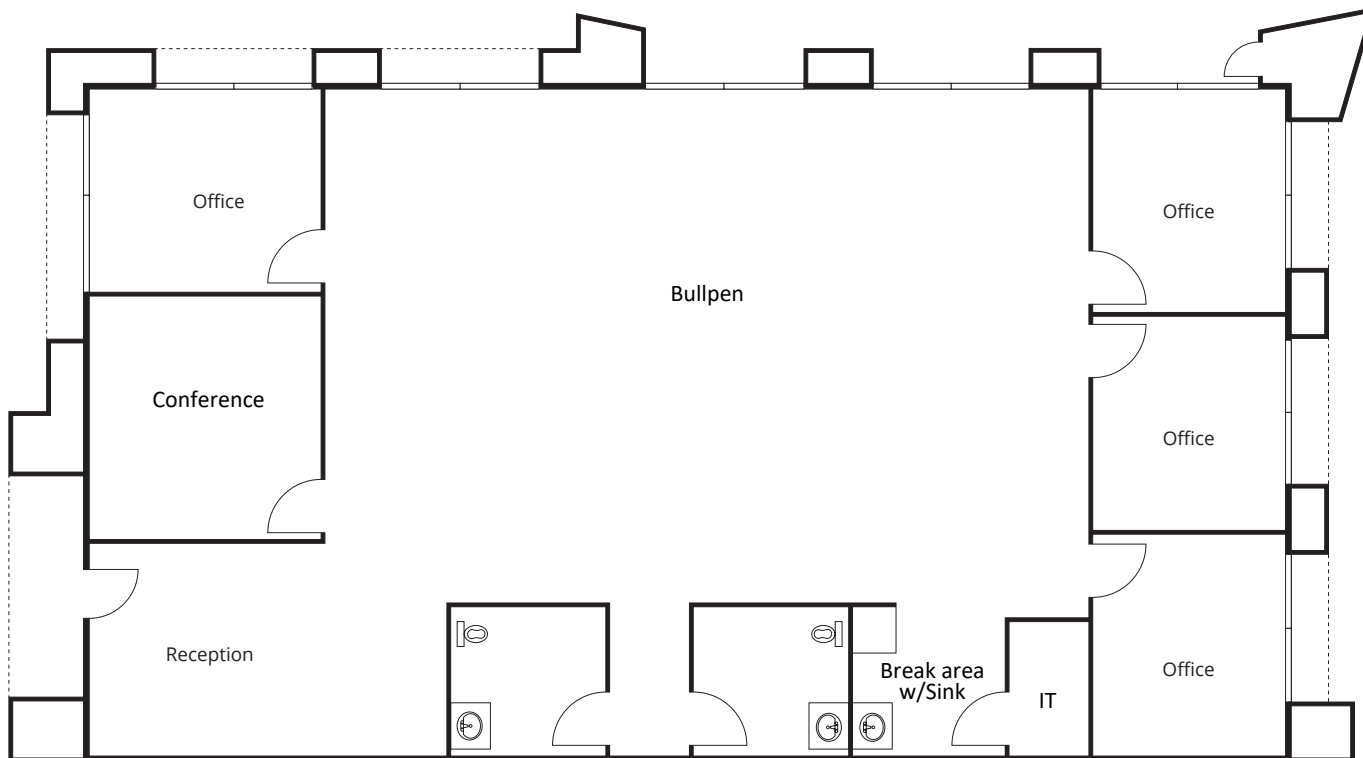
		<u>Sale Price</u>	<u>Lease Rate</u>	<u>Status</u>
Suite 101:	+/- 2,403 sf	\$905,000 (\$375/psf)	\$2.25/sf	Ready to Occupy
Suite 102:	+/- 1,593 sf	\$599,000 (\$375/psf)	\$1.95/sf	Ready to Occupy
Suite 103:	+/- 1,534 sf	\$575,000 (\$375/psf)	\$2.15/sf	Ready to Occupy
Suite 104:	+/- 1,638 sf	\$614,250 (\$375/psf)	\$2.73/sf	Leased Investment

**Units may be combined for a total of 7,168 SF*

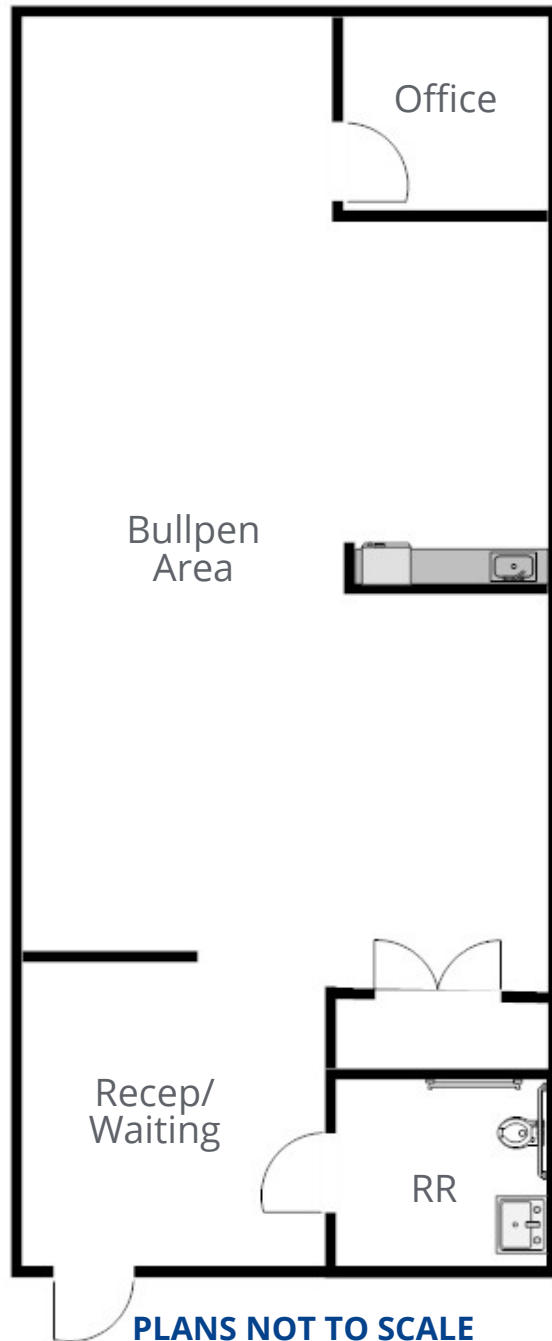
**Association fees, HVAC, Insurance is approx. \$0.48/sf/mo*



Floor Plan - Suite 101



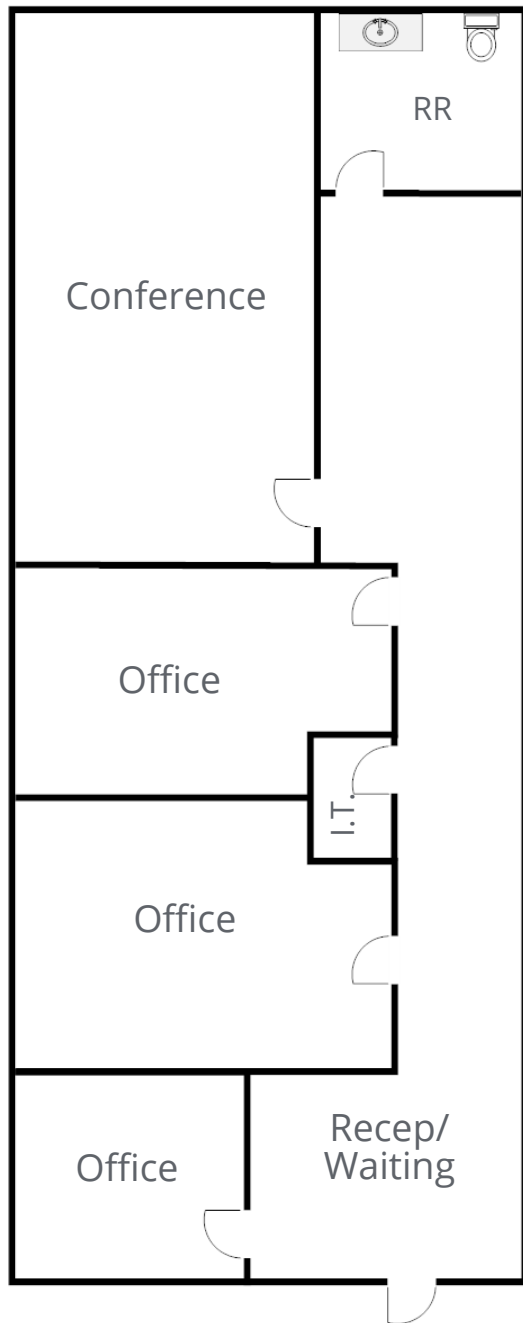
Floor Plan - Suite 102



PLANS NOT TO SCALE



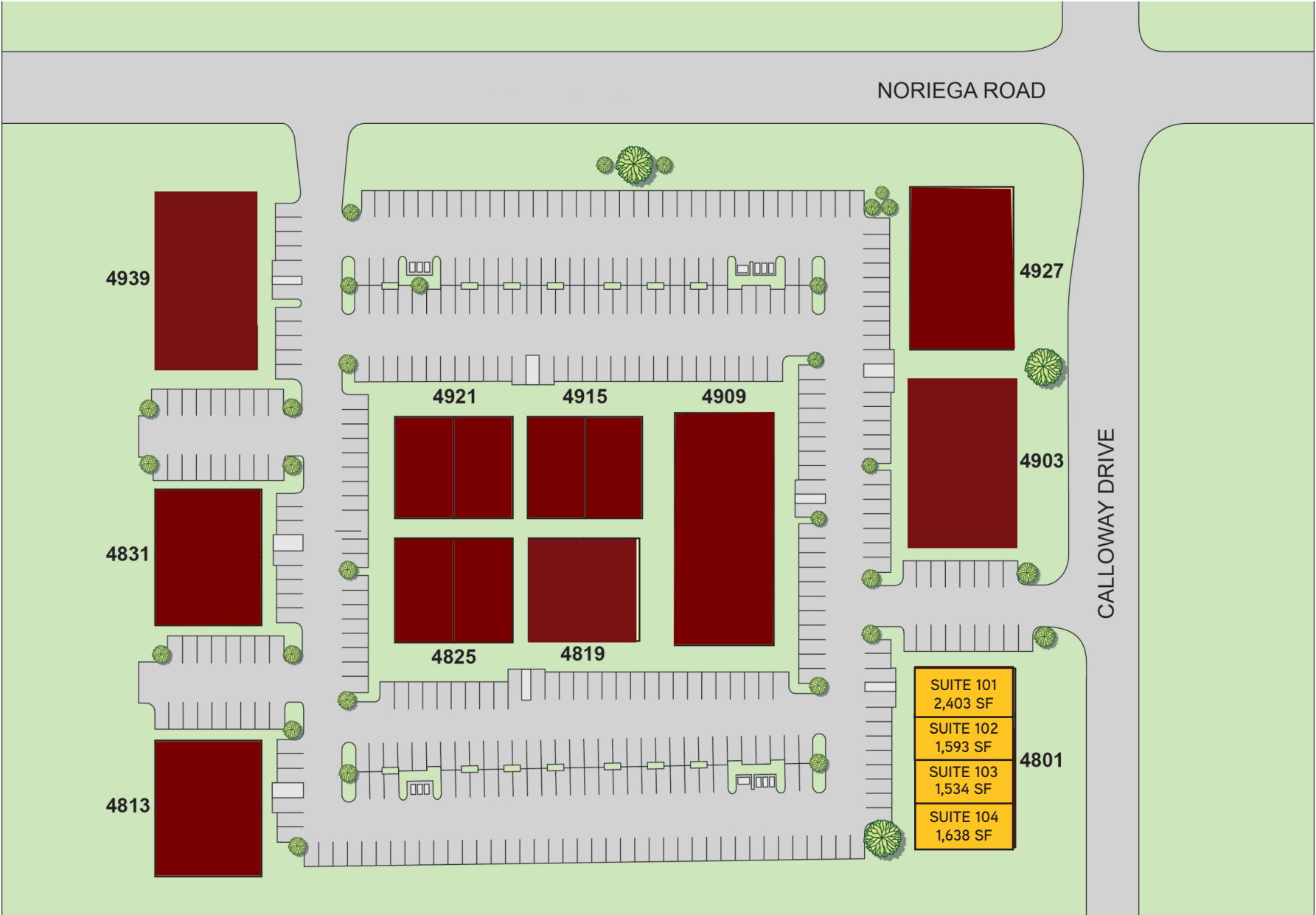
Floor Plan - Suite 103



PLANS NOT TO SCALE

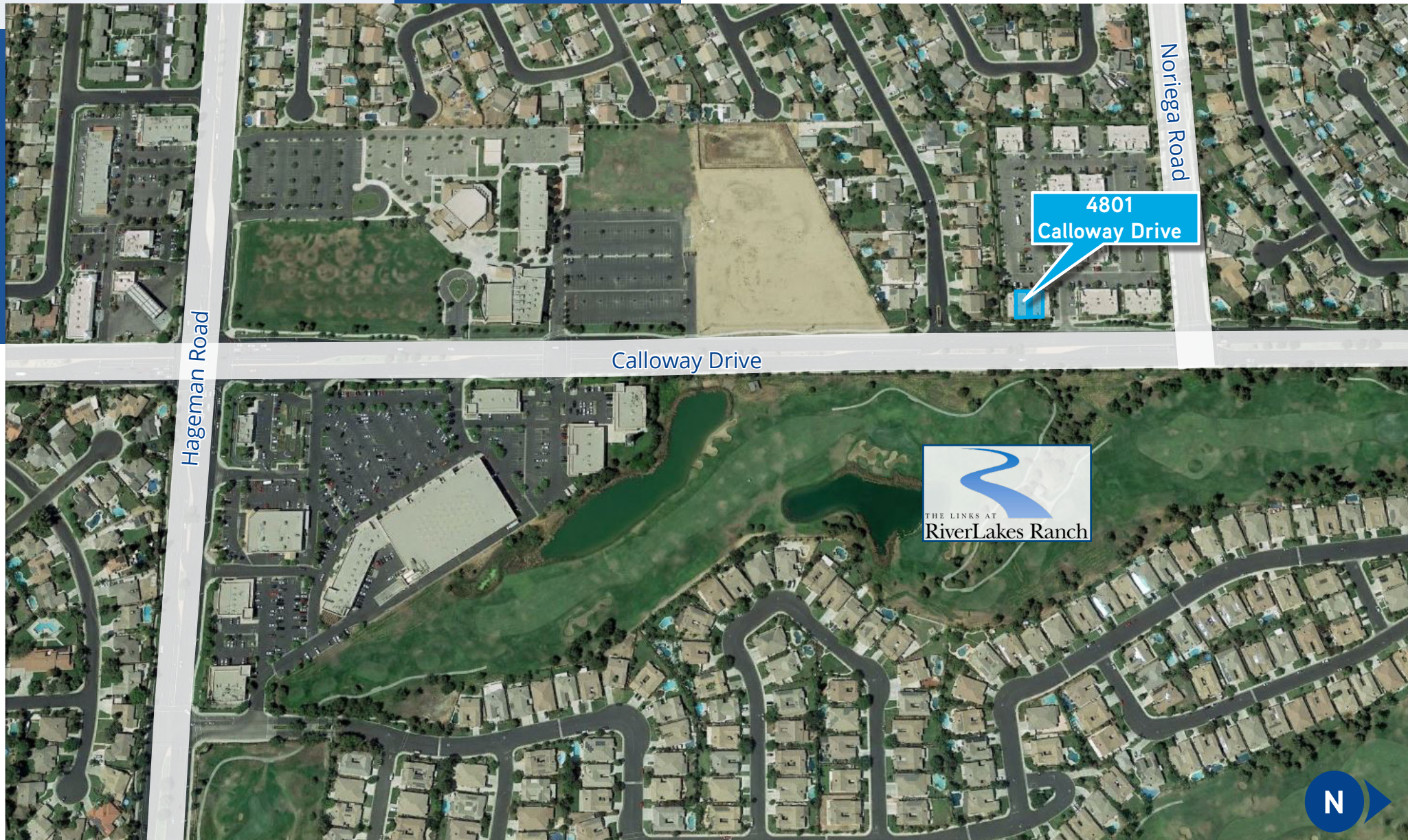
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Site Plan



PLANS NOT TO SCALE

Aerial



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