



For Lease | +/- 2,343 SF

# Professional Office Condo Unit

Meridian Professional Development

4915 Calloway Dr, Suite 102 | Bakersfield, CA

**Newly Renovated!**

## Contact Us:

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# Property Overview

4915 Calloway Drive, Suite 102, is a 2,343 square foot professional office condominium unit, 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.

## Available:

Suite 102: +/- 2,343 SF

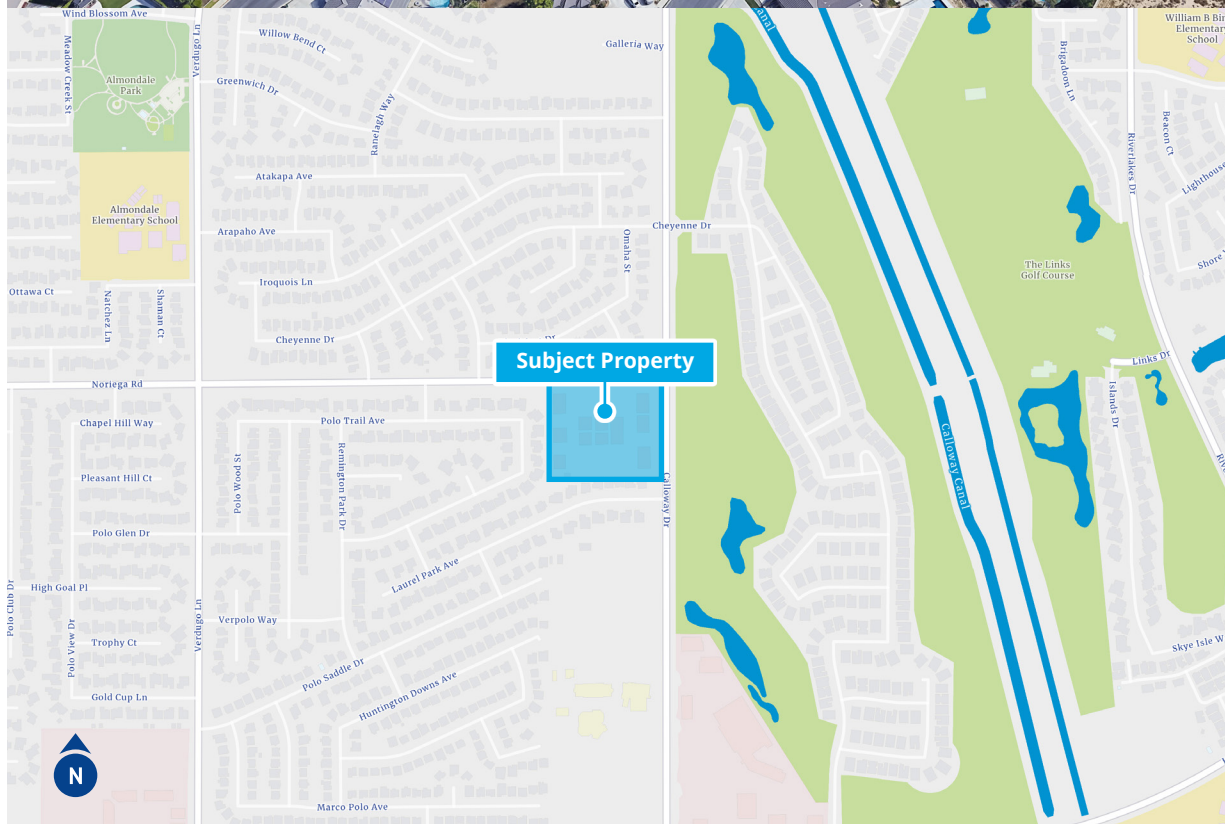
## Lease Rate:

\$1.80/SF Modified Gross

## Property Highlights:

- A 2,343 SF professional office condominium located in the Meridian Professional Development.
- New flooring and paint. Ready to occupy.
- Conventional office floor plan including, reception area, five (5) private offices, large conference room, breakroom with sink and two (2) restrooms.
- Abundant on-site parking with exterior entrance to suite.
- Utilities are separately metered
- Zoned C-O PCD

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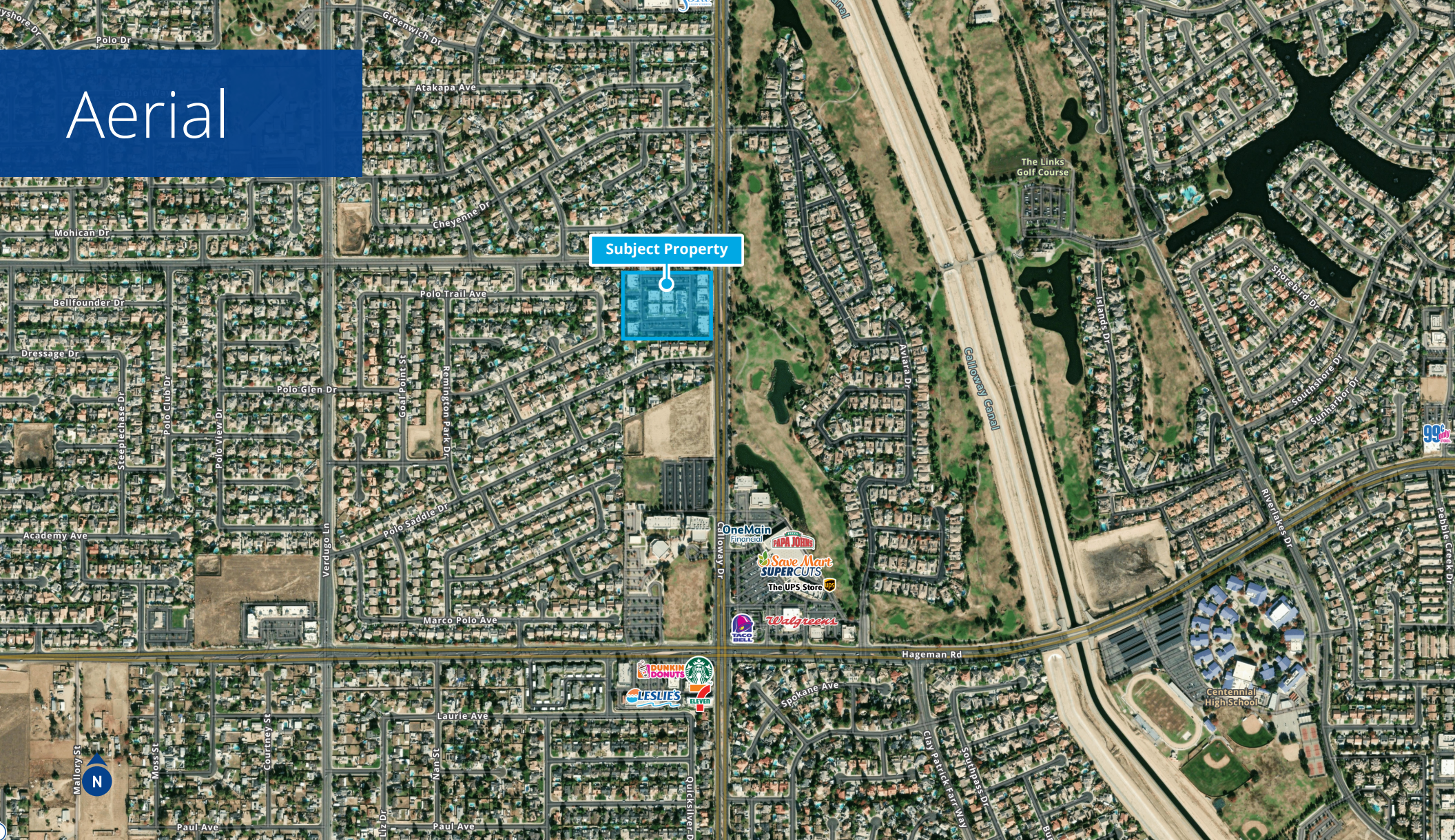
# Site Plan



# Property Photos



# Aerial



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