

# FOR LEASE > OFFICE CONDO UNIT MERIDIAN PROFESSIONAL DEVELOPMENT

4921 CALLOWAY DRIVE, #101, BAKERSFIELD, CA 93312



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## MERIDIAN PROFESSIONAL DEVELOPMENT

### PROPERTY INFORMATION

4921 CALLOWAY DRIVE, #101, BAKERSFIELD, CA 93312

**4921 Calloway Drive, Suite 101**, 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.

### HIGHLIGHTS

- A 2,343 SF professional office condominium located in the Meridian Professional Development
- Space is in great shape with beautiful modern interior finishes
- Efficient and open floor plan including reception area, four (4) private offices, conference room, open bullpen space, two (2) interior restrooms and coffee bar with sink
- Abundant on-site parking with exterior entrance to suite
- Building signage available
- Utilities are separately metered
- Built in 2008
- Zoned C-O PCD

### AVAILABLE FOR LEASE

Suite 101.....Approx. 2,343 SF.....\$23.88/SF/YR Modified Gross



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## MERIDIAN PROFESSIONAL DEVELOPMENT

### FLOOR PLAN

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## MERIDIAN PROFESSIONAL DEVELOPMENT

### SITE PLAN

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# FOR LEASE > OFFICE CONDO UNIT MERIDIAN PROFESSIONAL DEVELOPMENT AERIAL MAP

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## CONTACT US

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