

# FOR LEASE > OFFICE CONDO UNIT

## MERIDIAN PROFESSIONAL DEVELOPMENT

4939 CALLOWAY DRIVE, #102, BAKERSFIELD, CA 93312



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### PROPERTY INFORMATION

4939 CALLOWAY DRIVE, #102, BAKERSFIELD, CA 93312

**4939 Calloway Drive, Suite 102**, is a 1,754 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 1,754 SF professional office condominium located in the Meridian Professional Development
- Rent ready and ready to occupy right away with beautiful modern interior finishes
- Efficient and open floor plan (previously used for conference and bullpen space) including reception area, two (2) private offices, locked/fireproof storage room, 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
- Zoned C-O PCD

### AVAILABLE FOR LEASE

Suite 102.....Approx. 1,754 SF.....\$23.40/SF/YR Modified Gross

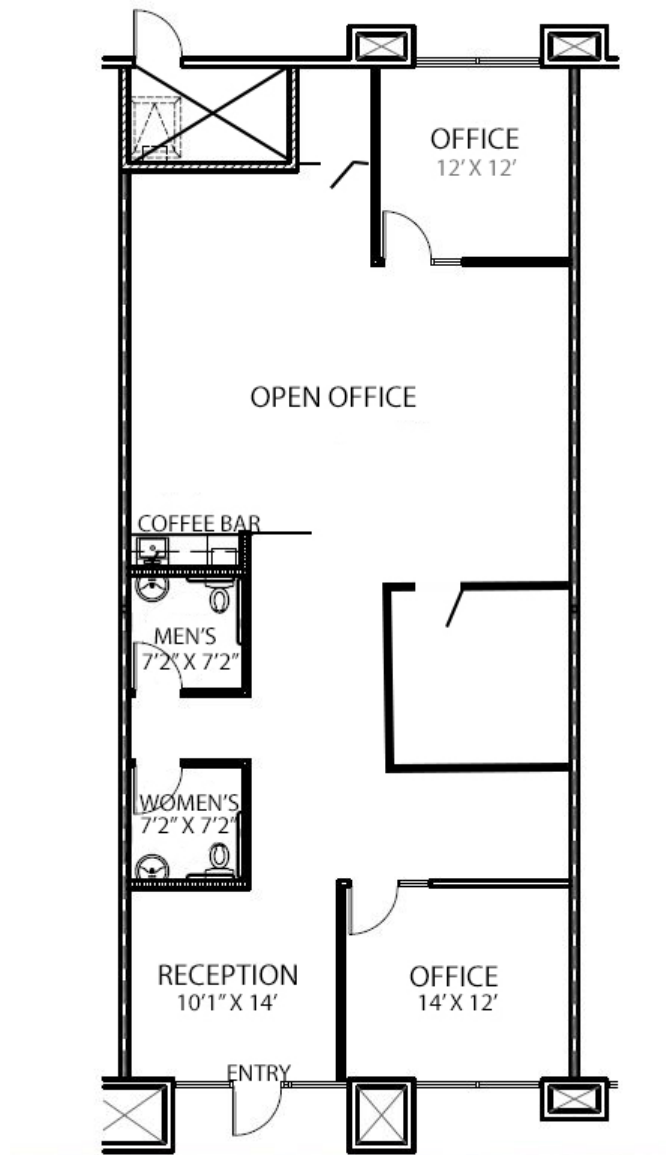


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### FLOOR PLAN

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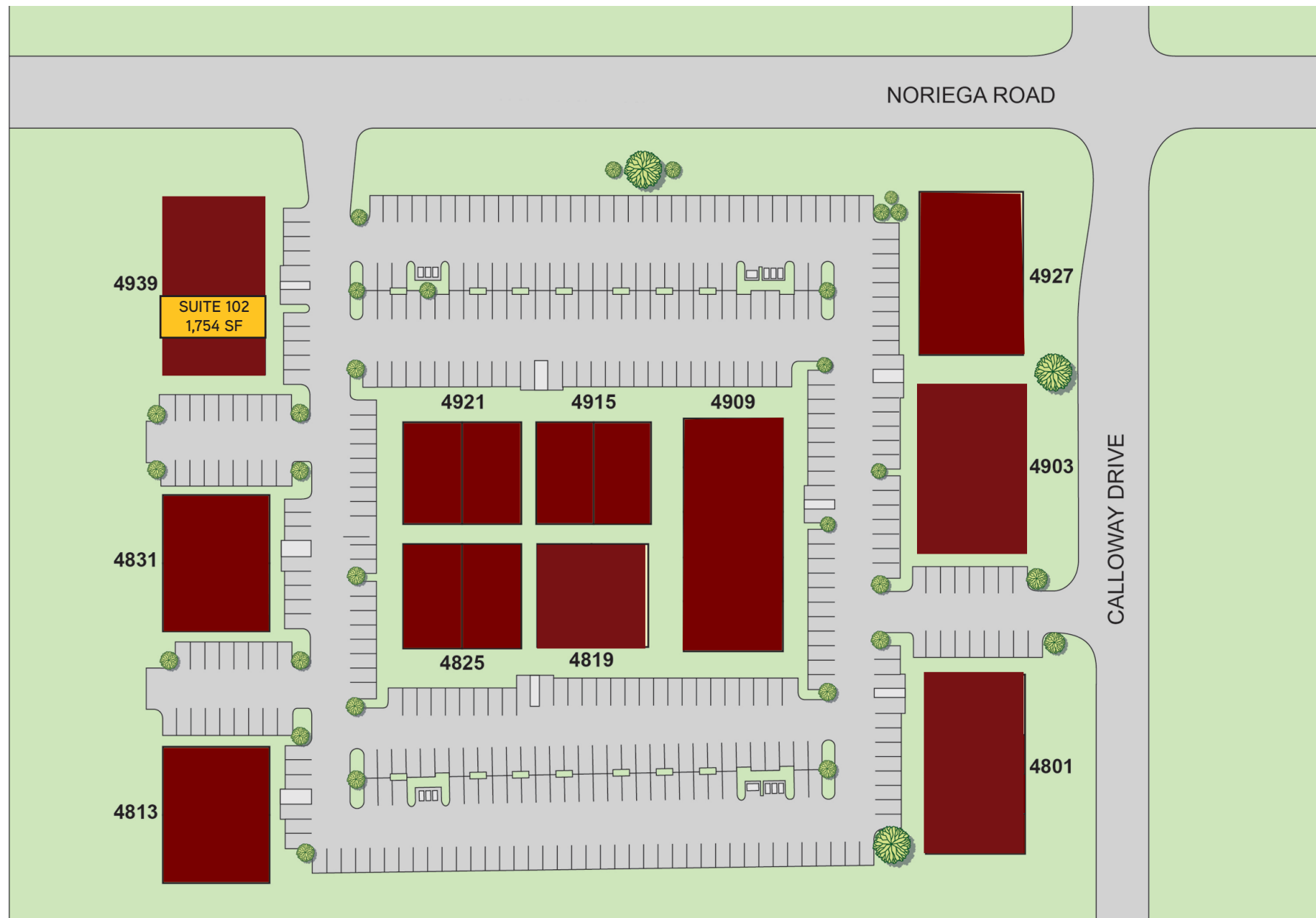


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### SITE PLAN

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

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## CONTACT US

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