



# OFFICE SPACE AVAILABLE FOR LEASE

4927 CALLOWAY DRIVE • BAKERSFIELD, CA

## PROPERTY HIGHLIGHTS

- Prominent hard corner location at Calloway Drive and Noriega Road within the Meridian Professional Center
- Upgraded modern general office improvements throughout
- Signage opportunity available
- Ready for professional office occupancy



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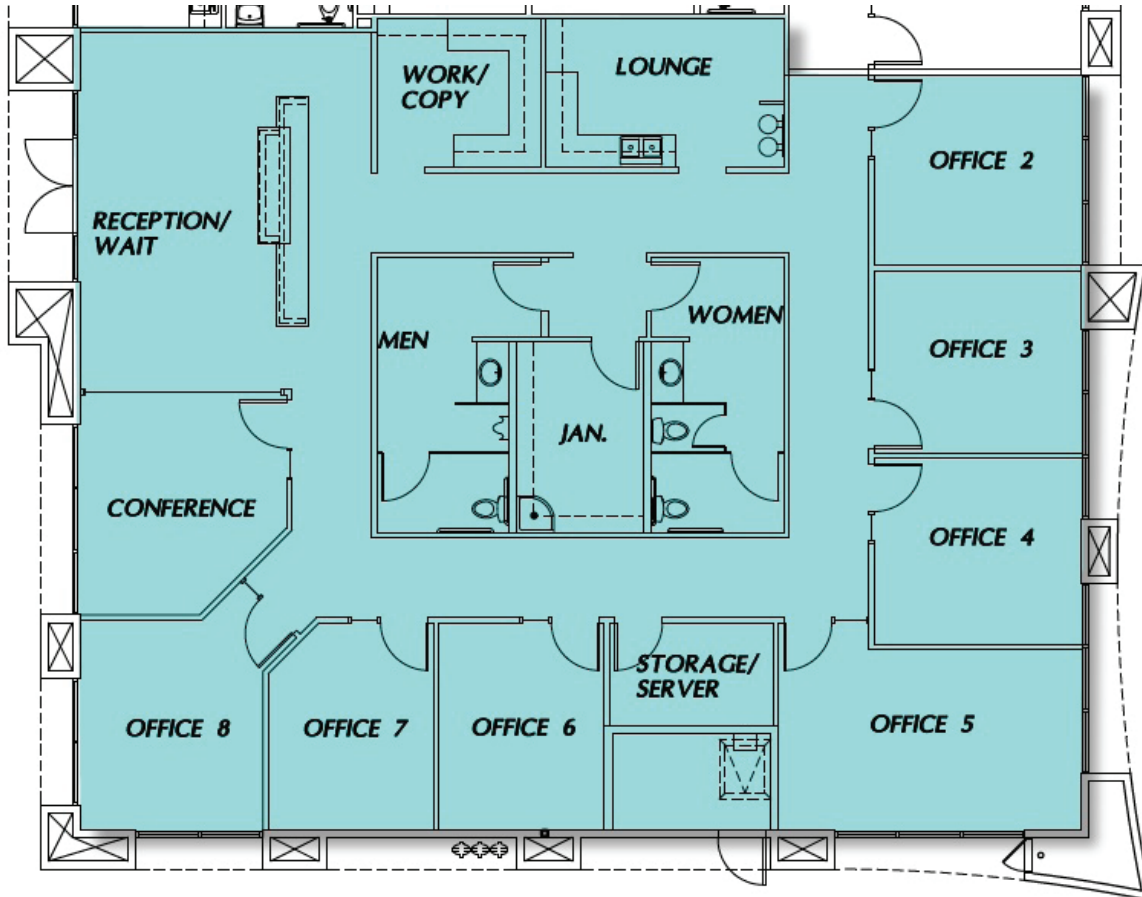
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## FLOOR PLAN & PROPERTY DETAILS



*Floor plans not to scale, nor guaranteed.*

### PROPERTY DETAILS

- AVAILABILITY: 3,173 SF
- RENTAL RATE: \$1.65 PSF NNN
- LOCATION: Northwest Bakersfield is one of the fastest growing areas of Bakersfield with substantial residential and retail development.
- AGE: Construction completed in 2008.
- ZONING: Professional and Administrative Office (C-O) in the City of Bakersfield in combination with a Planned Commercial Development (PCD) overlay.
- PARKING: (All common areas) The complex includes 398 parking stalls shared by users and occupants of the project which equates to a ratio of 6.24/1,000 GLA shared, well above the ratios required for medical or general office uses by the City of Bakersfield.

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## AERIAL MAP & PROPERTY PHOTOS



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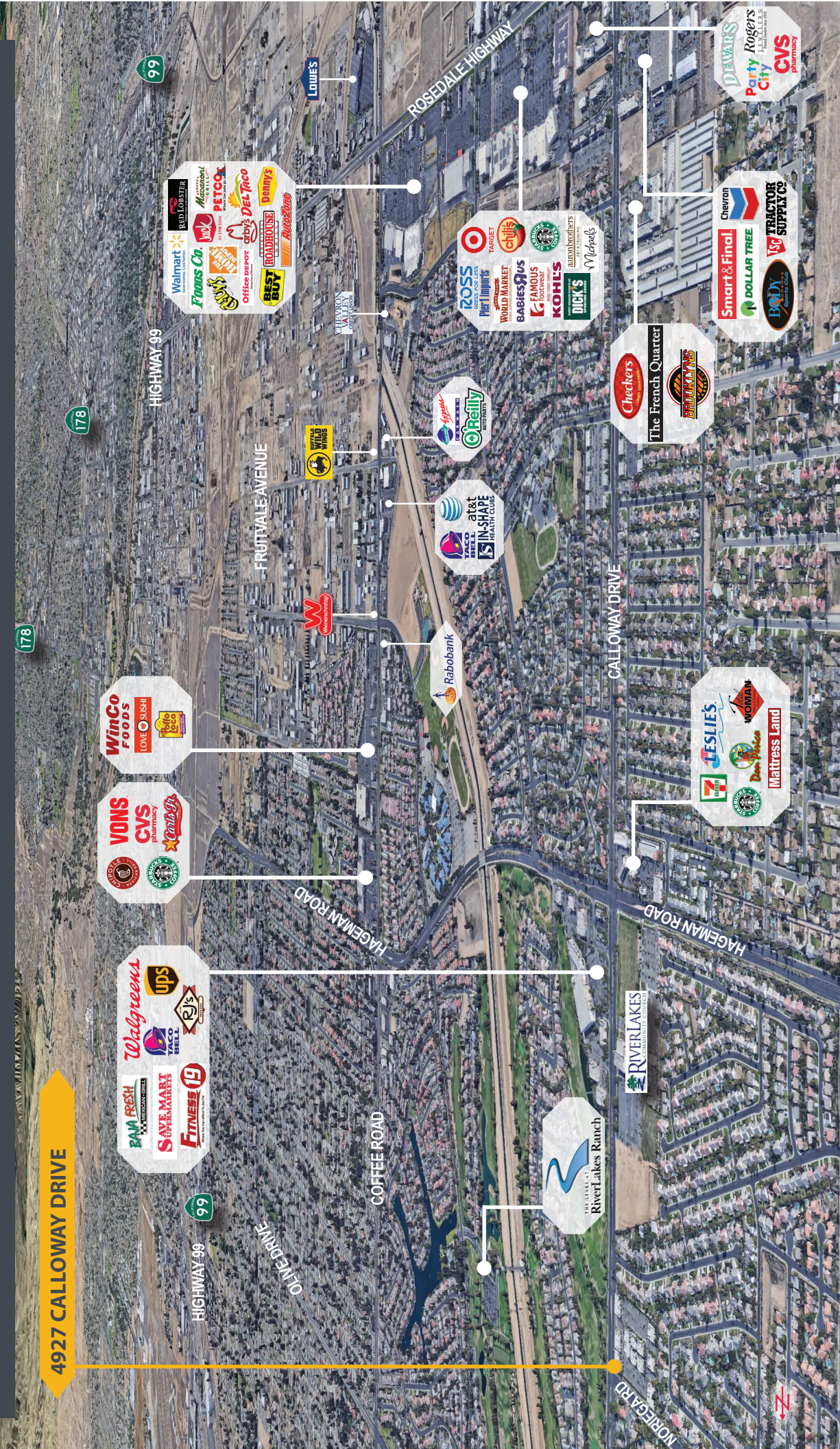
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### NEIGHBORHOOD AERIAL MAP



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