

**Medical or General Office
For Sale or Lease
Ready to Occupy Suites!**

Colliers

For Sale or Lease | +/- 1,534 - 3,127 SF
Two-Office Condo Units
Meridian Professional
Center

4801 Calloway Drive | Bakersfield, CA

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Colliers International

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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	Sold
Suite 102:	+/- 1,593 sf	\$599,000 (\$375/psf)	\$1.95/sf	Ready to Occupy
Suite 103:	+/- 1,534 sf	\$575,000 (\$375/psf)	\$1.95/sf	Ready to Occupy
Suite 104:	+/- 1,638 sf	\$614,250 (\$375/psf)	\$2.73/sf	Leased

**Units 102 & 103 may be combined for a total of 3,127 SF*

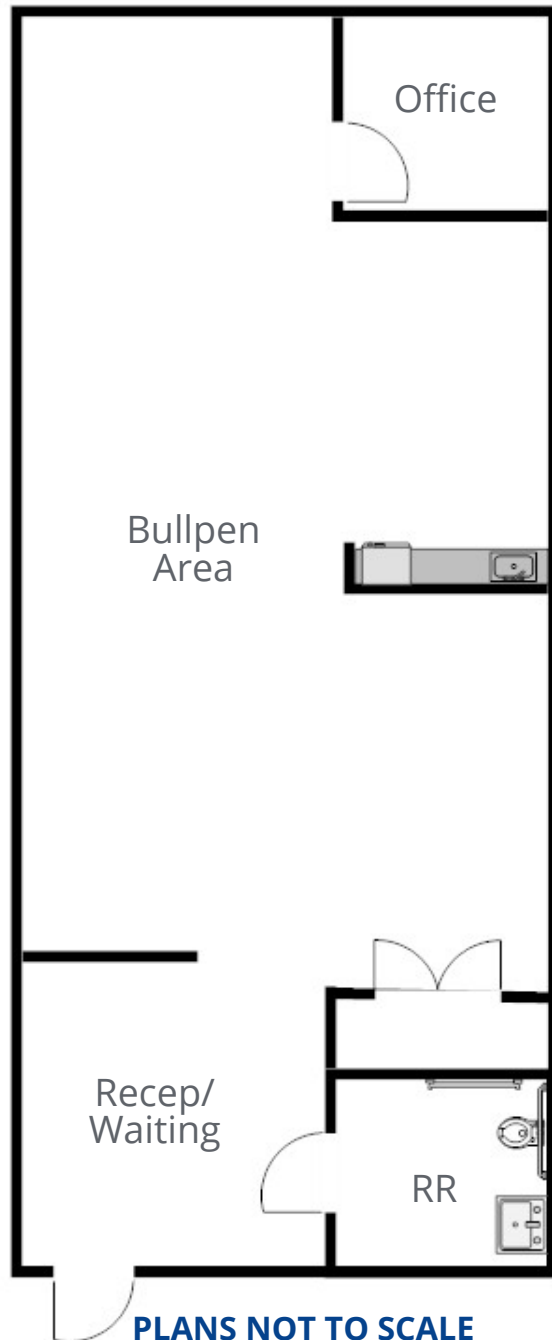
**Association fees, HVAC, and Insurance is approx. \$0.48/sf/mo*

Property Information

4801 Calloway Drive, Suites 102 & 103 are office or medical 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 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.
- 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.
- Suites 102 & 103 may be combined for a total of 3,127 SF

Floor Plan - Suite 102

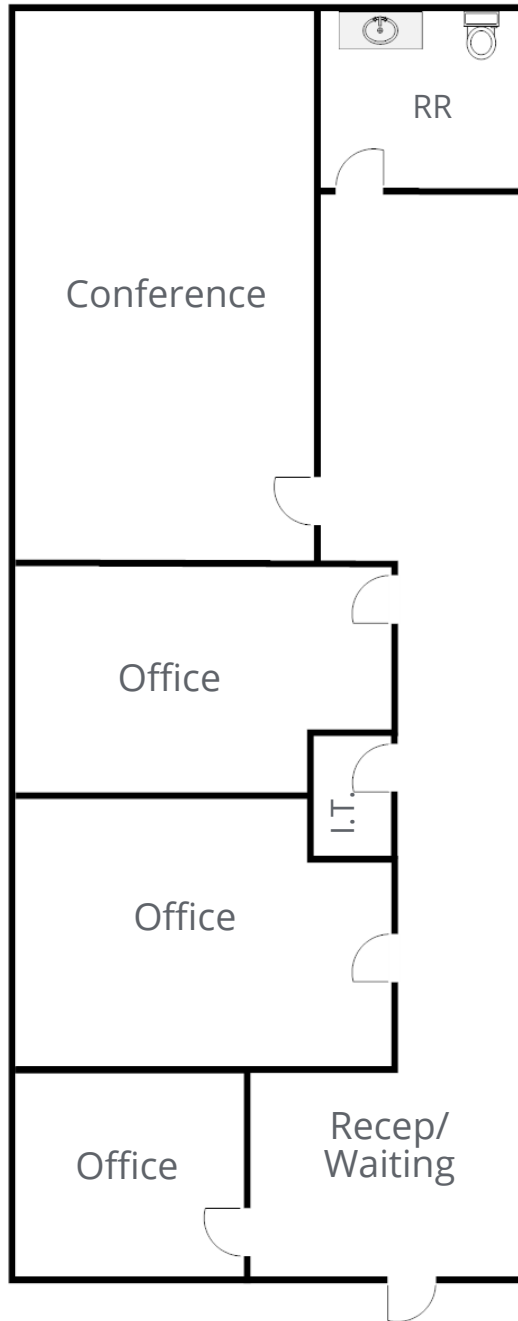


Suite 102: +/- 1,593 SF



Floor Plan - Suite 103

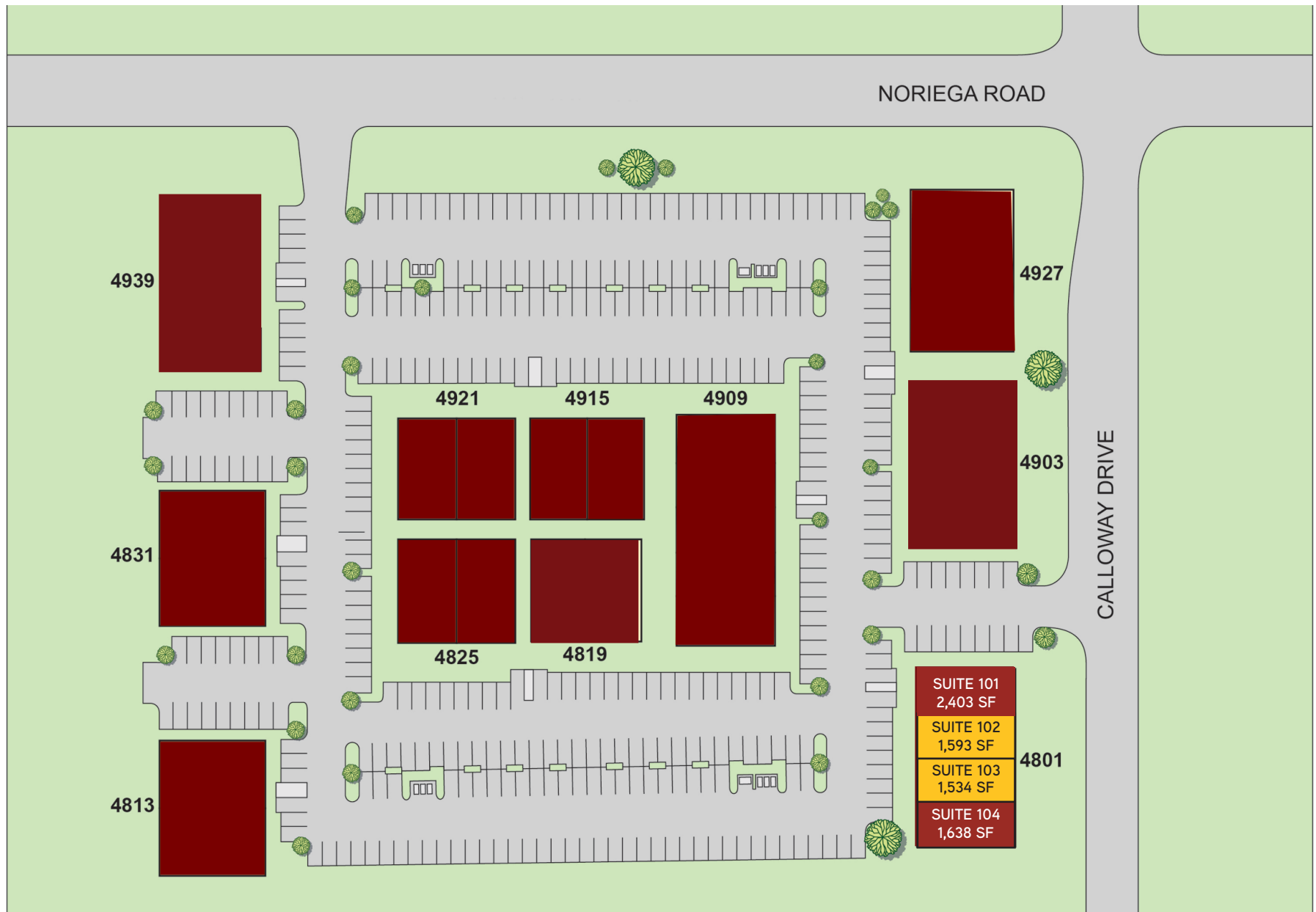
Suite 103: +/- 1,543 SF



PLANS NOT TO SCALE



Site Plan



PLANS NOT TO SCALE