

# FOR SALE OR LEASE

PROFESSIONAL OFFICE SPACE | ±2,187 SF - ±36,340 SF



## Sale Terms

- Sale Price: \$10,700,000
- Cash, CNL

## Lease Terms

- Base Rent: \$1.55/SF
- Est. Nets: \$0.55/SF
- Type of Lease: Net, Net, Net

## Building Details

- 1st Floor Space: 19,728 SF
  - 2nd Floor Space: 16,612 SF
  - Restrooms: Common
  - Elevator Served: Yes
  - Zoning: PD/M-1
  - Load Factor: 11.6% - 19.8%\*
- \*Depends on suite configuration\*

2811 Airpark Drive | Santa Maria, CA

\*Office Spaces Available from +/-2,187 SF - +/-36,340 SF\*

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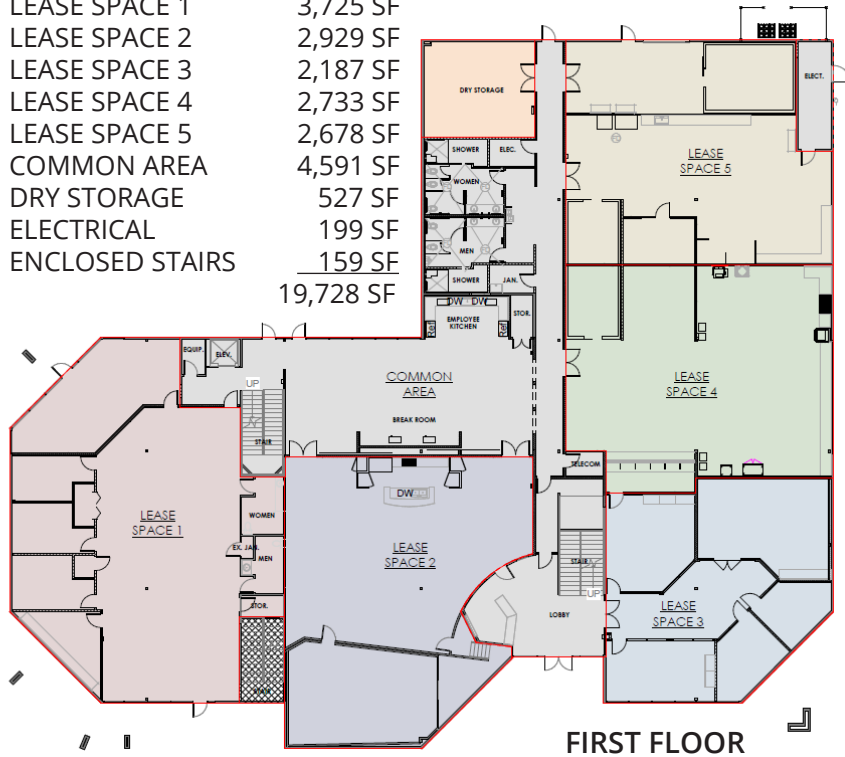
PO Box 250 | Santa Maria, CA 93456 | [PacificaCommercialRealty.com](http://PacificaCommercialRealty.com)

Information contained herein has been obtained from the owner of the property or from other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

# FOR SALE OR LEASE 2811 AIRPARK DRIVE | SANTA MARIA, CA

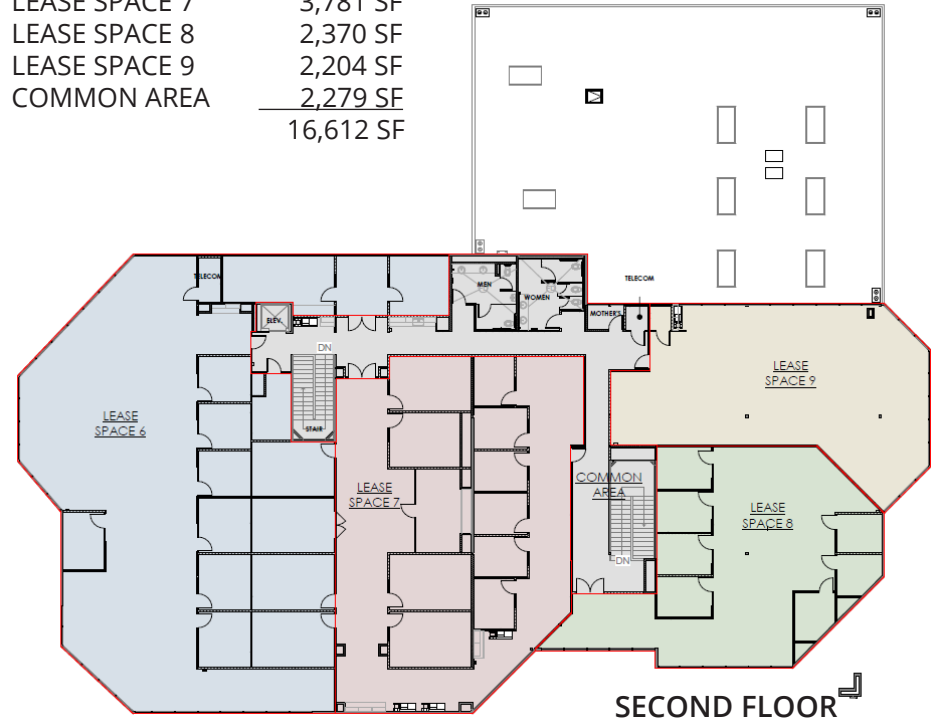
## USABLE AREAS

|                 |                  |
|-----------------|------------------|
| LEASE SPACE 1   | 3,725 SF         |
| LEASE SPACE 2   | 2,929 SF         |
| LEASE SPACE 3   | 2,187 SF         |
| LEASE SPACE 4   | 2,733 SF         |
| LEASE SPACE 5   | 2,678 SF         |
| COMMON AREA     | 4,591 SF         |
| DRY STORAGE     | 527 SF           |
| ELECTRICAL      | 199 SF           |
| ENCLOSED STAIRS | 159 SF           |
| <b>TOTAL</b>    | <b>19,728 SF</b> |



## USABLE AREAS

|               |                  |
|---------------|------------------|
| LEASE SPACE 6 | 2,978 SF         |
| LEASE SPACE 7 | 3,781 SF         |
| LEASE SPACE 8 | 2,370 SF         |
| LEASE SPACE 9 | 2,204 SF         |
| COMMON AREA   | 2,279 SF         |
| <b>TOTAL</b>  | <b>16,612 SF</b> |



Beautiful Class "A" office space in a recently remodeled professional building in Santa Maria's R&D sector. Attached floor plans show various suite configurations for multi-tenant occupancy on each floor. Building amenities include a large break area with a gourmet kitchen, common restrooms with showers and a larger storage area. In addition, there are 2 laboratory spaces with shared walk-in cooler that can be leased separately or as part of a Tenant space. Note: the building can be leased to a single tenant, two (2) tenants or multiple tenants.

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