



R&D/Lab Space
775 Fiero Ln., San Luis Obispo, CA
+/- 5,828 SF
FOR SUBLEASE

Contact: Steve McCarty
mccarty@mccartydavis.com
805.431.2671
CalBRE#: 00977930

Steve Davis
davis@mccartydavis.com
805.704.5727
CalBRE#: 01843738

Alyx Lemos
alyx@mccartydavis.com
805.801.7769
CalBRE#: 02157395

www.McCartyDavis.com
641 Higuera Street, Suite 201
San Luis Obispo, CA 93401
805.543.1801
Updated: 3/18/2026

McCarty  **Davis**
Commercial Real Estate

Property Overview

McCarty Davis is pleased to offer the opportunity to sublease 775 Fiero Ln. This is a turn key R&D/Flex space consisting of hard offices, two large open work areas with 12' ceilings, a conference room, break room, private restrooms and a warehouse space with a rollup door. Conveniently located off of Broad Street in San Luis Obispo.

Property Facts

- +/- 5,828 SF
- Zoned: BP-SP (Business Park)
- Break room
- Private restrooms
- Conference room
- 5 private offices
- Large open work area
- Warehouse with rollup door

Financials

Lease Rate: \$1.85/SF NNN (\$0.35)

Additional Info

Current lease ends November 2026, owner is willing to negotiate a lease with an extended term for a qualified tenant

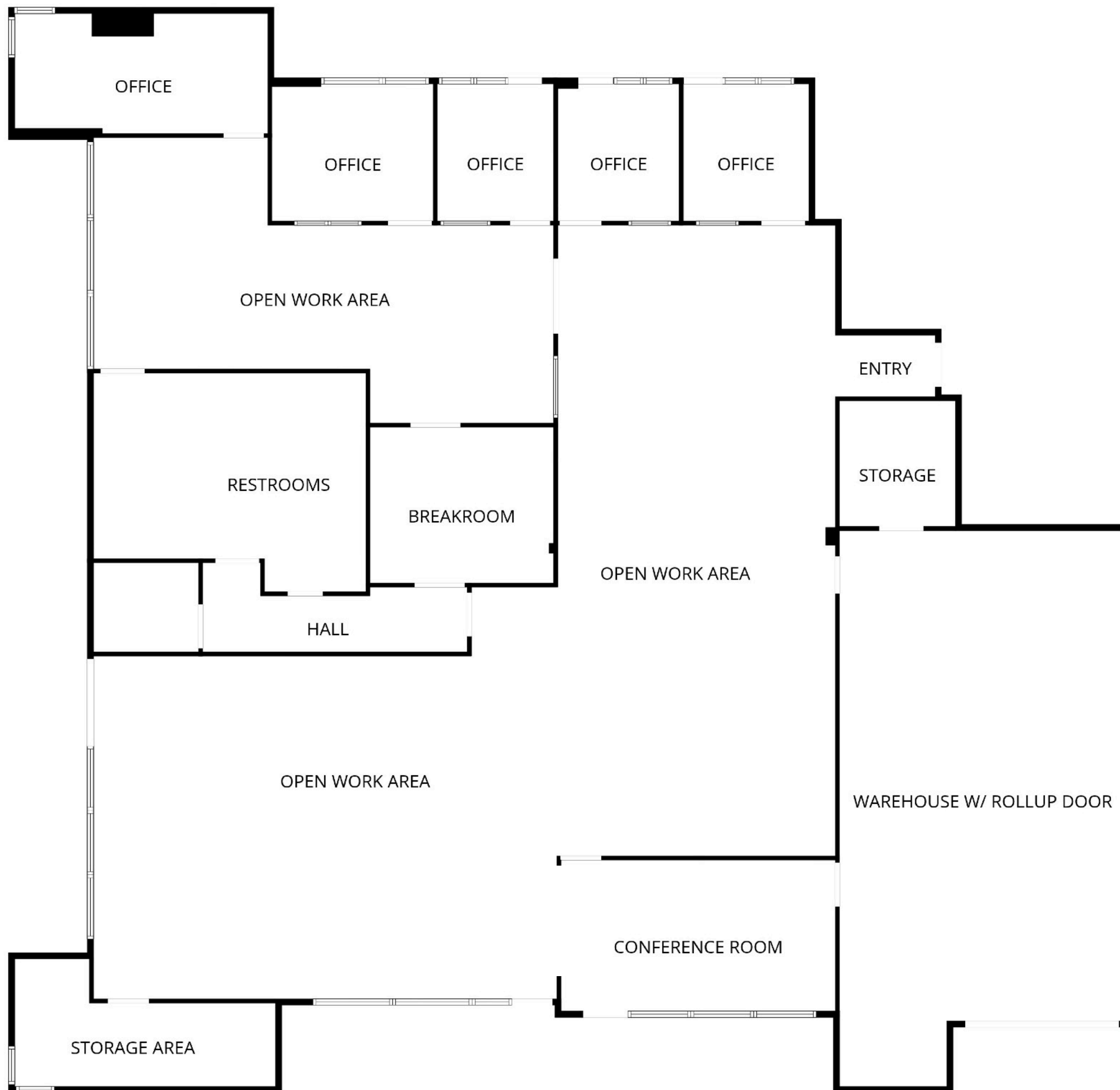


Contact: Steve McCarty
mccarty@mccartydavis.com
805.431.2671
CalBRE#: 00977930

Steve Davis
davis@mccartydavis.com
805.704.5727
CalBRE#: 01843738

www.McCartyDavis.com
641 Higuera Street, Suite 201
San Luis Obispo, CA 93401
805.543.1801
Updated: 3/18/2026

McCarty  **Davis**
Commercial Real Estate



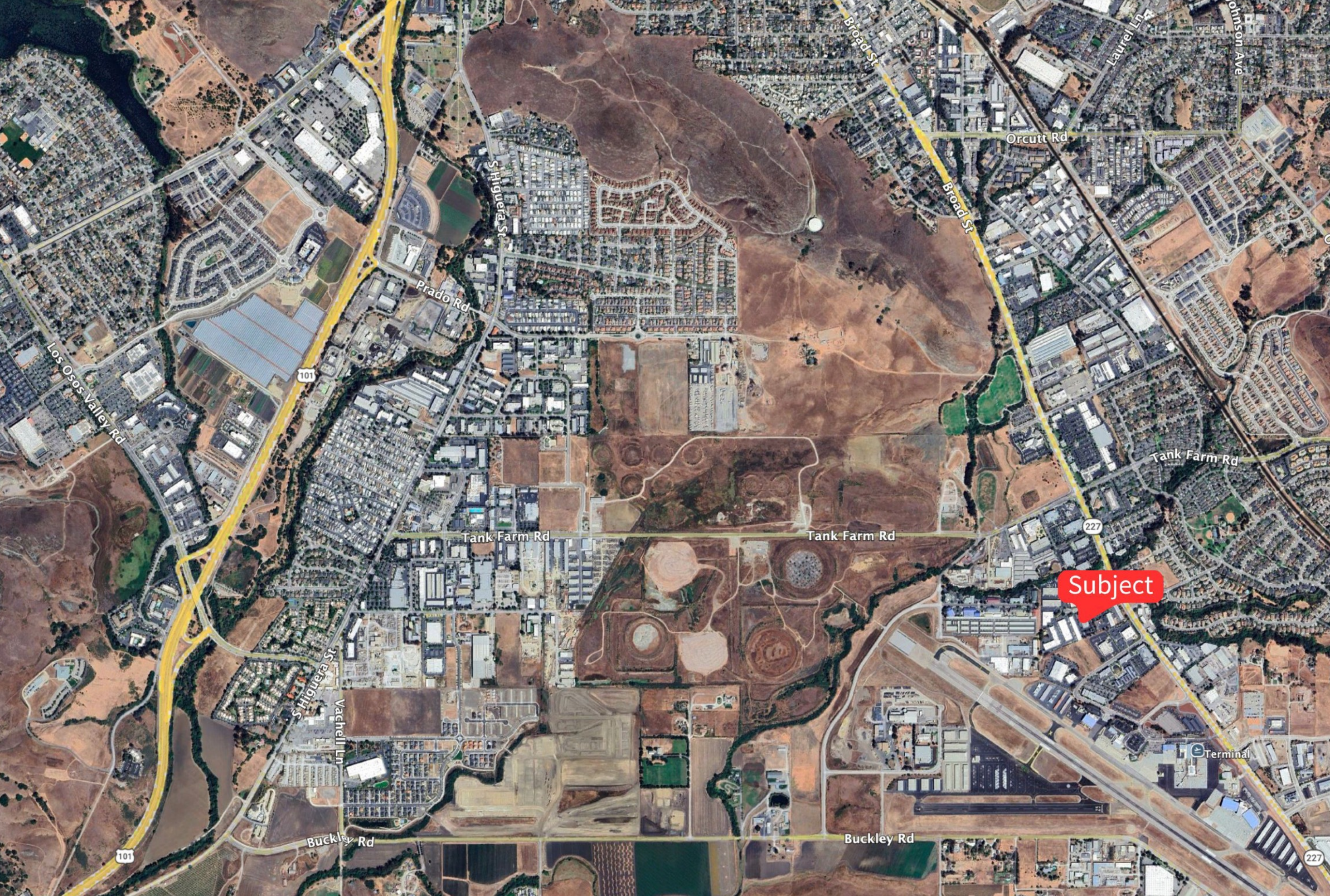
Contact:

Steve McCarty
mccarty@mccartydavis.com
805.431.2671
CalBRE#: 00977930

Steve Davis
davis@mccartydavis.com
805.704.5727
CalBRE#: 01843738

www.McCartyDavis.com
641 Higuera Street, Suite 201
San Luis Obispo, CA 93401
805.543.1801
Updated: 3/18/2026

McCarty  **Davis**
Commercial Real Estate



Contact:

Steve McCarty
mccarty@mccartydavis.com
805.431.2671
CalBRE#: 00977930

Steve Davis
davis@mccartydavis.com
805.704.5727
CalBRE#: 01843738

www.McCartyDavis.com
641 Higuera Street, Suite 201
San Luis Obispo, CA 93401
805.543.1801
Updated: 3/18/2026

McCarty  **Davis**
Commercial Real Estate

**For More
Information**

*To receive more
information please
call or email us. Our
contact information
is below and we
look forward to
talking to you.*



*The 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.*

Contact: Steve McCarty
mccarty@mccartydavis.com
805.431.2671
CalBRE#: 00977930

Steve Davis
davis@mccartydavis.com
805.704.5727
CalBRE#: 01843738

www.McCartyDavis.com
641 Higuera Street, Suite 201
San Luis Obispo, CA 93401
805.543.1801
Updated: 3/18/2026

McCarty  **Davis**
Commercial Real Estate