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## For Lease

# \$1.35

PSF Modified Gross  
+ Utilities

### Contact us:

**Preston Thomas, SIOR**

Senior VP | Principal

License #01378821

Office: +1 805 544 3900



**Colliers | San Luis Obispo**

1301 Chorro Street

San Luis Obispo, CA 93401

P: +1 805 544 3900

www.colliers.com

## 7840 Morro Road Atascadero, CA

### Modern Professional Office with High Visibility Monument Signage

#### Property Summary

Modern mission style professional office building with good exposure, signage and parking. Desirable suite size with universal layout with open work areas and hard offices. Very high visibility street monument signage and plentiful on-site parking. Located less than a minute to Highway 101 and close to Downtown.

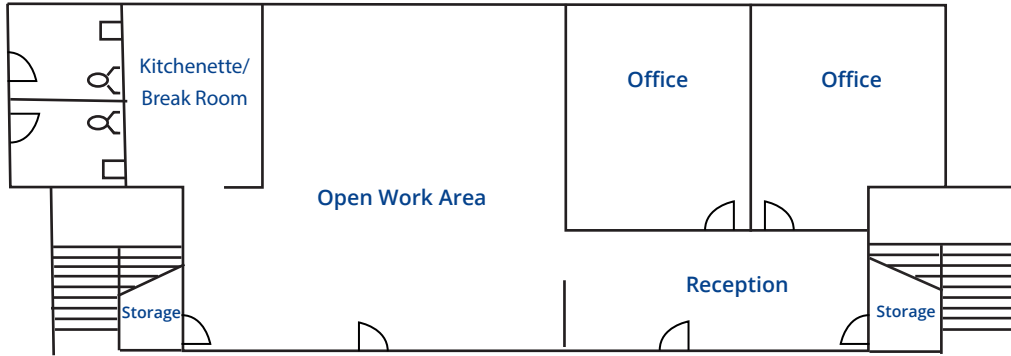
Newer office suites with this quality, exposure, convenience and parking are rare in Atascadero.

<b>Size</b>	± 1,353 SF
<b>Rate</b>	\$1.35 PSF Modified Gross + Utilities
<b>Property Type</b>	Office
<b>Zoning</b>	(O) Office
<b>Layout</b>	Universal plan with hard offices and open work areas
<b>Parking</b>	Abundant on-site parking

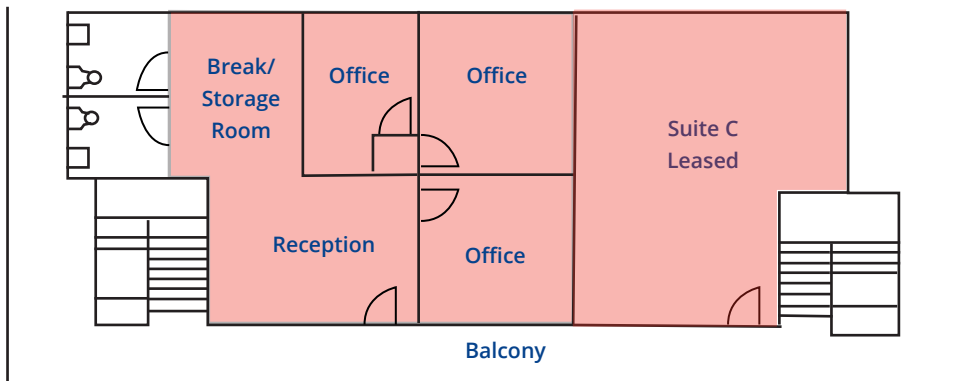
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# Floor Plan

▼ Entire First Floor  
1,353 SF



▼ 2nd Floor -  
LEASED



Morro Road

\* Floor plan not to scale and approximate.

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preston.h.thomas@colliers.com



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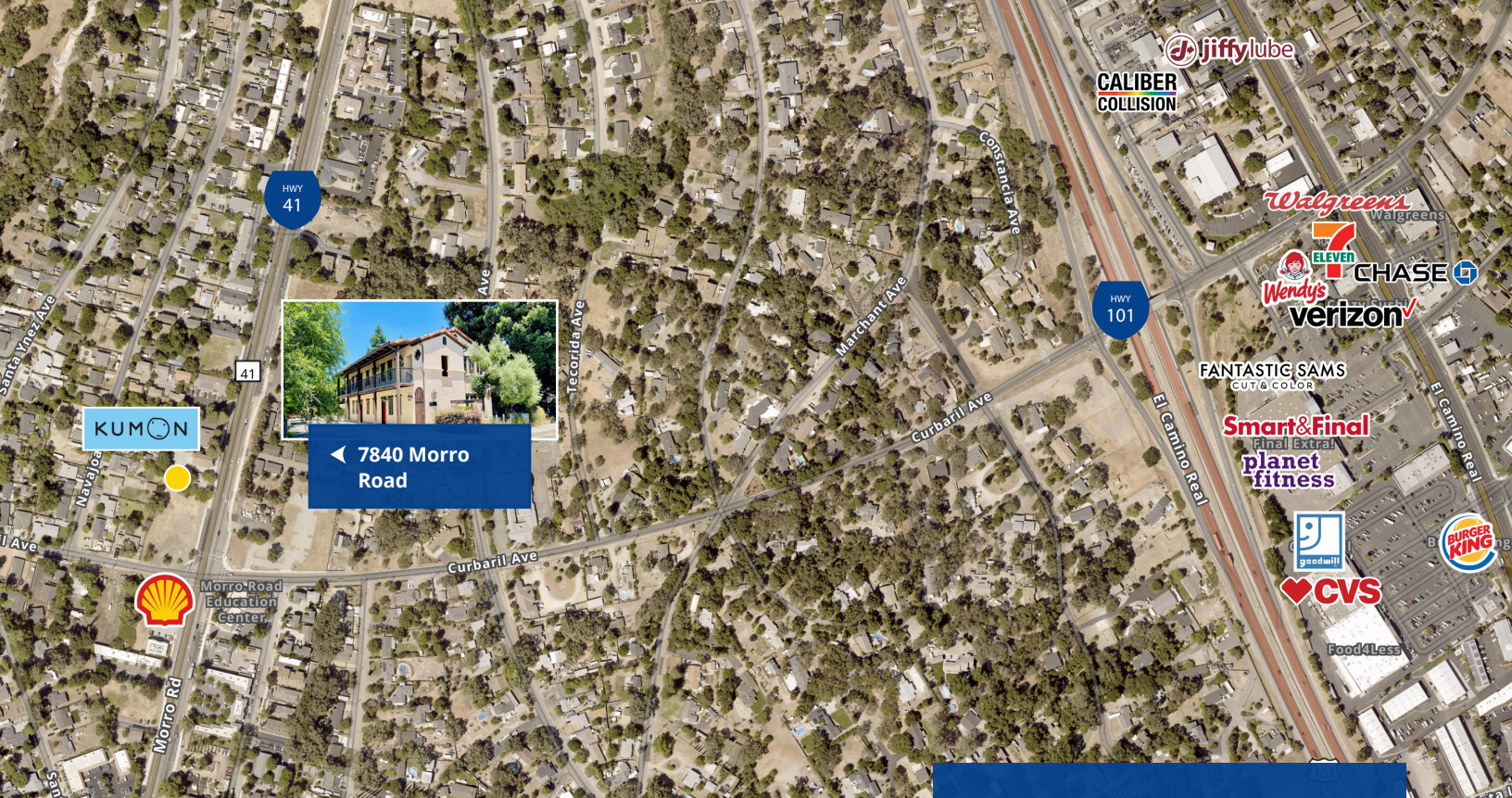
7840 Morro Road

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# 1st Floor Photos







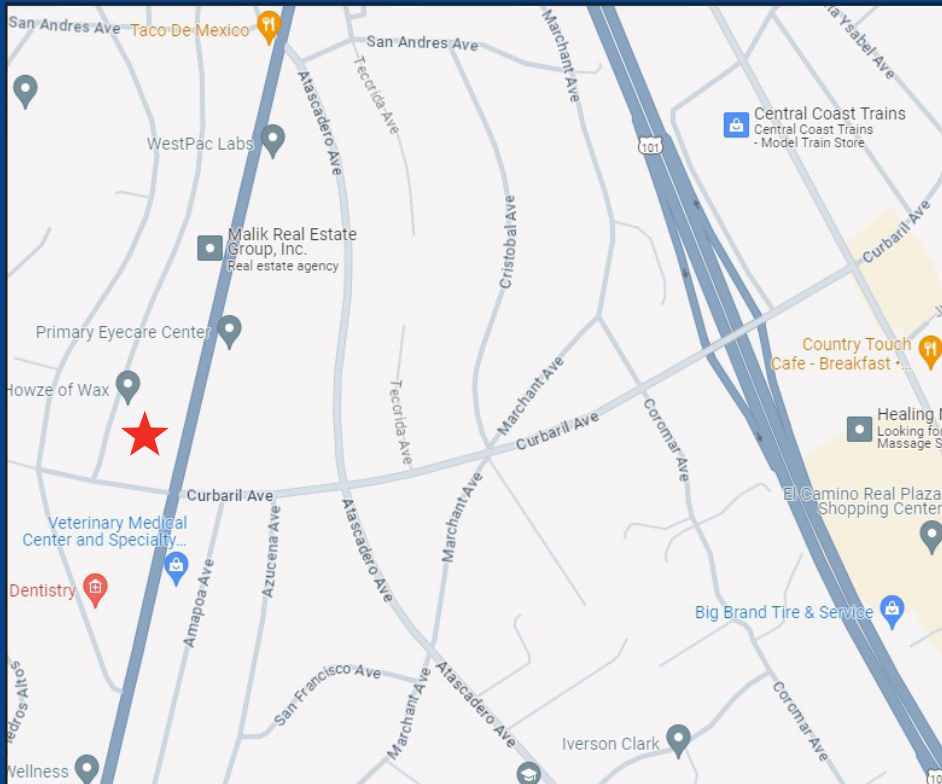
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