

FOR LEASE

Professional Office Space

104 Gateway Center Drive, Ste. A
Paso Robles, CA 93446



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PACIFICA
COMMERCIAL REALTY

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PROPERTY OFFERING

- +/- 1,197 SF (includes pro-rata share of common area restrooms and breakroom)
- \$2.15 per SF NNN
- \$2,573.55 + NNN estimated at \$593.10 + 4% Management Fee of \$126.67 for a total of \$3,293.32

PROPERTY HIGHLIGHTS

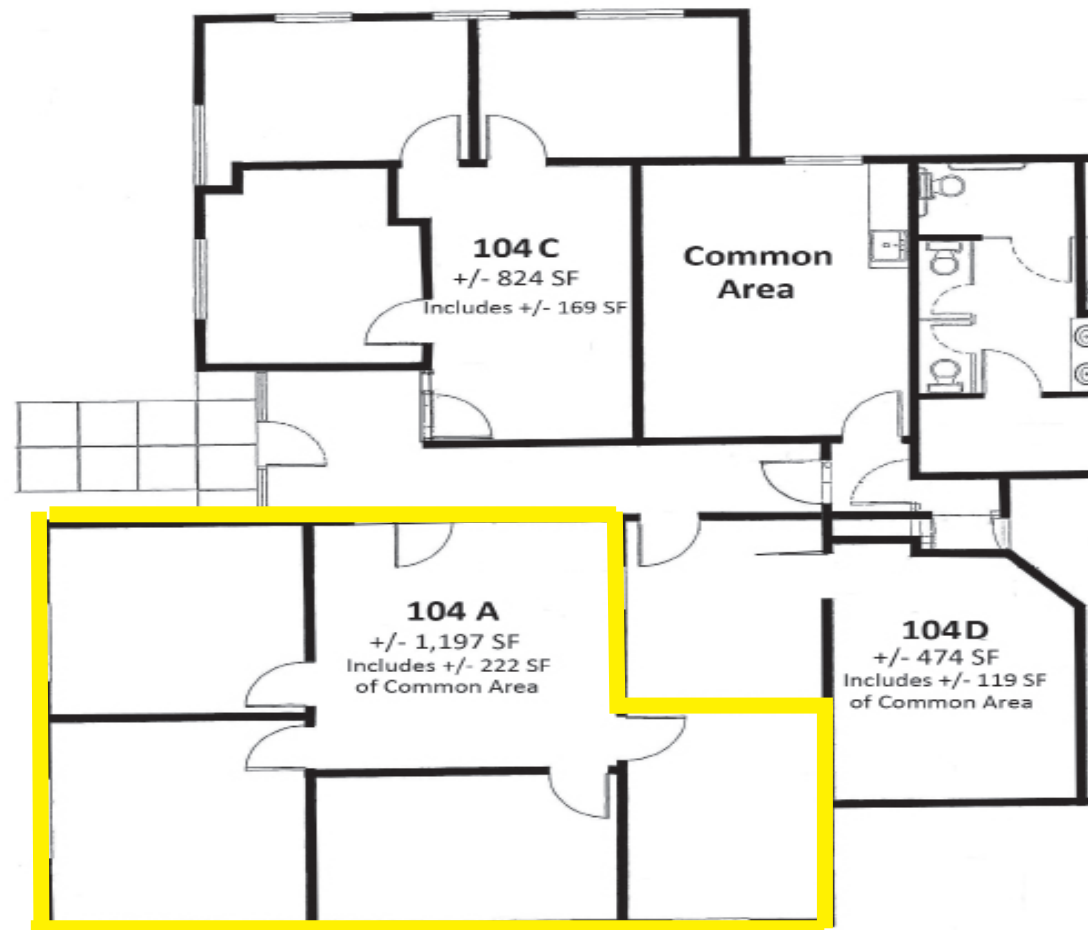
- Reception Area
- 3 Private Offices
- Common Area Restrooms and Breakroom



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Exhibit A



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Entrance & Main Reception Area



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Private Office #1



Private Office #2



Private Office #3



Common Area Breakroom



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PASO ROBLES AREA



Even though Paso Robles has been regarded as California's hot "new" destination, Paso remains true to its roots. With a past and present as rich and colorful as its rolling hills, Paso welcomes travelers as locals. The people of Paso unselfishly share everything about their city that does them proud, from its beautiful climate to its endless activities and places of interest.

Paso Robles is famous for its hardy pioneer history and is known internationally for its hundreds of premium wineries. Paso is centrally located between San Francisco and Los Angeles along California's Central Coast. Whether you are looking for a weekend getaway or business development opportunities, the City and people of Paso say "welcome."



GOLF - The scenic town of Paso Robles is one of California's best kept secrets. With four golf courses you have a reason to stay awhile and enjoy the local wine and food scene.



Paso Robles Golf



Vina Robles Amphitheater

Entertainment - Nestled on a picturesque, oak-dotted hillside, featuring a variety of music and entertainment. Vina Robles Amphitheater was named one of North America's "Must Play Venues of 2016" by music industry publication Amplify.



Paso Robles Wine Country

During a visit to Paso Robles Wine Country, you'll discover award-winning wines, a historic downtown, delicious restaurants, and breathtaking views around each corner. There is something to please everyone with over 200 wineries and 40,000 vineyard acres focusing on premium wine production. The distinct microclimate and diverse soils, combined with warm days and cool nights, make the growing conditions ideal, producing more than 40 wine varietals.

RV Camping - For those whose traveling ways mean hittin' the dusty trail RV style. Pull in and park in one of Paso's highly rated RV parks. Cava Robles, Wine Country RV Resort, Vines RV Resort, and Paso Robles RV Ranch & Campground are just a few in the area.



Paso Robles RV Camping



PR Event Center - The PREC is an entertainment complex. Opened in 1946 for the annual "California Mid-State Fair." In addition to the fair, it also hosts trade shows, conventions, private parties, horsing events, rodeos and concerts to some of the biggest names in the industry.

DISCLAIMER

This Brochure contains select information pertaining to the Property, and does not purpose tom be all-inclusive or contain all or part of the information which prospective investor(s), tenant(s), landlord(s), seller(s), and or buyer(s) may require to purchase or lease the property. The information contained in this Brochure has been obtained from sources believed to be reliable. All information is presented “as is” without representation or warranty of any kind. All references to acreages, square footage, and other measurements are approximations. All parties are advised to independently verify the accuracy and completeness of any and all information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS BROCHURE IS SOLELY AT YOUR OWN RISK.

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