

Adam Buttery  
**J.B. ENTERPRISES**  
A Professional Real Estate Corporation

805/545-9800 • Fax 805/545-9836  
444 Higuera Street, Suite 200 • San Luis Obispo, CA  
Cal BRE 1078984

## REMODELED OFFICE BUILDING FOR LEASE



### 1304 Broad Street San Luis Obispo, California

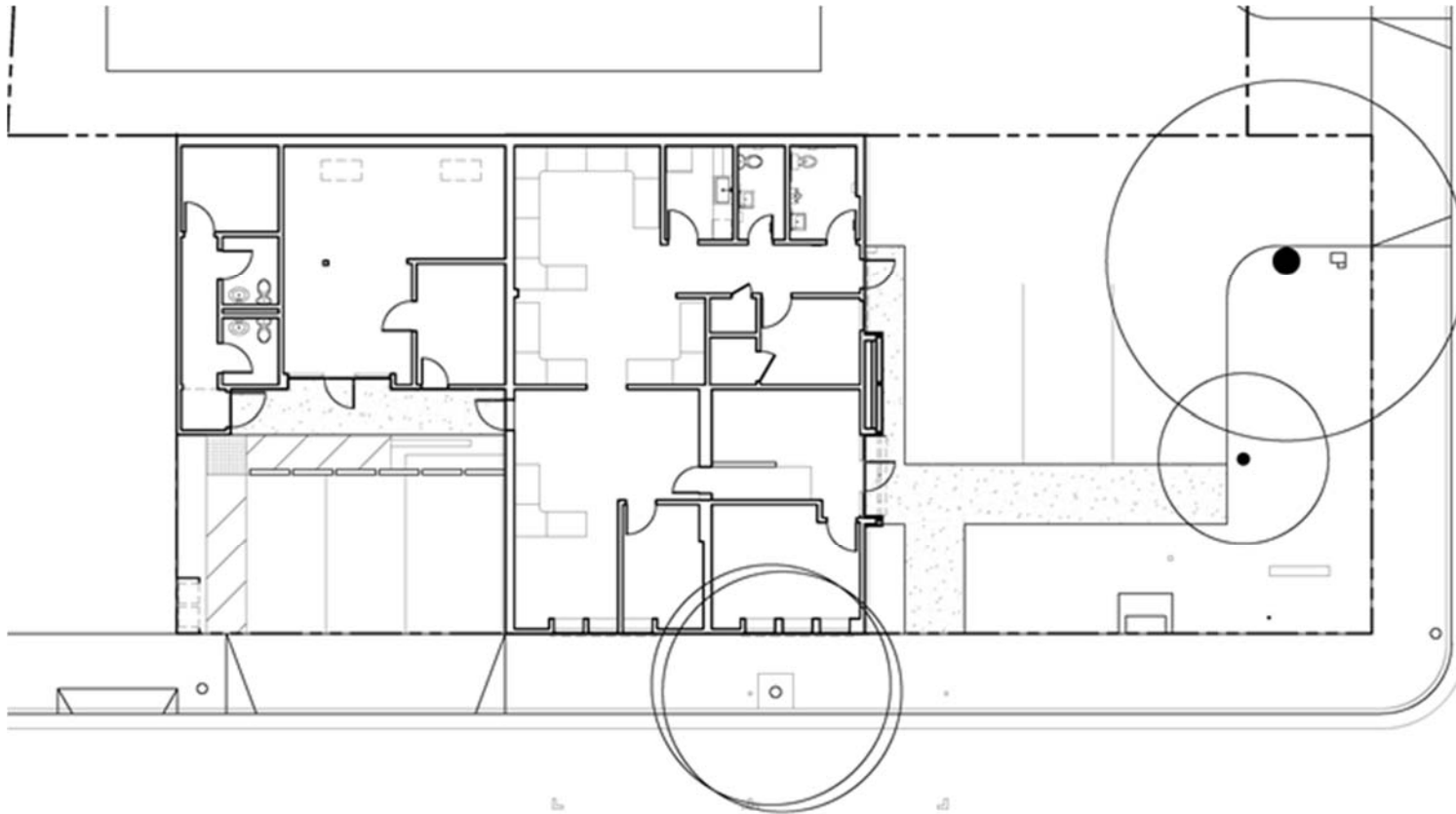
- Offering:** Approximately 2,800 square feet of commercial office space. Potentially two (2) suites, 800 and 2,000 rentable square feet.
- Lot size:** 6,000 square feet of Office (O) zone
- Price:** \$2.50 PSF plus NNN.
- Parking:** Ten (10) parking spaces onsite. Adjacent thirty-minute parking and only one block from 8-hour parking on Pismo Street.
- Notes:** Professional office space immediately adjacent to Downtown San Luis Obispo. With ONSITE PARKING! Two private offices and a nicely apportioned conference room, with open office floorplan. This downtown corner location boasts ADT of 10,000+ vehicles. Walking distance to all of Downtown San Luis Obispo with the benefit of parking.

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### Site/Floorplan Plan



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