

# FOR SALE OR LEASE PRIME MEDICAL/OFFICE SPACE

**PRICE  
REDUCED!**



## 689 Tank Farm Rd., Suites 120 and 140 | San Luis Obispo, CA

Class A Office Space available in the heart of San Luis Obispo's Airport Business Sector! This building is centrally located at the corner of two major thoroughfares, Tank Farm and Broad Street. Close proximity to the San Luis Obispo Public Airport. Suite 120 is leased and being sold with Suite 140. This is a great owner-user opportunity with room for expansion.

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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.



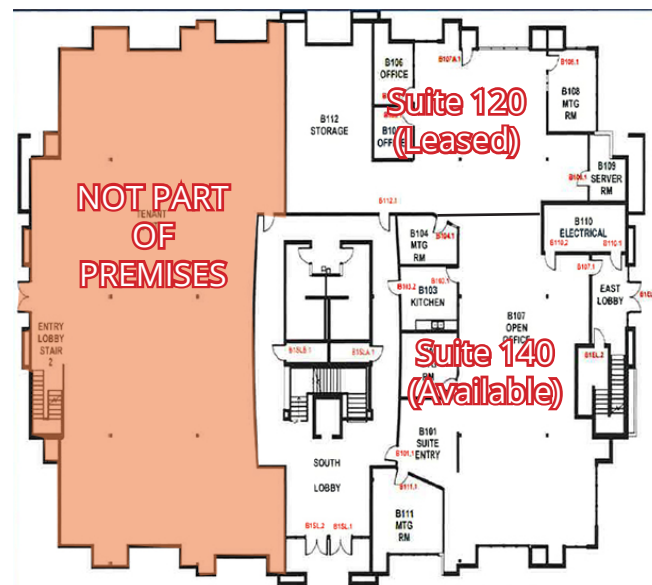
# FOR SALE OR LEASE 689 TANK FARM RD., SUITES 120 AND 140 | SAN LUIS OBISPO, CA



## SALE & LEASE DETAILS

- Sale Price: \$2,705,000.00 (+/-7,727 SF)
- Lease Rate: \$1.75/SF/Month, NNN (\$0.60)
- Unit Size: +/-4,769 SF

The leasable premises includes +/-4,769 square feet of space. The sale offering is comprised of two (2) Condominium Units (Suites 120 & 140 totaling 7,727 SF). The premises is located on the 1st floor and is part of a larger professional office building that includes several medical tenancies. Only minutes from the San Luis Obispo Airport. This space offers an open floor plan with private offices, a conference room, kitchenette and a lobby area. The building features an elevator to service the building and common area restroom.



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