



1327 Archer Street San Luis Obispo, CA

Asking Price:

\$3,400,000

** DOWNTOWN OFFICE BUILDING **

Downtown Class A Office Building
8,340 SF - Owner/User Opportunity

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Accelerating success.

Building Profile



Owner/user opportunity to acquire a newer Class A office building in a redeveloping area in Downtown San Luis Obispo. 8,340 SF building and tenant improvements were constructed in 2010. The building is condominiumized and can be demised up to eight office condo suites and sold off separately. It is currently comprised of four tenant suites, of which one is leased (1,711 SF) and three vacant (6,629 SF). The entire 2nd floor (4,516 SF) is available to occupy by an owner/user. Very modern and efficient office layouts include hard offices and bullpen areas, as well as balcony/patio access. Perfect for an owner/user to occupy and expand into more space, or an investor seeking a modern, quality commercial real estate asset, in an emerging and redeveloping area of Downtown San Luis Obispo. Great on-site parking and easy Downtown and freeway access. Perfect for a construction, engineering, insurance, real estate or tech office.

Highlights

8,340 sf
Building size

14,600 sf
Lot size

2
Floors

Located in transitioning area of south Downtown San Luis Obispo.

23
Parking Spaces On-Site

CS
Zoning

2010
Built

Downtown SLO
Location

Office tenant improvements are all very universal floor plans that need minimal changes in any future leasing of the suites.

Entire 2nd floor available to occupy (4,516 SF)

Building has a condo map in place. Potential to sell off the suites individually.

Currently configured as a multi-tenant building, split into four suites however, was originally a single tenant building.

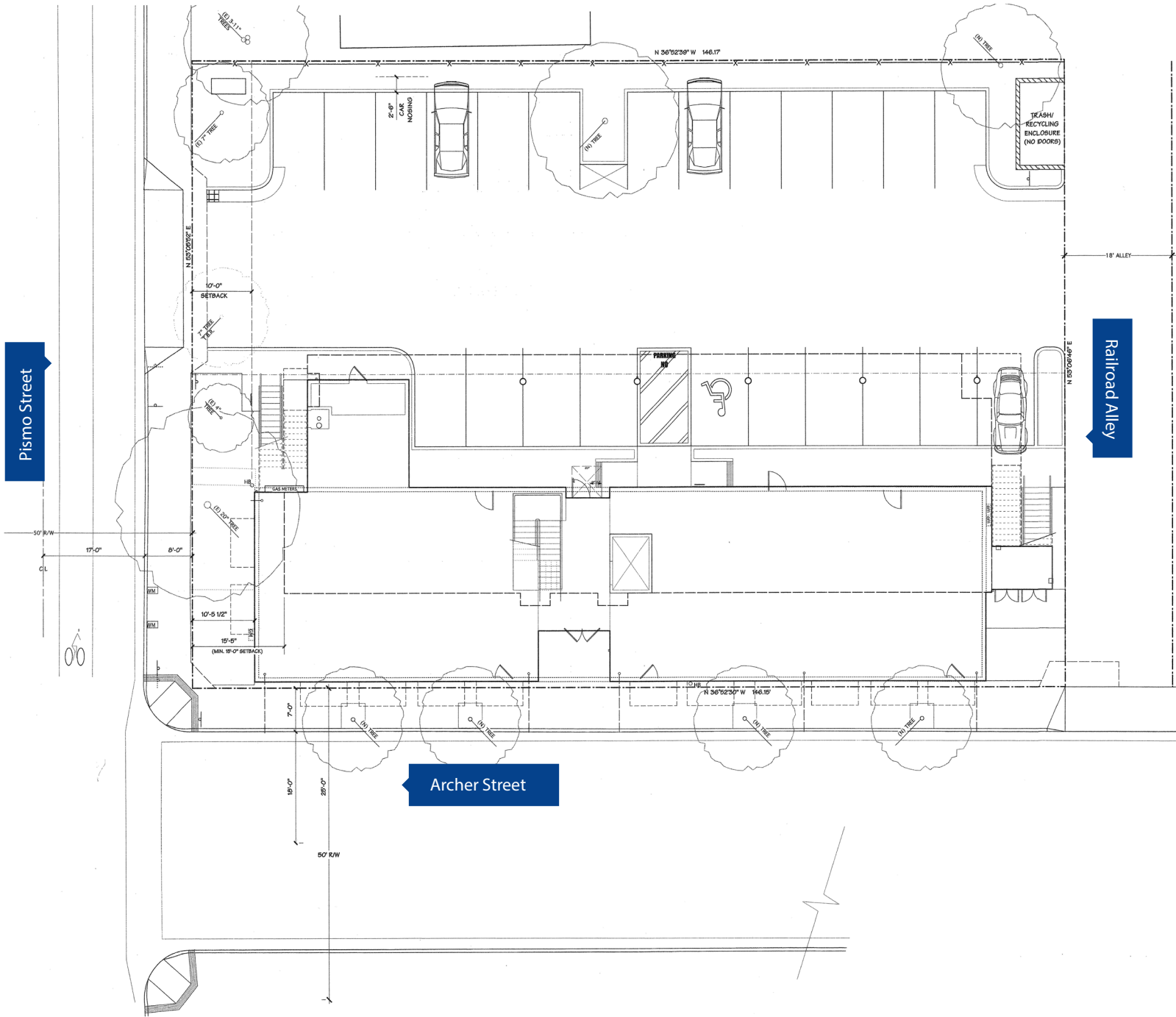
Rent Roll

	Square Footage	Prorata Share	Term (Yrs.)	Comm. Date	End Date	Monthly Rent	Rent per S.F.	Monthly NNN Expenses	NNN per S.F.	Next Rent Adj.	Security Deposit	Options
Suite 110 PBK	1,711	20.52%	3	4/15/19	4/14/25	\$3,849.75	\$2.25	*\$1,197.70	*\$0.70	6/15/23 - \$3,969.52	\$2,967.30	None
Suite 120 Vacant	2,113	25.34%	Vacant - Office suite is turn-key ready for occupancy with new system furniture and new carpet. Projected rent \$2.65/SF/Month, Gross.									
Suite 210 Vacant	1,550	18.59%	Vacant (11/30/23) - Office suite is turn-key ready for occupancy. Projected rent \$2.85/SF/Month, Gross.									
Suite 220 Vacant	2,966	35.56%	Vacant (10/1/24) - Office suite is turn-key ready for occupancy. Projected rent \$2.65/SF/Month, Gross.									
Total	8,340					\$3,849.75		\$17,876.85 with vacact suites leased at \$2.65-2.85/SF/Month				

* NNN expenses shall not increase by more than 5% per annum.



Site Plan



Pismo Street

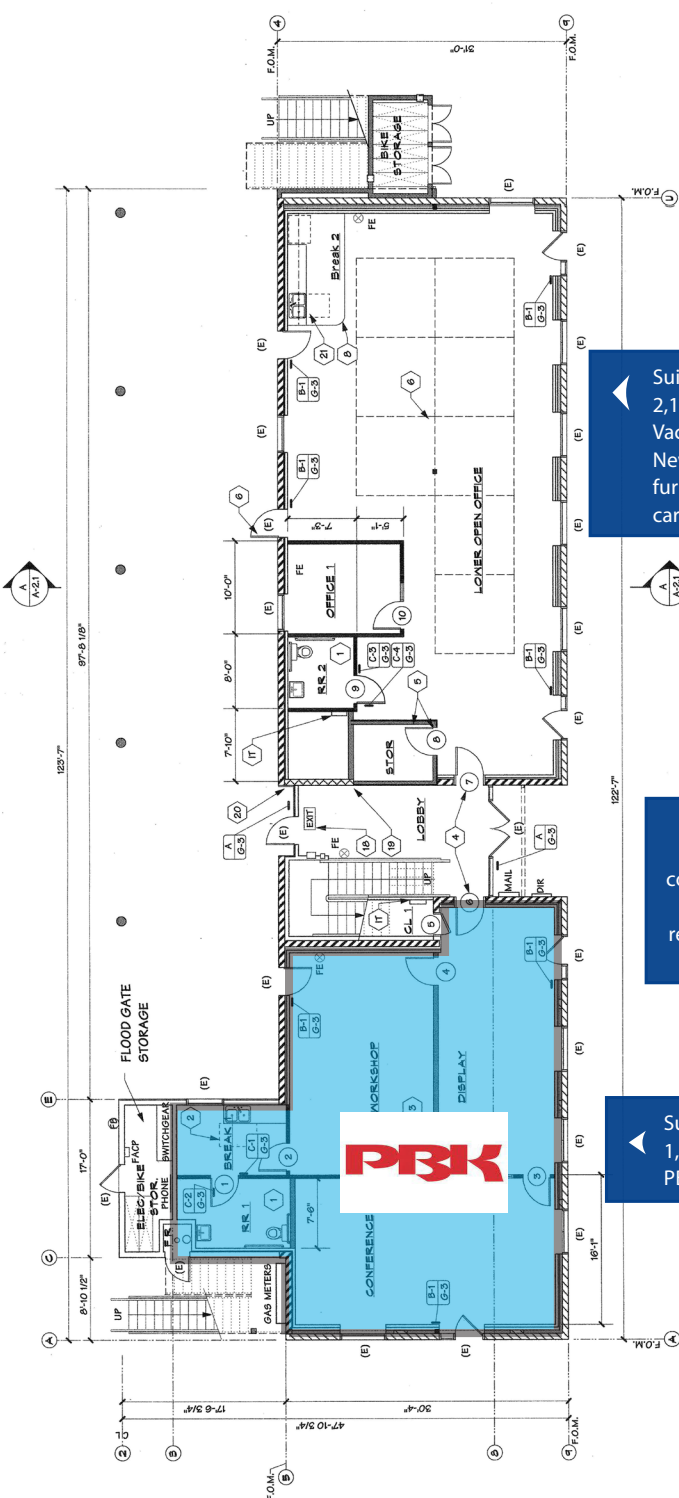
Railroad Alley

Archer Street

Floor Plan

First Floor

Second Floor



Suite 120
2,113 SF
Vacant
New system
furniture and
carpet installed

Suites can be
combined by
removing
wall

Suite 110
1,711 SF
PBK Architects



Suite 220
2,966 SF
Vacant

Suite 210
1,550 SF
Vacant

1327 Archer Street | For Sale

Tenant Summary

PBK Architects

Leader in architectural and engineering design solutions across the United States. At PBK, we pride ourselves in providing the best in class programmers, planners, architects, engineers, and consultants to offer top notch customer service. We strive to make a positive impact for future generations with our actions today.

www.pbk.com



1327 Archer Street | For Sale

Property Photos

Patio Area



Office



Office Area



Office Area



Open Work Area



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Property Photos

Entry



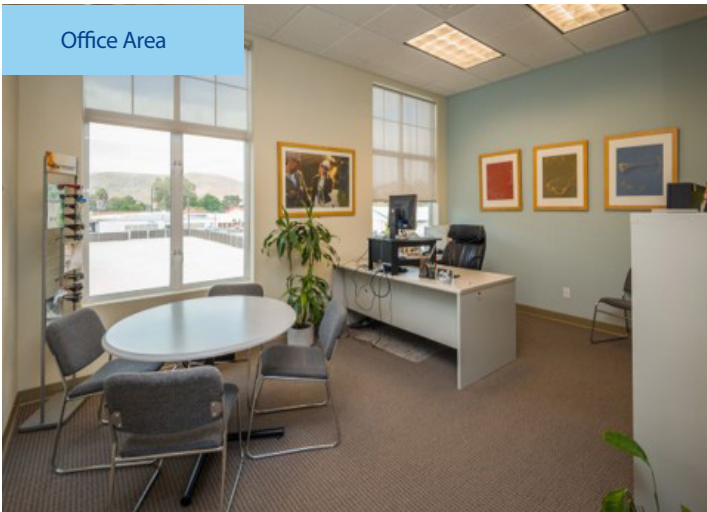
Conference



Parking Area



Office Area



Open Work Area



1327 Archer Street | For Sale

Vacant Suite Photos

Suite 120



Suite 120



Suite 120



Suite 120



Suite 210



Suite 210



1327 Archer Street | For Sale

Vacant Suite Photos

Suite 210



Suite 210



Suite 220



Suite 220



Suite 220

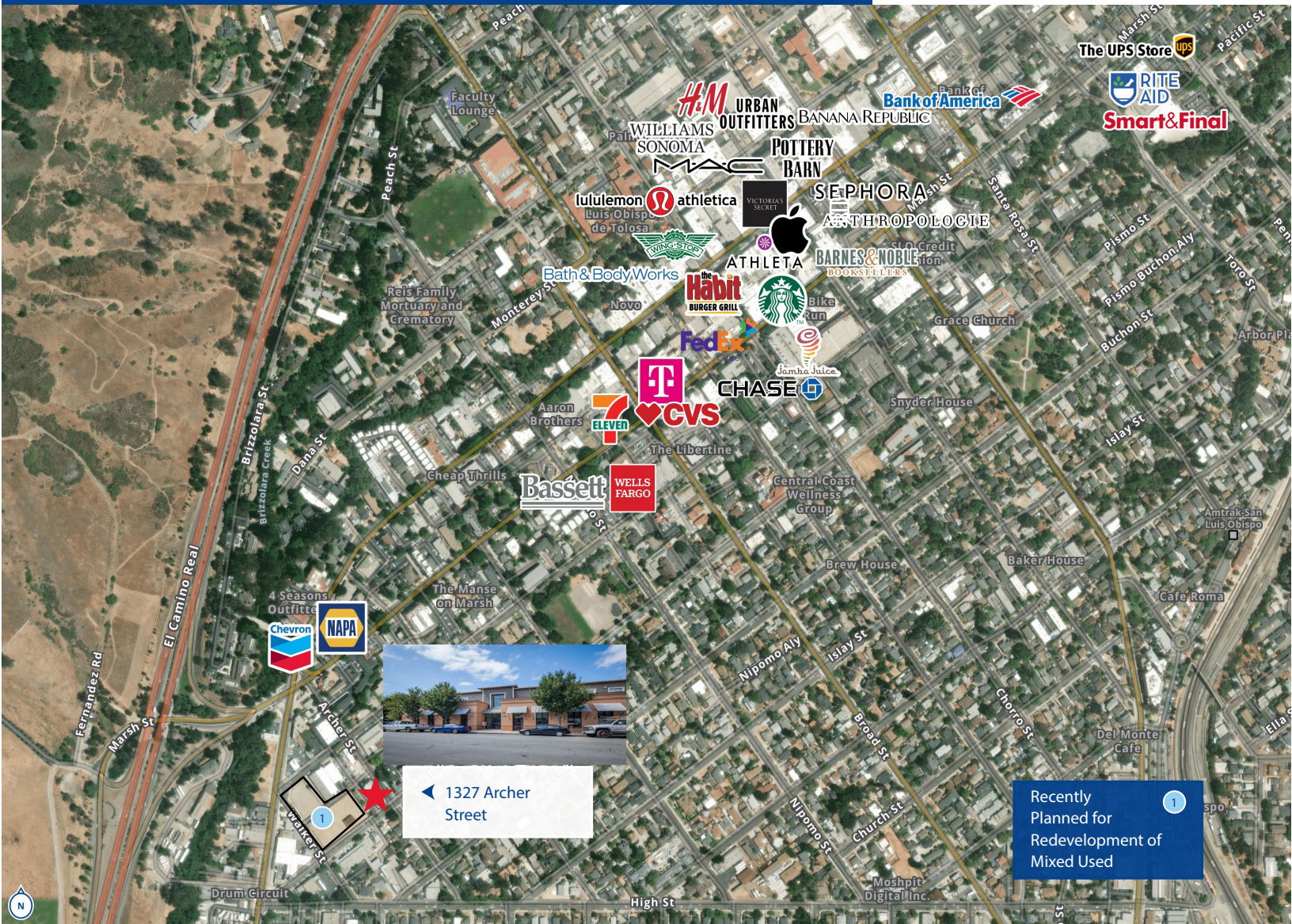


Suite 220



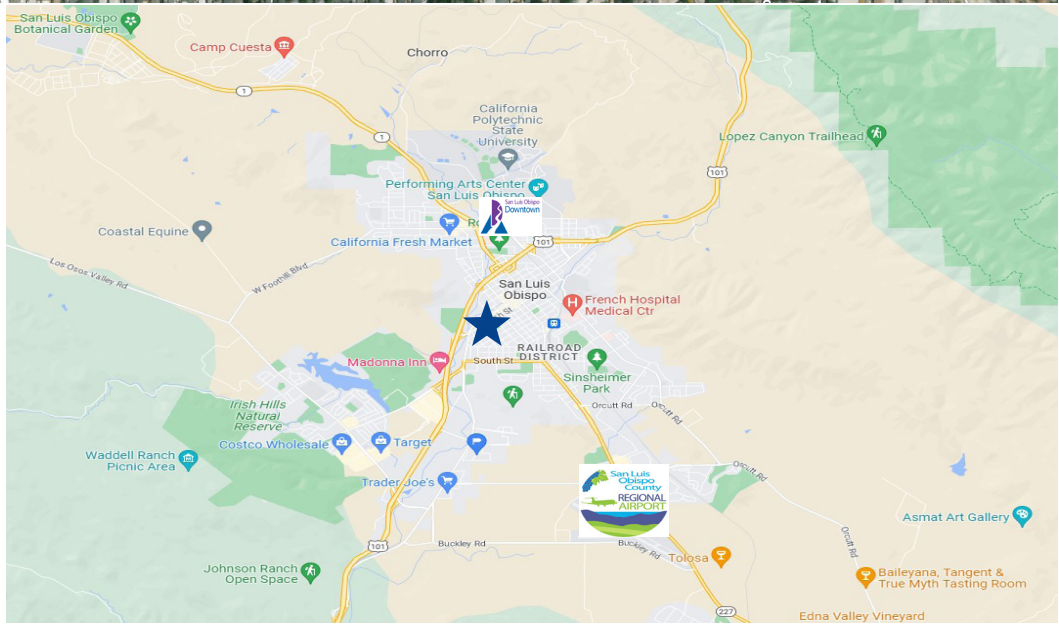
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Location & Access



Key Distances (Miles)

Airport	3.3
Hwy 101	0.3
Downtown Core	0.6





Contact

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