

**FOR LEASE**



1428 Phillips, San Luis Obispo, CA 93401 - **3 Suites AVAILABLE**



**ARCHER**  
WILKINSON INC.

# Property Summary



## 1428 Phillips - Suite B3

Spacious medical office located on a quiet cul-de-sac with lots of parking. This suite offers a great spot for a growing business. The space is approximately 1,950 SF with 4 offices and two bull pen areas. Suite includes two common area bathrooms and a common area waiting room as well. Parking is abundant and property is parked to allow both medical and non-medical uses. Suite is ready to make it your own. Call Agent to schedule a showing.

<b>Lease Rate:</b>	\$2.00/SF/mo - Modified Gross
<b>Term:</b>	2 - 5 years
<b>Unit SF:</b>	+/- 1,950 SF
<b>Uses:</b>	Office/ Medical
<b>Parking:</b>	Eight (8) unassigned
<b>Zoning:</b>	O - Office
<b>Floor Level:</b>	Ground

# Property Pictures



# Property Summary



## 1428 Phillips - Suite 101

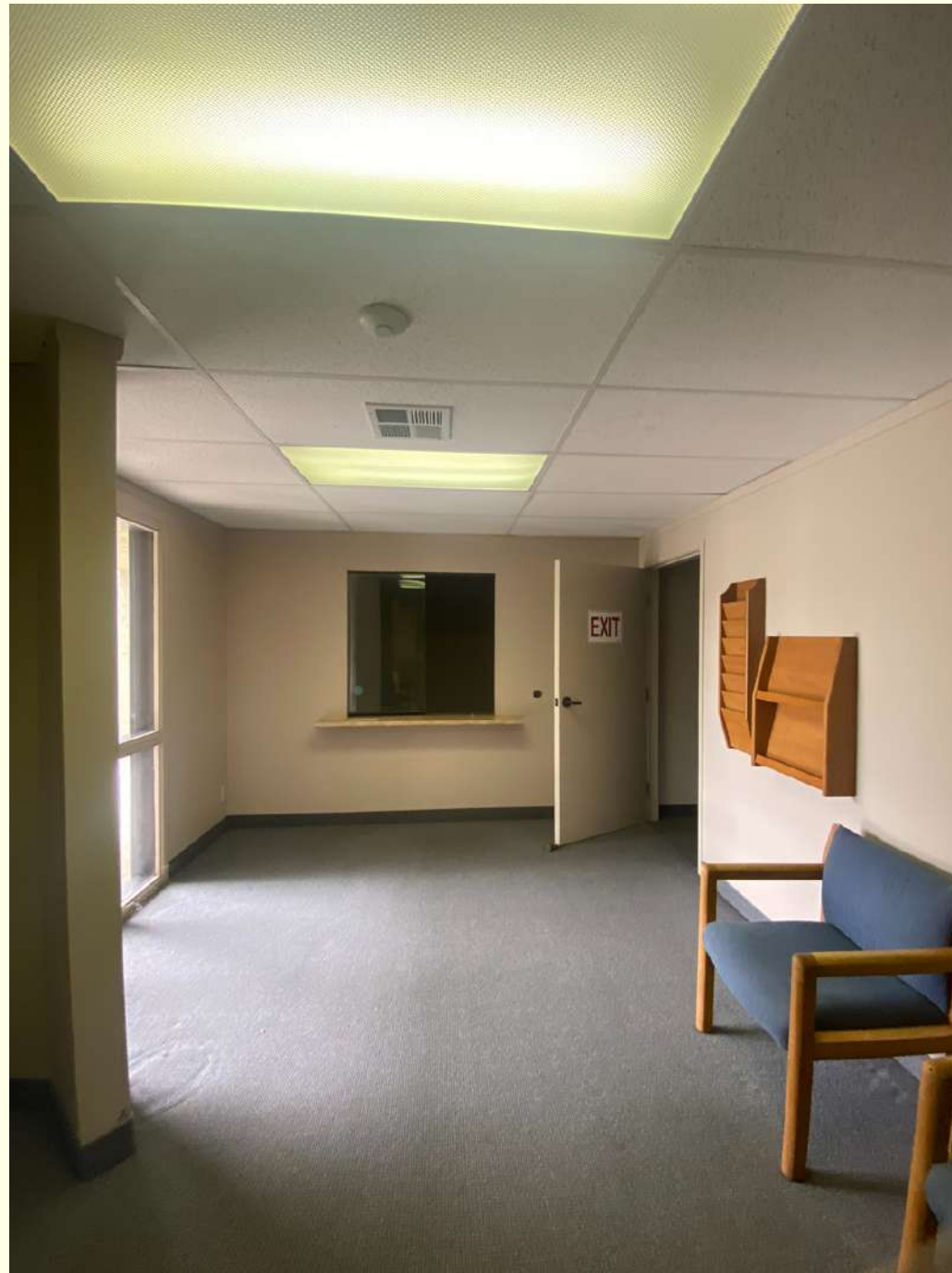
Great small two room medical office suite located on the first floor of a quiet cul-de-sac office building with lots of parking. This suite offers a great spot for a small office or practice. The space is approximately 264 SF with a lobby and one office space. Suite includes common area bathrooms on the first floor and direct access to Phillips Street. Parking is abundant in the parking lot and on the street. Property is parked to allow both medical and non-medical uses. Suite is ready to make it your own. Call Agent to schedule a showing.

<b>Lease Rate:</b>	\$2.55/SF/mo - Modified Gross
<b>Term:</b>	2 - 5 years
<b>Unit SF:</b>	+/- 264 SF
<b>Uses:</b>	Office/ Medical
<b>Parking:</b>	One (1) unassigned
<b>Zoning:</b>	O - Office
<b>Floor Level:</b>	First

# Property Pictures



# Property Summary



## 1428 Phillips - Suite 102

Medical office suite located on the first floor of a quiet cul-de-sac office building with lots of parking. This suite offers a great spot for a small office or growing practice. The space is approximately 1,256 SF which includes a lobby, receptionist office, a storage room, kitchenette and 2 very large office spaces. Suite includes common area bathrooms on the first floor and access to both Phillips Street and the elevator which takes you to the rear parking lot. Property is parked to allow both medical and non-medical uses. Suite is ready to make it your own.

<b>Lease Rate:</b>	\$2.25/SF/mo - Modified Gross
<b>Term:</b>	2 - 5 years
<b>Unit SF:</b>	+/- 1,256 SF
<b>Uses:</b>	Office/ Medical
<b>Parking:</b>	Five (5) unassigned
<b>Zoning:</b>	O - Office
<b>Floor Level:</b>	First

# Property Pictures





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Broker of Record: Archer Wilkinson, Inc. CA DRE#02125991





Exclusive Leasing Agent:

Patrick Wilkinson

Real Estate Investment Advisor

O: 805-781-3092 | C: 805-234-3722

[patrick@archwilk.com](mailto:patrick@archwilk.com)

3591 Sacramento Dr. #100, San Luis Obispo, CA 93401

[www.archwilk.com](http://www.archwilk.com)

CA DRE# 01999527