

650 Alamo Pintado Rd, #302
SOLVANG, CA 93463

PROFESSIONAL/MEDICAL OFFICE
FOR LEASE



LENA BERCH | OWNER/BROKER
DRE #00864783
lena@sapphireselectproperties.com

CRISTINA BERCH | LEASING COORDINATOR
DRE #02193142
cristina@sapphireselectproperties.com

SAPPHIRE  **SELECT**
PROPERTIES, INC.

DRE #02193853

805.694.6355

WWW.SAPPHIRESELECTPROPERTIES.COM





Suite 302 SPECIFICS

LEASE PRICE: \$2.25/sf = \$2,470

NNN \$0.75/sf = \$824/ MONTH ESTIMATED

UNIT SIZE: 1,098 SF

LOT SIZE: 34,412 SF (0.79AC)

BUILDING SIZE APPROX 10,000 SF

FLOORS: 3

LEASE TERM: 3-5 YEARS

ESCALATIONS: 3% BUMPS

ZONING: PO (PROFESSIONAL OFFICE)

PARKING: PARKING LOT (UNASSIGNED 5.6/1000 SF)

HVAC: YES

YEAR: 1988

ELEVATORS: YES

RESTROOMS: COMMON

Lease Rate
\$3,294/month

Suite 302 is a third-floor elevator-served professional office located in the well-maintained Village One Professional Building near SYV Cottage Hospital. This professional medical building features landscaped walkways, patio areas, and ample two-level parking. The suite includes a welcoming reception area, one executive office, one coworking room, and a large conference/entertaining room with kitchenette and storage to spare. A relaxing balcony extends the length of the back two suites, for the mid-day breath of fresh air. Conveniently located within walking distance to shopping, dining, medical services, the hospital, and a local transit stop - ideal for medical, wellness practices or professional office.

**LOCATED NEAR
SYV COTTAGE
HOSPITAL**



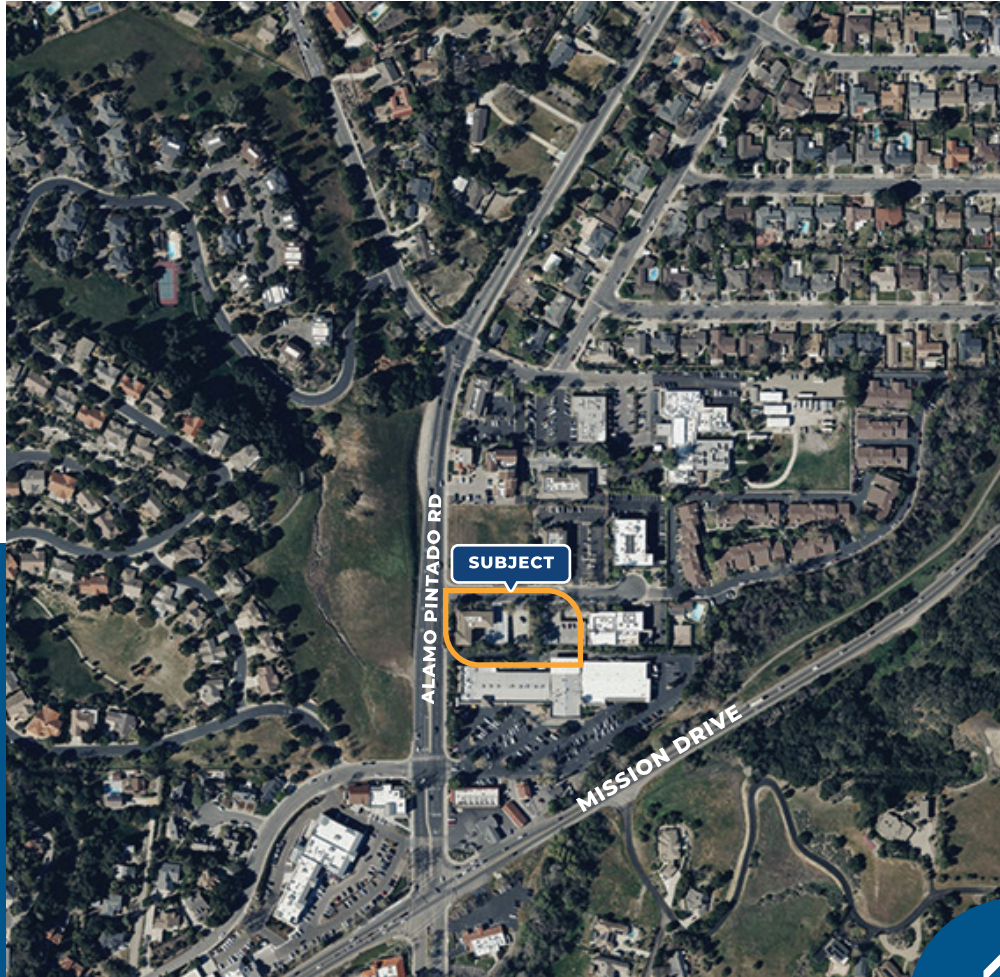
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Property
GALLERY
PROFESSIONAL/MEDICAL OFFICE



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Property AREA OVERVIEW



LENA BERCH

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