

A turnkey two-story office suite on San Luis Obispo's South Higuera corridor – move-in ready, on-site parking, minutes to downtown and Highway 101.



OFFICE SUITE FOR LEASE

3261 S HIGUERA ST

Suite 100 · San Luis Obispo, California 93401

Patrick Wilkinson · Bill Carpenter

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archwilk.com

LEASE RATE

\$1.75 / SF / mo · MG

AVAILABLE

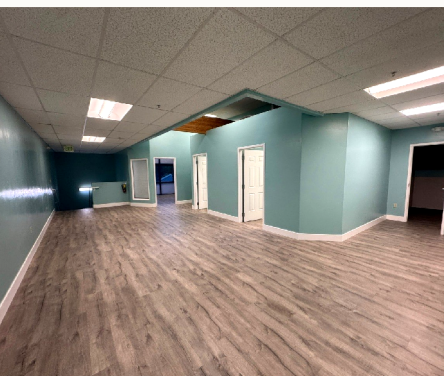
±2,350 SF

SUITE

100



SUITE 100
Reception



THE SPACE

A first- and second-floor office suite (Suite 100) in a professional, quality 2005 building on San Luis Obispo's South Higuera corridor. The $\pm 2,350$ SF space offers four private offices, an open bullpen work area, kitchenette and private restrooms, with central air and heat, a reception area and on-site parking – turnkey and move-in ready at \$1.75/SF Modified Gross plus utilities.



AVAILABLE

$\pm 2,350$ SF

PROPERTY TYPE

Office Suite 100

BUILDING SIZE

14,450 SF GLA

YEAR BUILT

2005 quality bldg

PARKING

On-site

HIGHLIGHTS

- Four private offices + open bullpen
- Kitchenette & private restrooms
- Central air / heat · reception
- On-site parking
- Turnkey, move-in ready

THE OFFERING

FOR LEASE

\$1.75 / SF / mo

Modified Gross + utilities
≈ \$21 / SF / year

All information is from sources deemed reliable but is not guaranteed. Square footage and lease rate are approximate and should be independently verified by prospective tenants. This is not an offer to lease and is subject to change prior to lease or withdrawal without notice. Broker of Record: Archer Wilkinson, Inc. CA DRE# 02125991.

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