

# CLASS "A" OFFICE SPACE FOR LEASE

895 AEROVISTA, SUITE 102  
SAN LUIS OBISPO, CA

Zoned for Administrative  
and Medical Office



## EXCLUSIVELY LISTED BY

No warranty or representation as to the accuracy of the foregoing information. Terms of sale, lease, and availability are subject to change or withdrawal without notice.



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## LISTING SUMMARY

### PROPERTY OVERVIEW

Approximately 6,511 usable square feet plus 686.0 SF of common area of class "A" office space available for lease on the ground floor. The Suite features upgraded finishes, large reception area, two (2) private restrooms, kitchenette, break room, ample storage, data room, three (3) conference rooms, thirteen (13) private offices and two (2) exclusive exterior patio. Suite can be used for a variety of uses including medical offices and is divisible to 3,000 SF.

Located in the Aerovista Business Park, the building is one block from the SLO County Regional Airport and steps away from SLO Brew Rock.

SIZE: 7,197 RSF, divisible to 3,000

LEASE RATE: \$1.85/SF NNN (Est. \$0.80/SF)

RESTROOM: Two Private

HVAC: Yes

PARKING: 3:1,000

TERM: Negotiable

ZONING: BP (Business Park)

AVAILABLE DATE: Now

### PROMOTIONAL BASE RATE SCHEDULE

#### TERM

38 Months

52 Months

65 Months

130 Months

#### PROMOTION

4 months of half rent

8 months of half rent

10 months of half rent

20 Months of half rent

895 AEROVISTA PL., SUITE 102, SAN LUIS OBISPO



## INTERIOR PHOTOS

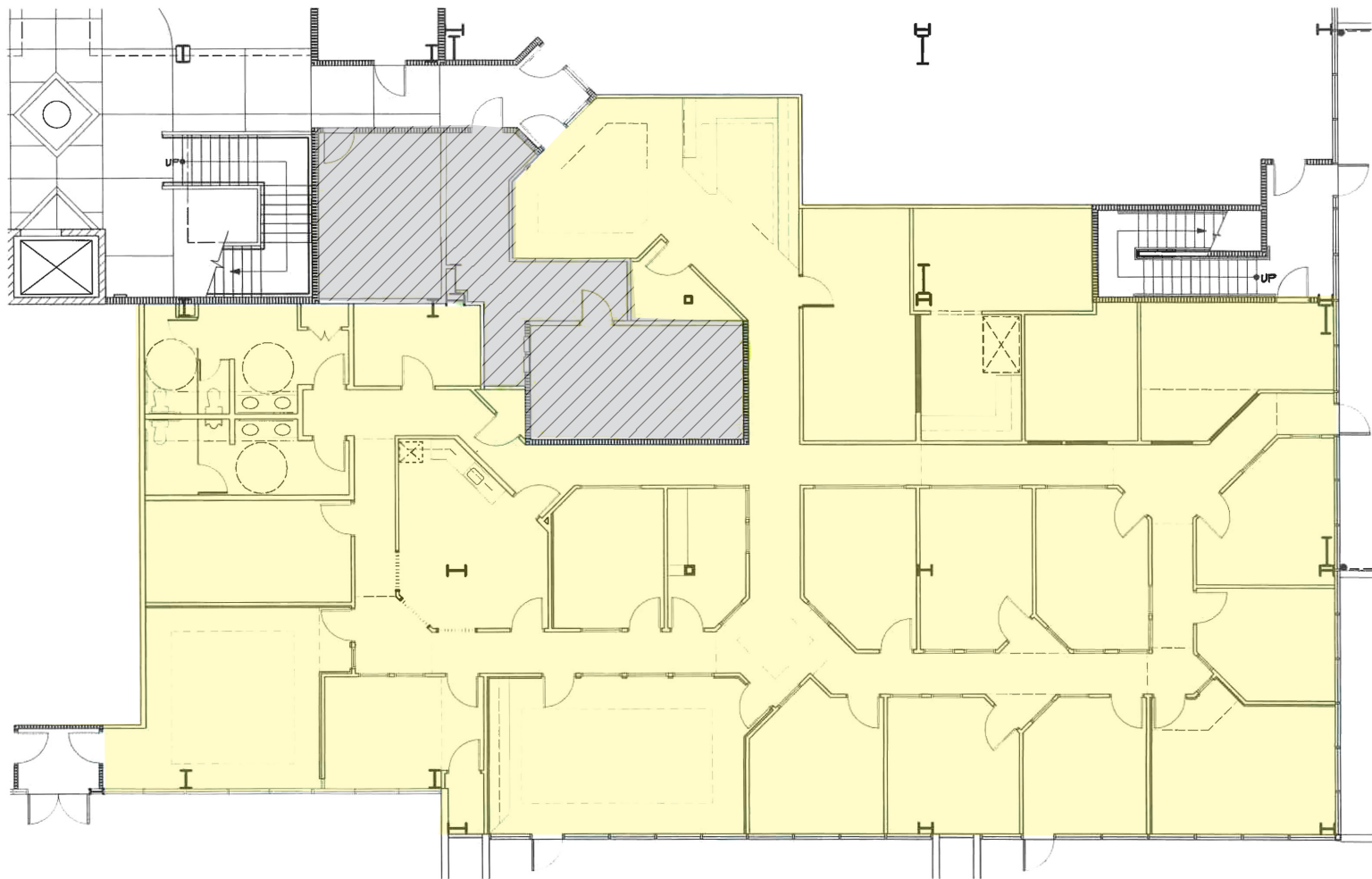




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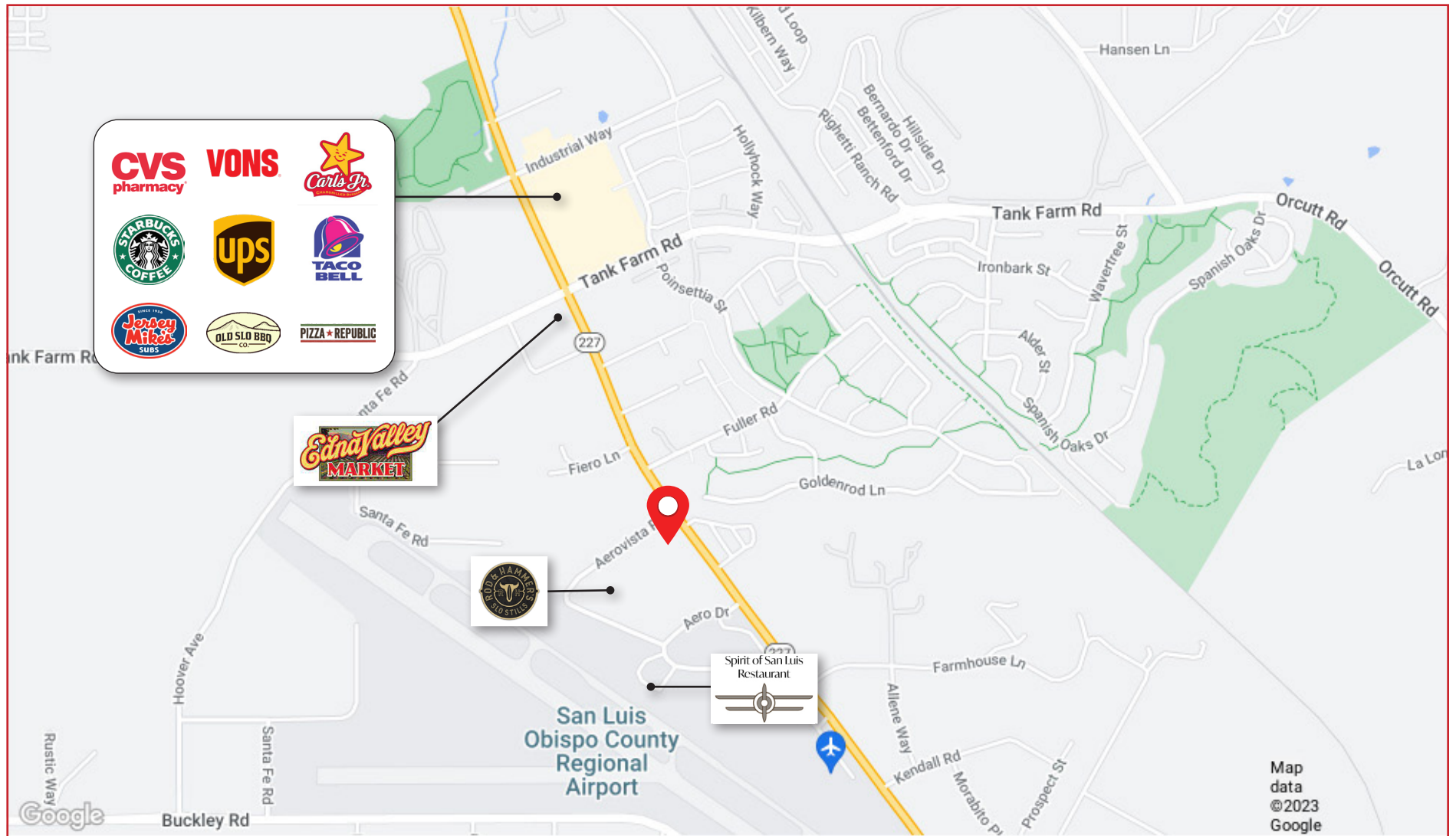


# FLOOR PLAN





# RETAIL MAP





# AERIAL

