### McCarty & Davis

#### **Property Overview**

- First floor: +/- 1,800 sq. ft.
- Shell condition, ready for TI's
- This suite can accommodate
  medical use
- Across from the San Luis
  Obispo Airport
- On-site parking
- Access to fiber internet
- Zoned CS
- Lease rate: \$2.25 sq. ft., NNN
- \$50 sq. ft. Tenant Improvement Allowance
- \*2<sup>nd</sup> floor is also in shell condition and has up to +/-10,700 sq. ft. available

# FOR LEASE: +/- 1,800 Sq. Ft. Office Space Available 4472 Broad Street, Suite 120, San Luis Obispo, CA



McCarty & Davis

**Commercial Real Estate** 

Steve McCarty mccarty@mccartydavis.com CalBRE#: 00977930 Steve Davis davis@mccartydavis.com CalBRE#: 01843738 641 Higuera Street, Suite 201 San Luis Obispo, CA 93401 805.543.1801 www.mccartydavis.com Updated: 9/04/2023

The information contained herein has been obtained from the owner of the property or from other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

#### McCarty & Davis

## FOR LEASE: +/- 1,800 Sq. Ft. Office Space Available 4472 Broad Street, Suite 120, San Luis Obispo, CA

Suite 120 is a first floor suite of +/- 1,800 sq. ft. It is in shell condition and ready for TI's. The other first floor suites are currently leased as presented below. The second floor is also in shell condition and has up to 10,700 sf available.

McCarty **\*** Davis

**Commercial Real Estate** 



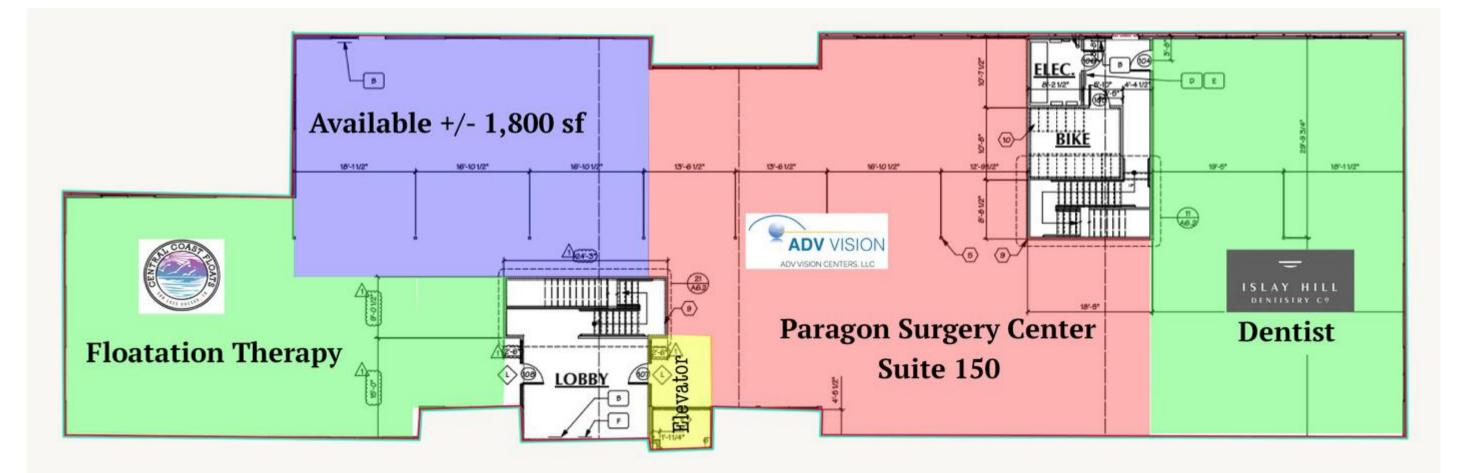


641 Higuera Street, Suite 201 San Luis Obispo, CA 93401

www.mccartydavis.com

Updated: 9/04/2023

805.543.1801



CalBRE#: 00977930

Steve McCarty

mccartv@mccartvdavis.com

Steve Davis

davis@mccartydavis.com CalBRE#: 01843738