

## 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



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.

