



218-222 W. Carmen Lane

| Santa Maria, CA



FOR SALE

OFFICE BUILDING | ±25,000 SF

Professional office project in central Santa Maria location. Various suite floor plans and sizes available. Two story building with elevator, ample parking, courtyard with fountain and lush landscaping. Buildings are 100% leased.

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.

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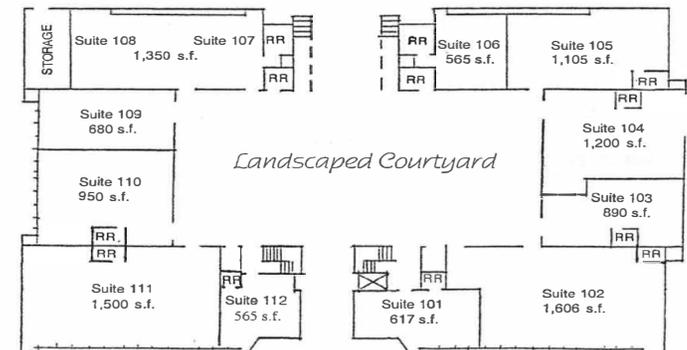
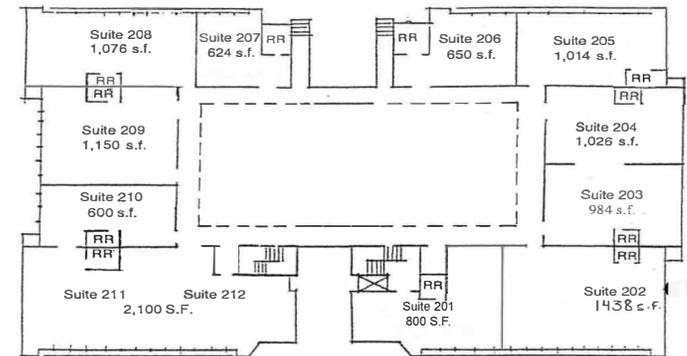
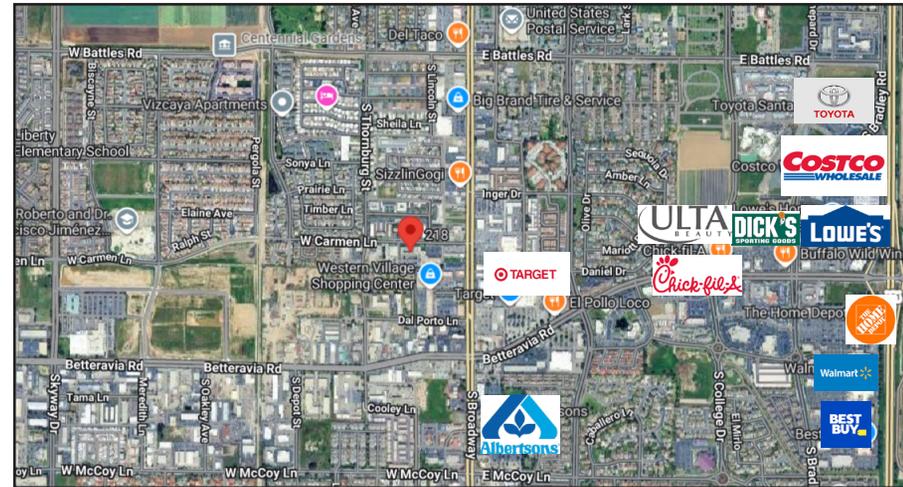


Sale Information:

- Asking Price: \$4,950,000.00
- NOI: \$325,000
- Cap Rate: 6.57%

Building Information:

- Building Size: Approximately 25,000 SF
- Suite Sizes: Range from 624-1,350 SF
- Construction Type: Frame/Stucco
- Year Built: 1982, (Remodeled in 2006)
- Zoning: PD C-2
- Elevator
- Restrooms: Private & Common
- 100% HVAC
- Parking: 144 Total Spaces (4/1,000 SF)
- Class B
- APN: 117-483-006/117-483-005



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CARMEN PROFESSIONAL CENTER

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| 101 Star Drug Testing | 201 S.B.C. BWell Prevention |
| 102 Good Samaritan Shelter | 202 Good Samaritan Shelter |
| 103 Access Central Coast | 203 Bomar Security |
| 104 S.B. Co. Dept. of Behavioral Wellness | 204 Bomar Security |
| 105 S.B. Co. Dept. of Behavioral Wellness | 205 People Creating Success |
| 106 S.B. Co. Dept. of Behavioral Wellness | 206 Santa Maria Hospice |
| 107 Life Steps Foundation | 207 Pathway Family Service, Inc. |
| 108 Life Steps Foundation | 208 Pathway Family Service, Inc. |
| 109 | 209 Pathway Family Service, Inc. |
| 110 Emmanuel's Tax & Bookkeeping | 210 New Heights Ventures, Inc. |
| 111 Good Samaritan Shelter | 211 Good Samaritan Shelter |
| 112 Thor C. Gjerdrum, MD, QME | 212 New Heights Ventures, Inc. |

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