

FOR SALE OR LEASE PRIME MEDICAL/OFFICE SPACE



689 Tank Farm Rd., Suites 120 and 140 | San Luis Obispo, CA

Class A Office Space available in the heart of San Luis Obispo's Airport Business Sector! This building is centrally located at the corner of two major thoroughfares, Tank Farm and Broad Street. Close proximity to the San Luis Obispo Public Airport. Suite 120 is leased and being sold with Suite 140. This is a great owner-user opportunity with room for expansion.

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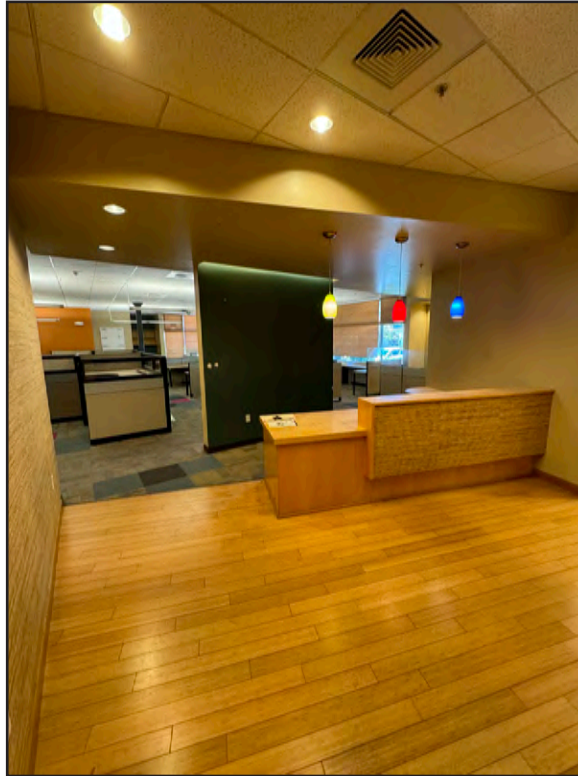
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2520 Professional Parkway | Santa Maria, CA 93455 | PacificaCommercialRealty.com



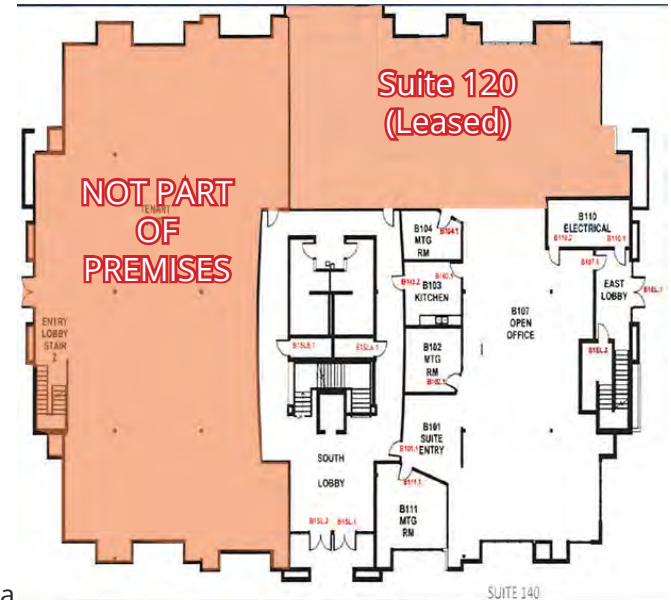
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SALE & LEASE DETAILS

- Sale Price: \$3,283,975.00 (both suites)
- Lease Rate: \$1.75/SF/Month, NNN (\$0.60)
- Unit Size: +/-7,727 SF (Total)
- Suite 140 Size: +/-4,769 SF



The offering includes +/-7,727 square feet space, comprised of two (2) Condominium Units (Suites 120 & 140). Suite 120 is subject to a recently executed 5-year lease with a medical tenant. Suite 140 is located on the 1st floor and is part of a larger professional office building that includes several medical tenancies. Only minutes from the San Luis Obispo Public Airport. This space offers an open floor plan with private offices, a conference room, kitchenette and a lobby area. The building features an elevator to service the building and common area restrooms.

2520 Professional Parkway | Santa



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