

**217 W Central Ave, Suite C**  
LOMPOC, CA 93436

COMMERCIAL OFFICE  
**FOR LEASE**



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# Suite C SPECIFICS

- LEASE PRICE:** \$1.51/SF=\$2,275/MONTH BASE +  
**NNN** \$0.50/SF=\$754/MONTH = \$3,029
- UNIT SIZE:** 1,508 SF
- LOT SIZE** 53,579 SF (1.23AC)
- FLOORS:** 1
- LEASE TERM:** 2-5 YEARS
- ESCALATIONS:** 3% BUMPS
- ZONING:** PCD (PLANNED COMMERCIAL DEVELOPMENT)
- PARKING:** IN PARKING LOT (UNASSIGNED)
- HVAC:** YES
- UTILITIES:** TENANT PAYS, SEPERATE METERS
- RESTROOMS:** IN SUITE

*Lease Rate*  
**\$3,029/month**

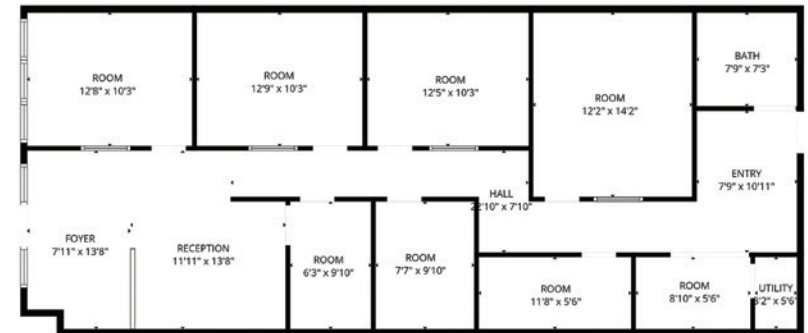
This 1,508 SF office space for lease in Lompoc is located at 217 W Central Avenue, one of the city's primary commercial corridors. The professional suite is situated within a well-maintained single-story office complex and offers convenient access for both clients and staff.

Suite C features a functional layout ideal for a variety of professional users, including administrative offices, consulting firms, medical support services, and other professional practices. The space includes multiple private offices, a reception area, an in-suite restroom and a kitchenette, creating an efficient environment for day-to-day operations.

The property is located within a Planned Commercial Development (PCD) and benefits from strong accessibility, nearby businesses, and on-site parking. Businesses seeking commercial office space in Lompoc will appreciate the central location and professional setting.

The suite is offered at \$1.51/SF NNN with estimated NNN expenses of \$0.50/SF, with 2 to 5- year lease terms and 3% annual escalations.

Available now, this is an excellent opportunity for tenants looking for professional office space for lease in Lompoc with convenient access along Central Avenue.



*The information provided here 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.*

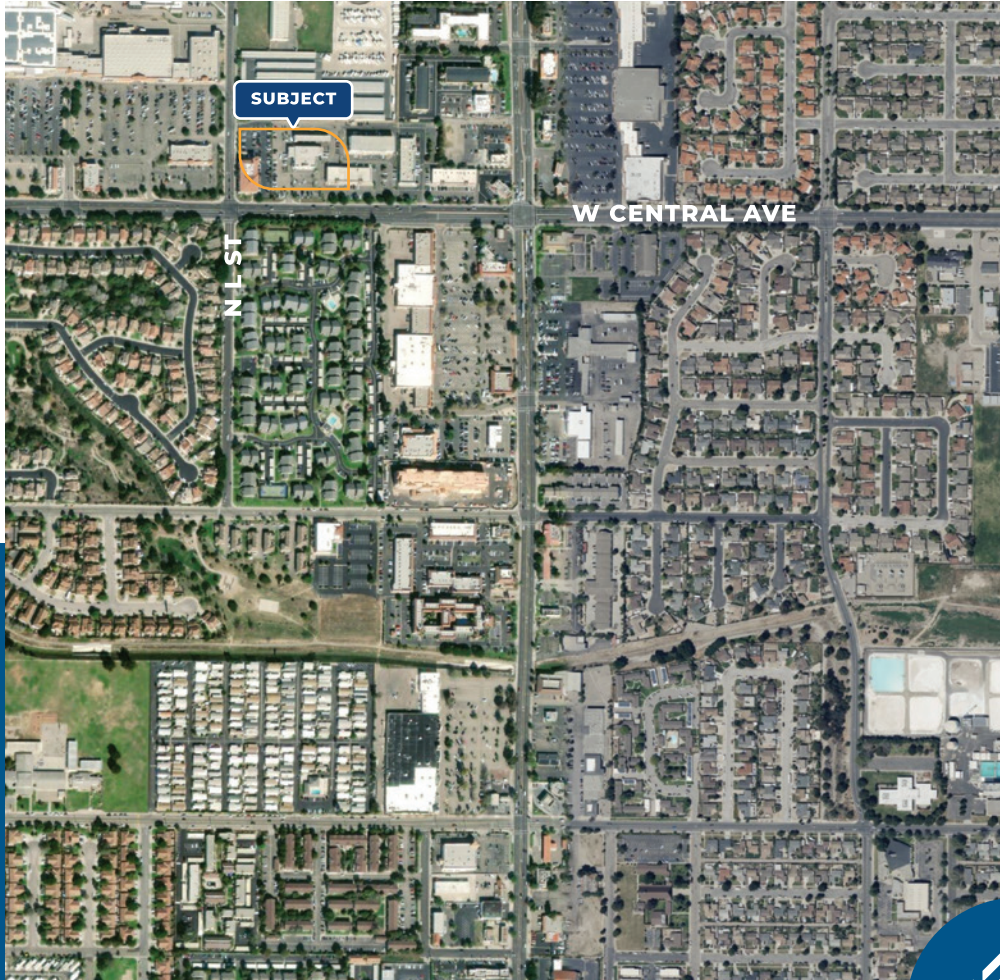
# Property GALLERY

## COMMERCIAL OFFICE SPACE



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# Property AREA OVERVIEW



**LENA BERCH**

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