

# FOR SALE OR LEASE OFFICE BUILDING | ±6,000 SF



## 2401 Professional Parkway | Santa Maria, CA

Prominent office building at the corner of West McCoy Lane and Professional Parkway, one block west of South Broadway. Originally designed for an accounting office with substantial interior improvements such as private offices, multi-stall restrooms, conference room, lobby and large bullpen areas.



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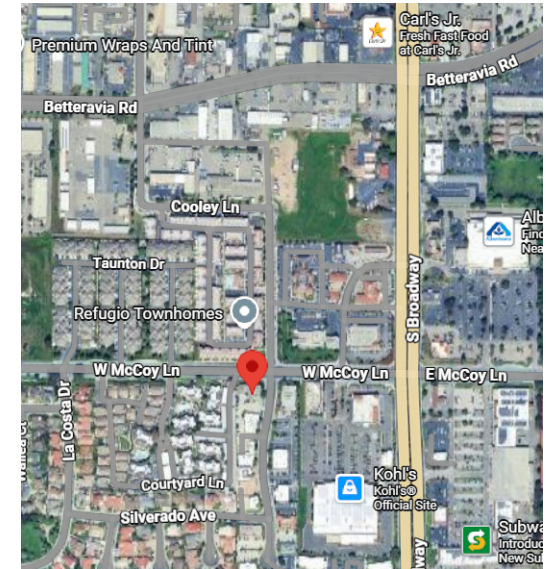
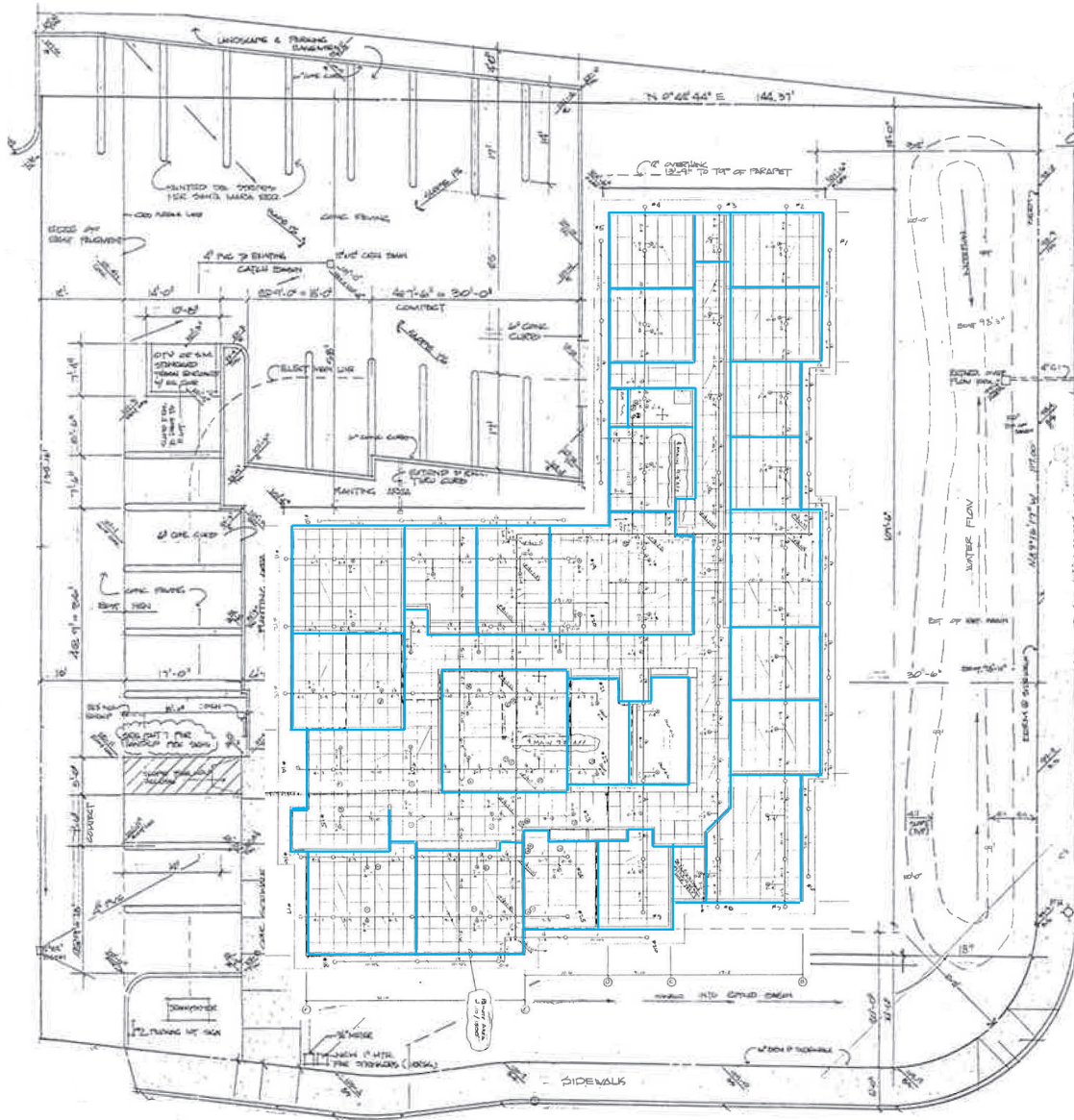


PO Box 250 | Santa Maria, CA 93456 | [PacificaCommercialRealty.com](http://PacificaCommercialRealty.com)

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## SALE & LEASE PROPERTY DETAILS

- Sale Price: \$2,095,000
- Lease Price: \$1.75/SF/ Month, NNN
- Building Size: +/-6,000 SF
- Parcel Size: +/-0.45 Acres
- 16 offices
- 2 bathrooms
- Large Conference Room
- Breakroom
- Built in storage
- Bullpen with cubicle opportunities
- 24 parking spaces
- Zoning: CPO
- APN: 111-560-001



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