McCarty & Davis

+/- 21,166 sq. ft. of Office Space at the Creekside Campus: 4115 Broad Street, San Luis Obispo, CA 93401

- +/- 21,166 sq. ft., LEED Platinum, Fiber Connected
- Entire Second Floor; Elevator served
- 17 large perimeter offices, operable windows
- +/- 10 private offices; white board walls
- Conference rooms; large kitchen area
- Monument signage; large reciprocal parking
- Multiple restrooms and private restrooms with showers
- Excellent location in the heart of San Luis
 Obispo's business and tech core
- Lease rate: \$1.70 sq. ft., NNN (\$0.57)



*This offering can be combined with separate available suites in the adjacent building: 4111, up to +/- 14,079 sq. ft. Includes: Suite A: +/- 7,566 sq. ft., Suite F: +/- 6,513. ft. For a total of approximately 35,245 sq. ft. within the Campus.

"An amenity loaded space in tech rich San Luis Obispo"



Steve McCarty

mccarty@mccartydavis.com CalBRE#: 00977930 **Steve Davis**

davis@mccartydavis.com CalBRE#: 01843738 641 Higuera Street, Suite 201 San Luis Obispo, CA 93401

805.543.1801

www.mccartydavis.com

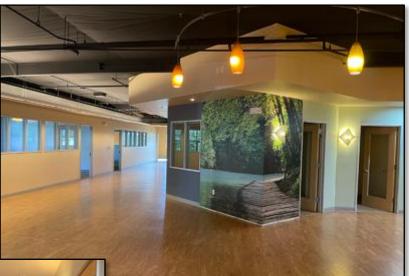
Updated: 1/26/2023

McCarty * Davis

+/- 21,166 sq. ft. of Office Space at the Creekside Campus: 4115 Broad Street, San Luis Obispo, CA 93401

Amenities and work areas









Steve McCarty

mccarty@mccartydavis.com CalBRE#: 00977930 **Steve Davis**

davis@mccartydavis.com CalBRE#: 01843738 641 Higuera Street, Suite 201 San Luis Obispo, CA 93401 **805.543.1801**

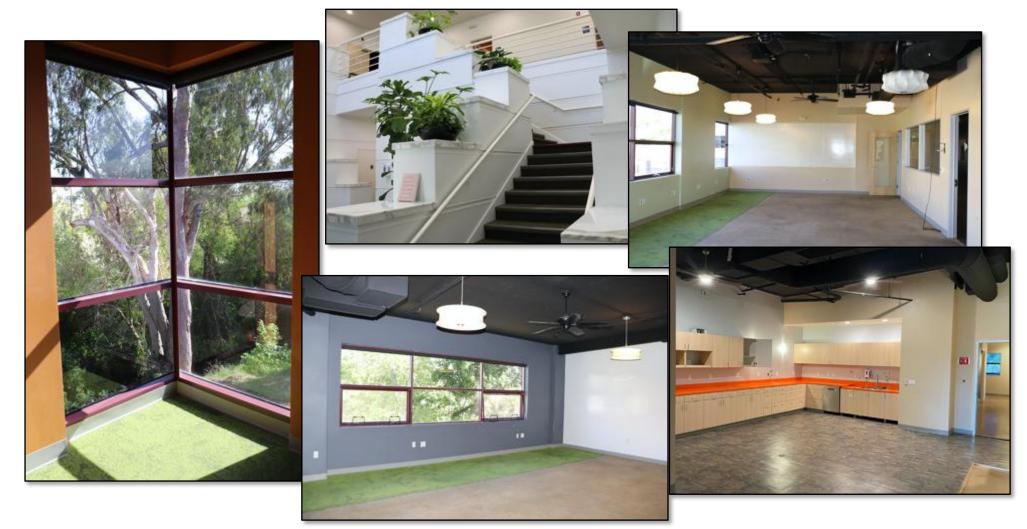
www.mccartydavis.com

Updated: 1/26/2023

McCarty * Davis

+/- 21,166 sq. ft. of Office Space at the Creekside Campus: 4115 Broad Street, San Luis Obispo, CA 93401

Amenities and work areas



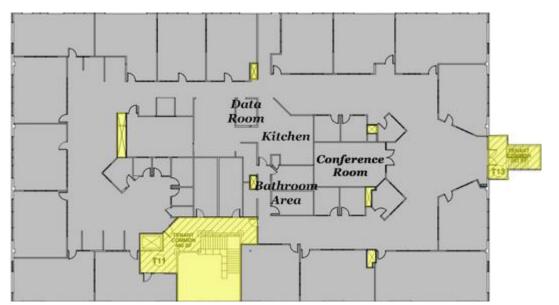
McCarty & Davis
Commercial Real Estate

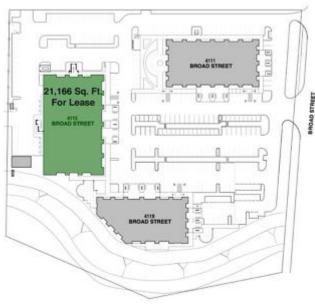
Steve McCarty mccarty@mccartydavis.com CalBRE#: 00977930

Steve Davis davis@mccartydavis.com CalBRE#: 01843738 641 Higuera Street, Suite 201 San Luis Obispo, CA 93401 **805.543.1801 www.mccartydavis.com** Updated: 1/26/2023

McCarty * Davis

+/- 21,166 sq. ft. of Office Space at the Creekside Campus: 4115 Broad Street, San Luis Obispo, CA 93401







McCarty & Davis
Commercial Real Estate

Steve McCarty

mccarty@mccartydavis.com CalBRE#: 00977930 **Steve Davis**

davis@mccartydavis.com CalBRE#: 01843738 641 Higuera Street, Suite 201 San Luis Obispo, CA 93401 **805.543.1801**

www.mccartydavis.com

Updated: 1/26/2023