McCarty * Davis

FOR LEASE: Up to 7,516 SF for Lease 4460 Broad St. Building "A" San Luis Obispo, CA

- Building A has the building shell completed and is available for TI's now.
- Total Building size 7,516 sq. ft.
- Suite sizes can be 1,000 sq. ft. and up
- CS zoning allows most uses
- Highly visible location on Broad St./Highway 227
- Ample On-site Parking
- Across from the San Luis Obispo Airport
- \$2.25 / sq. ft., NNN with \$50 sq. ft. Tenant Allowance
- Additional buildings available



McCarty & Davis
Commercial Real Estate

Steve McCarty

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McCarty **❖** Davis

FOR LEASE: Up to 7,516 SF for Lease 4460 Broad St. Building "A" San Luis Obispo, CA

4460-4484 Broad St. is an approved office/retail development with excellent street exposure. With designed buildings ranging in size from 6,830 sq. ft. to 21,416 sq. ft., the six on-site building pads enable delivery of finished buildings faster than any other project in the City of San Luis Obispo. Buildings C (4468 Broad St.) and Building A (4460 Broad St.) are complete and Building D (4476 Broad St.) will be complete Spring of 2018.

Property Characteristics		
Property Description:	Six Approved Free- Standing Buildings.	
Land Use Zone:	Commercial Service	
Overall Parcel Size:	6.22 Acres	



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	First	Second	Total Building	Status	
D '11' A	Floor	Floor	Square Footage	D 1 (T1)	
Building A	Leased	3,697	7,516 sq. ft.	Ready for T.I.'s	
Building B	7,527	N/A	7,527 sq. ft.	Leased	F
Building C	7,942	N/A	7,942 sq. ft.	Leased	1 STORY 23,086 SF
Building D	10,708	10,708	21,416 sq. ft.	Ready for T.I.'s	
Building E	3,613	3,217	6,830 sq. ft.		
Building F (leased)	23,086	N/A	23,086sq. ft.	Leased	
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				7,516 SF	7,527 SF 7,942
				A 2 STORY 7,516 SF	2 STORY

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