

- Building D is ready for T.I.'s
- Total Building size; 21,416 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



**FOR LEASE: Up To 21,416 sq. ft. of office/retail development
4476 Broad St. Building "D" San Luis Obispo, CA**

4460-4484 Broad St. is an approved office/retail development with excellent street exposure. Designed buildings range in size from 6,830 sq. ft. to 21,416 sq. ft. Building A (4460 Broad St.) is complete; Building D (4476 Broad St.) is ready for T.I.'s. Buildings B (4464 Broad St.) and Building C (4468 Broad St.) are fully leased.



Property Characteristics

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

**FOR LEASE: Up To 21,416 sq. ft. of office/retail development
4476 Broad St. Building "D" San Luis Obispo, CA**

	First Floor	Second Floor	Total Building Square Footage	Status
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
Building C	7,942	N/A	7,942 sq. ft.	Leased
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.	Ready for Construction
Building F (leased)	23,086	N/A	23,086sq. ft.	Leased

