## McCarty & Davis

#### **Property Overview**

- Building D is ready for T.I.'s
- Second floor: +/- 10,708 sq. ft.
- Ample On-Site Parking
- Across from the San Luis
  Obispo Airport
- Access to fiber connection available throughout facility
- Zoned C-S
- Lease rate: \$2.25 sq. ft., NNN
- \$50 sq. ft. Tenant Improvement Allowance
- \*1st floor suite also available downstairs

McCarty & Davis

**Commercial Real Estate** 

## FOR LEASE: +/- 10,708 Sq. Ft. Office Space Available 4472 Broad Street, 2nd Floor, San Luis Obispo, CA





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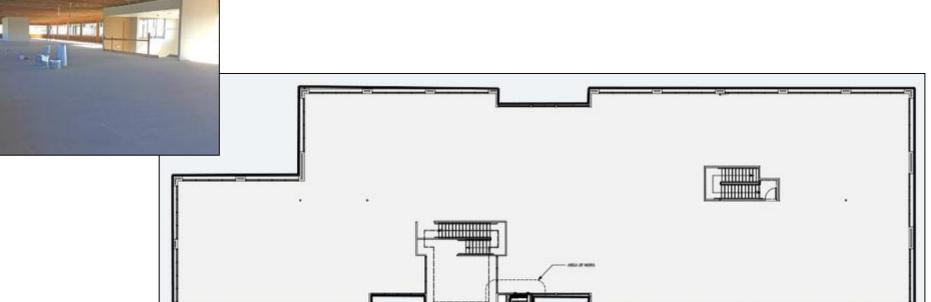
The information contained herein has been obtained from the owner of the property or from other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

### McCarty & Davis

# FOR LEASE: +/- 10,708 Sq. Ft. Office Space Available 4472 Broad Street, 2nd Floor, San Luis Obispo, CA

Entire +/- 10,708 sq. ft. second floor is in shell condition and is ready for TI's. Suites can range from +/- 1,500 sq. ft. and up. CS zoning allows most uses. Second floor is elevator served. Beautiful views of hills surrounding San Luis Obispo.





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