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





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: 9/6/2023

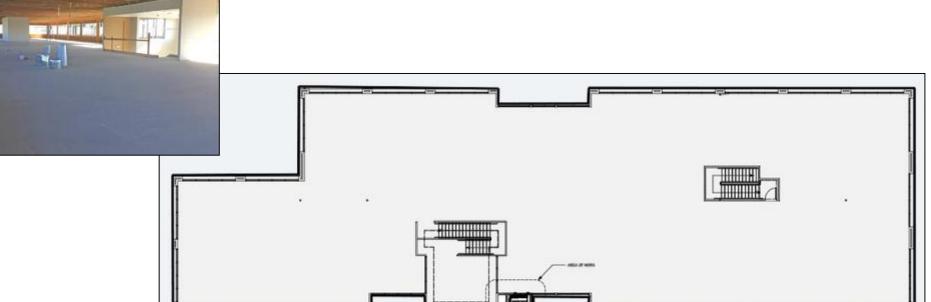
The information contained herein has been obtained from the owner of the property or from other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

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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