

Office/R&D/Lab Space
145 Prado Rd., San Luis Obispo, CA
+/- 5,556 SF
FOR LEASE



Contact: Steve McCarty
mccarty@mccartydavis.com
805.431.2671
CalBRE#: 00977930

Steve Davis
davis@mccartydavis.com
805.704.5727
CalBRE#: 01843738

Alyx Lemos
alyx@mccartydavis.com
805.801.7769
CalBRE#: 02157395

www.McCartyDavis.com
641 Higuera Street, Suite 201
San Luis Obispo, CA 93401
805.543.1801
Updated: 4/17/2026

McCarty  **Davis**
Commercial Real Estate

Property Overview

145 Prado Road is prominently located at the intersection of Prado Road and South Higuera Street, offering great visibility and easy access for employees, clients, and deliveries.

The space is an ideal fit for R&D, lab, or flex users — featuring a mix of private offices, open work areas, and flexible lab/flex space with a roll-up door. It's a versatile, move-in ready option for innovative and growing businesses.

Property Facts

- +/- 5,556 SF
- Zoned: CS (Commercial Service)
- 3 Large open work areas
- 5 Private offices
- Break room
- 2 restrooms
- Large flex area with a rollup door
- Monument sign
- Data room

Financials

Promotional Lease Rate:	\$1.00/SF/Mo. MG for the first year of a minimum 5 year term
Lease Rate	\$1.75/SF/Mo. MG

Additional Information

Available Now!



Contact: Steve McCarty
mccarty@mccartydavis.com
805.431.2671
CalBRE#: 00977930

Steve Davis
davis@mccartydavis.com
805.704.5727
CalBRE#: 01843738

Alyx Lemos
alyx@mccartydavis.com
805.801.7769
CalBRE#: 02157395

www.McCartyDavis.com
641 Higuera Street, Suite 201
San Luis Obispo, CA 93401
805.543.1801
Updated: 4/27/2026

McCarty  **Davis**
Commercial Real Estate



Contact: Steve McCarty
mccarty@mccartydavis.com
 805.431.2671
 CalBRE#: 00977930

Steve Davis
davis@mccartydavis.com
 805.704.5727
 CalBRE#: 01843738

Alyx Lemos
alyx@mccartydavis.com
 805.801.7769
 CalBRE#: 02157395

www.McCartyDavis.com
 641 Higuera Street, Suite 201
 San Luis Obispo, CA 93401
 805.543.1801
 Updated: 4/27/2026

McCarty  **Davis**
 Commercial Real Estate



Subject

US 101

TESLA
SUPERCHARGER

TRADER JOE'S

SLO Public Market

Jay Bird's
Nashville Hot Chicken

PETRA
MEDITERRANEAN PIZZA & GRILL

poke morro

HUMBLE OVEN
FOOD AND COMPANY

CALIFORNIA TACOS
GANTINA & DISTILLERY

TWENTY SOUTH
Coffee, Kitchen, & Cocktails

THE ALL ROAD SPIRIT
TODO BUENO
CEL-MEX

And More!

Contact: Steve McCarty
mccarty@mccartydavis.com
805.431.2671
CalBRE#: 00977930

Steve Davis
davis@mccartydavis.com
805.704.5727
CalBRE#: 01843738

Alyx Lemos
alyx@mccartydavis.com
805.801.7769
CalBRE#: 02157395

www.McCartyDavis.com
641 Higuera Street, Suite 201
San Luis Obispo, CA 93401
805.543.1801
Updated: 4/27/2026

McCarty ♦ Davis
Commercial Real Estate

**For More
Information**

*To receive more
information please
call or email us.
Our contact
information is
below and we look
forward to talking
to you.*



*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.*

Contact: Steve McCarty
mccarty@mccartydavis.com
805.431.2671
CalBRE#: 00977930

Steve Davis
davis@mccartydavis.com
805.704.5727
CalBRE#: 01843738

Alyx Lemos
alyx@mccartydavis.com
805.801.7769
CalBRE#: 02157395

www.McCartyDavis.com
641 Higuera Street, Suite 201
San Luis Obispo, CA 93401
805.543.1801
Updated: 4/27/2026

McCarty  Davis
Commercial Real Estate