Office Spaces for Lease

Suite sizes from 1,958 - 21,116 sq. ft.
4115 Broad Street, Second Floor, San Luis Obispo

Contact:

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

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

www.McCartyDavis.com
641 Higuera Street, Suite 201
San Luis Obispo, CA 93401
805.543.1801
Updated: 2/6/2024

McCarty ❖ Davis
Commercial Real Estate

Property Overview

McCarty Davis is pleased to offer an opportunity to lease office space at 4115 Broad Street, part of the Creekside Center in San Luis Obispo. Comprised of three buildings (4111, 4115 and 4119) Broad Street, the Creekside Campus provides a variety of office options for your business. With ample parking, easy access and proximity to the San Luis County Airport, this is an ideal office location.

Property Facts

- 4115 Broad is a two story building with available office space on the second floor.
- The entire second floor, 21,116 sq. ft., can be leased “as is”
- Or, the second floor can be can be divided into numerous suites of different sizes to meet your needs. Please see the following pages for examples of different possible suite configurations
  - Suite 110 - 2,461
  - Suite 115 - 2,180
  - Suite 120 - 2,576
- Suites can be combined to create your preferred rentable area
- Landlord will provide demising walls, new carpet and paint for the new suites.
- Common restrooms
- Fiber Internet Connection
- Available now

Financials

Lease Rate - $1.95/sq. ft., NNN ($.59) for demised space
Discounted rate to take suite “as is”.

Additional Space Available

There is an additional space available to lease at 4111 Broad Street as well.

Contact:

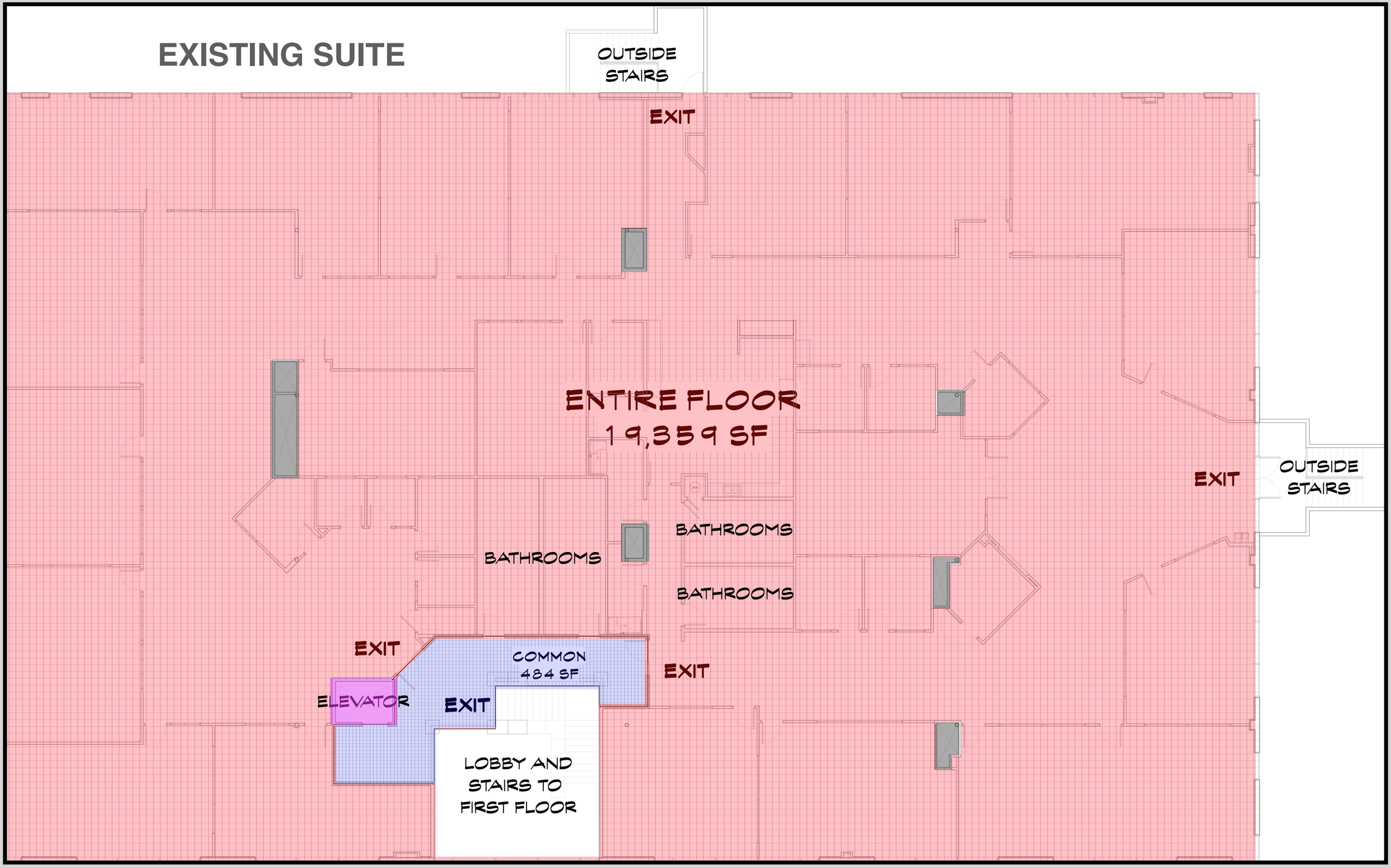
Steve McCarty
mccarty@mccartydavis.com
805.431.2671
CalBRE#: 00977930

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

www.McCartyDavis.com
641 Higuera Street, Suite 201
San Luis Obispo, CA 93401
805.543.1801
Updated: 2/6/2024

McCarty ❖ Davis
Commercial Real Estate

EXISTING SUITE



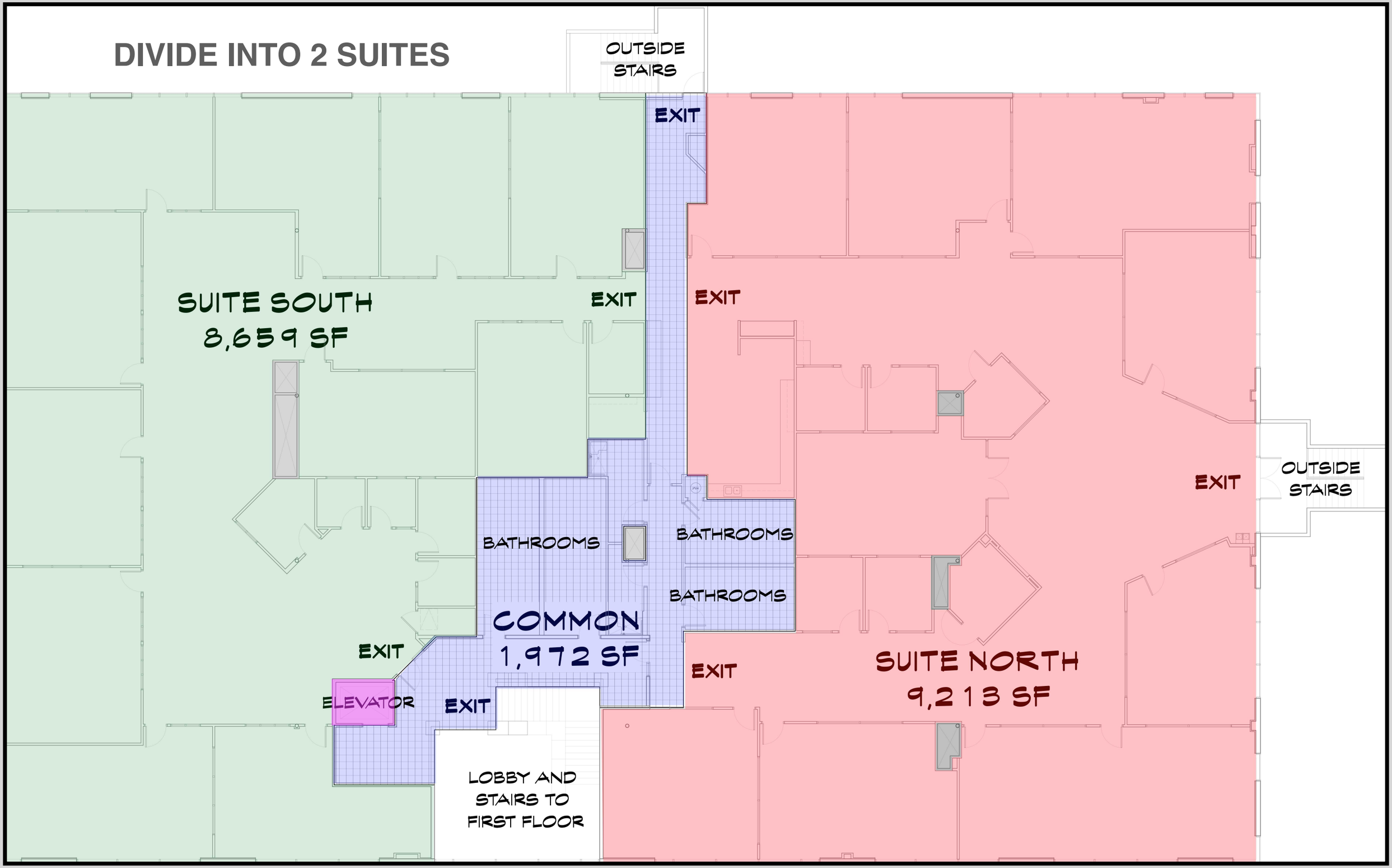
Contact:

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

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

www.McCartyDavis.com
641 Higuera Street, Suite 201
San Luis Obispo, CA 93401
805.543.1801
Updated: 2/6/2024

McCarty ❖ Davis
Commercial Real Estate



Contact:

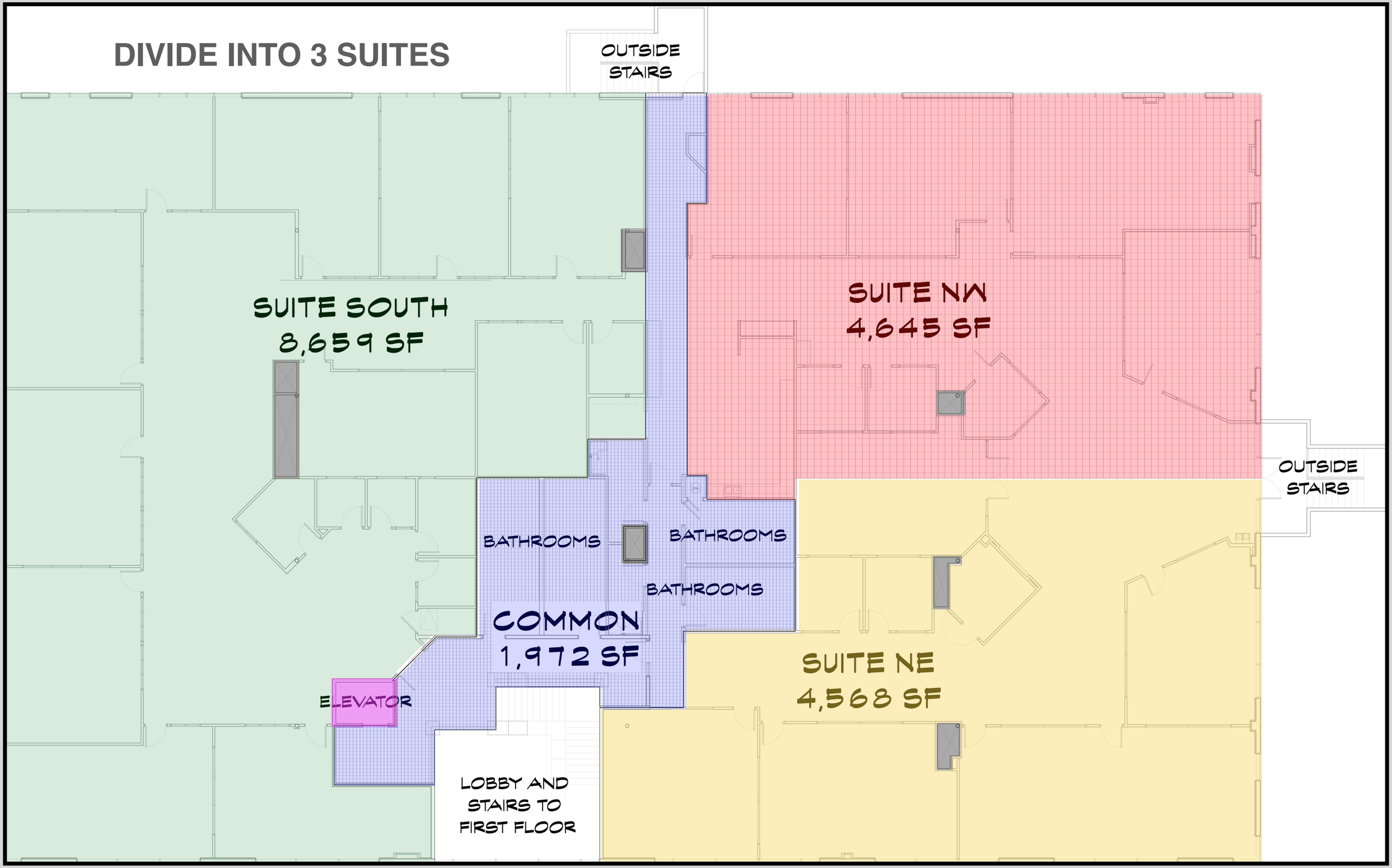
Steve McCarty
mccarty@mccartydavis.com
805.431.2671
CalBRE#: 00977930

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

www.McCartyDavis.com
641 Higuera Street, Suite 201
San Luis Obispo, CA 93401
805.543.1801
Updated: 2/6/2024

McCarty ❖ Davis
Commercial Real Estate

DIVIDE INTO 3 SUITES



Contact:

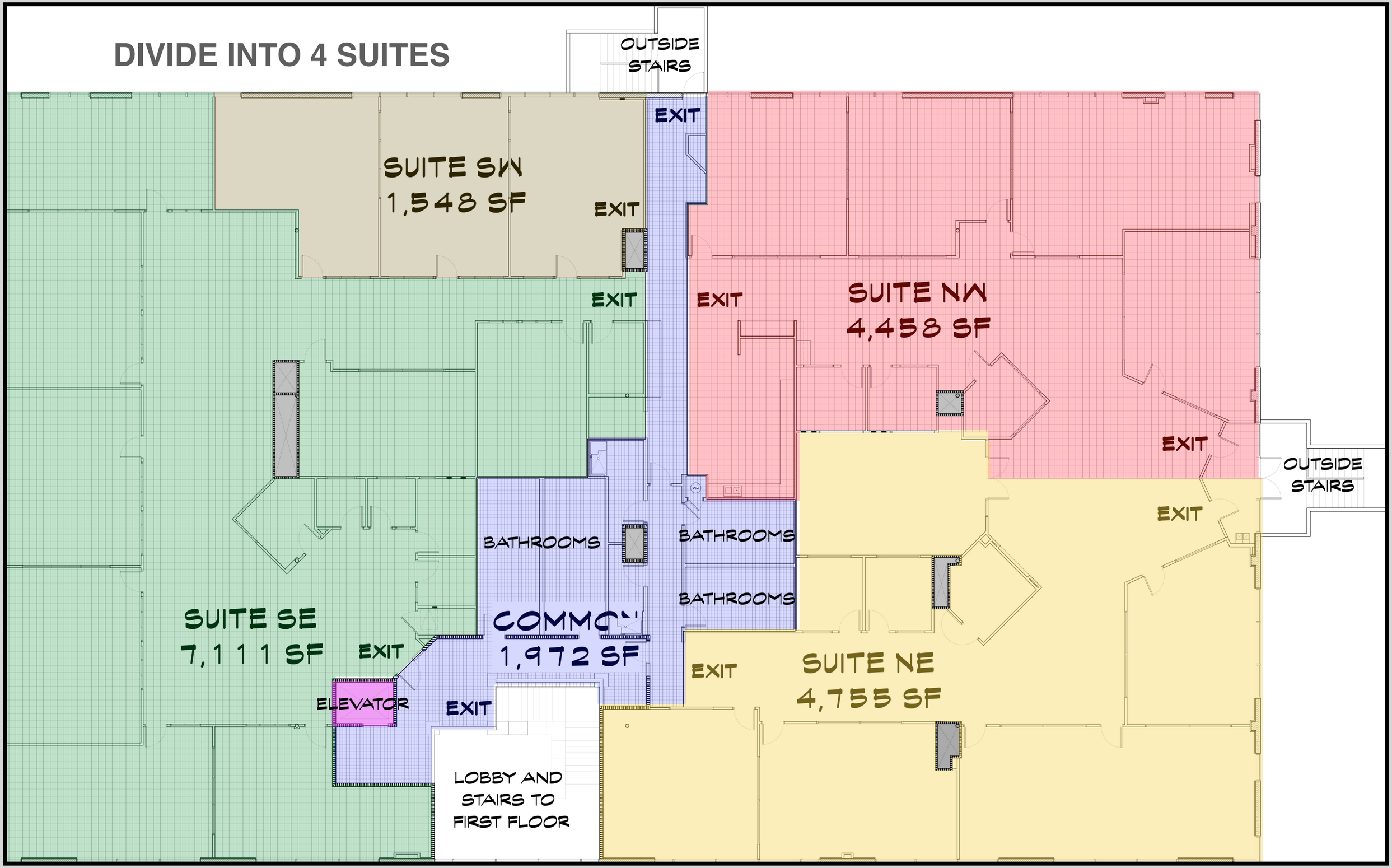
Steve McCarty
mccarty@mccartydavis.com
805.431.2671
CalBRE#: 00977930

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

www.McCartyDavis.com
641 Higuera Street, Suite 201
San Luis Obispo, CA 93401
805.543.1801
Updated: 2/6/2024

McCarty ❖ Davis
Commercial Real Estate

DIVIDE INTO 4 SUITES



Contact:

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

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

www.McCartyDavis.com
641 Higuera Street, Suite 201
San Luis Obispo, CA 93401
805.543.1801
Updated: 2/6/2024

McCarty ❖ Davis
Commercial Real Estate

Contact:

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

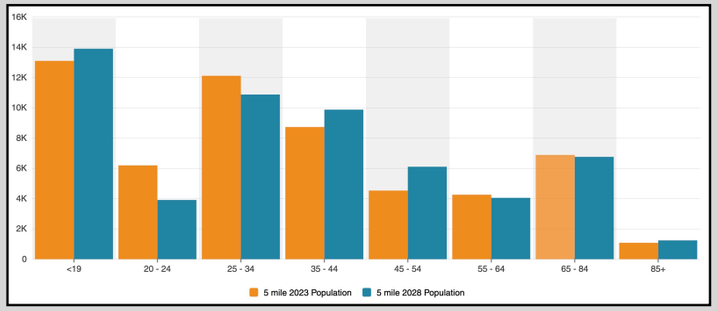
Steve Davis
davis@mccartydavis.com
805.704.5727
CalBRE#: 01843738

www.McCartyDavis.com
641 Higuera Street, Suite 201
San Luis Obispo, CA 93401
805.543.1801
Updated: 2/6/2024

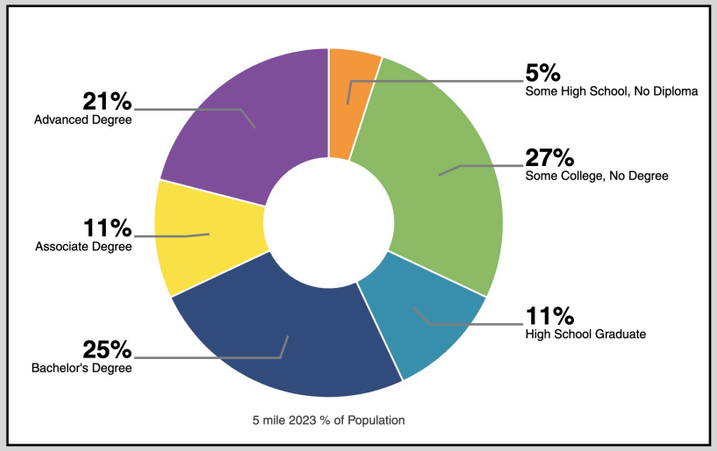
McCarty ❖ Davis
Commercial Real Estate

Demographics

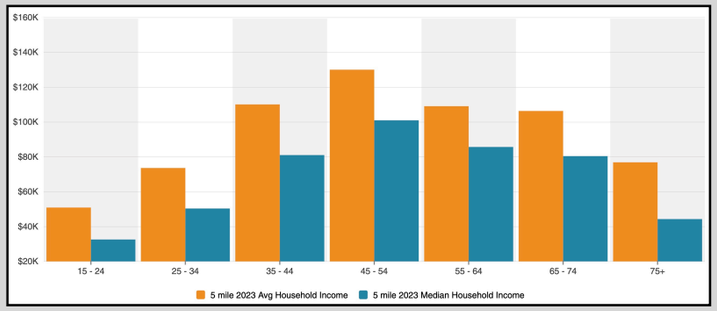
Population By Age



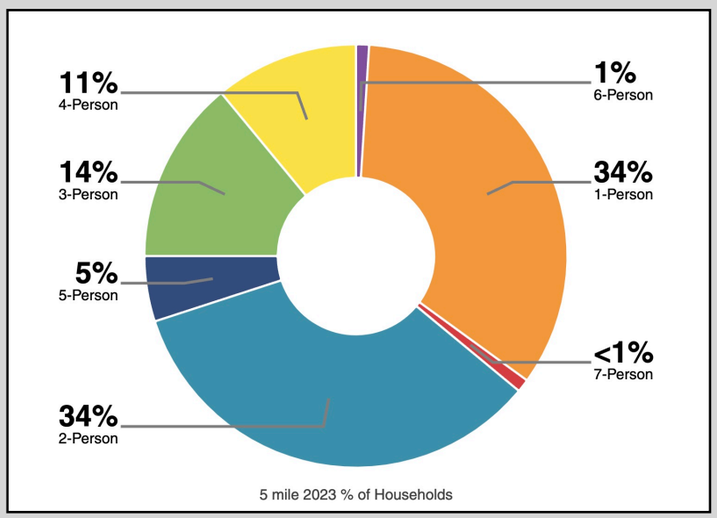
Educational Attainment

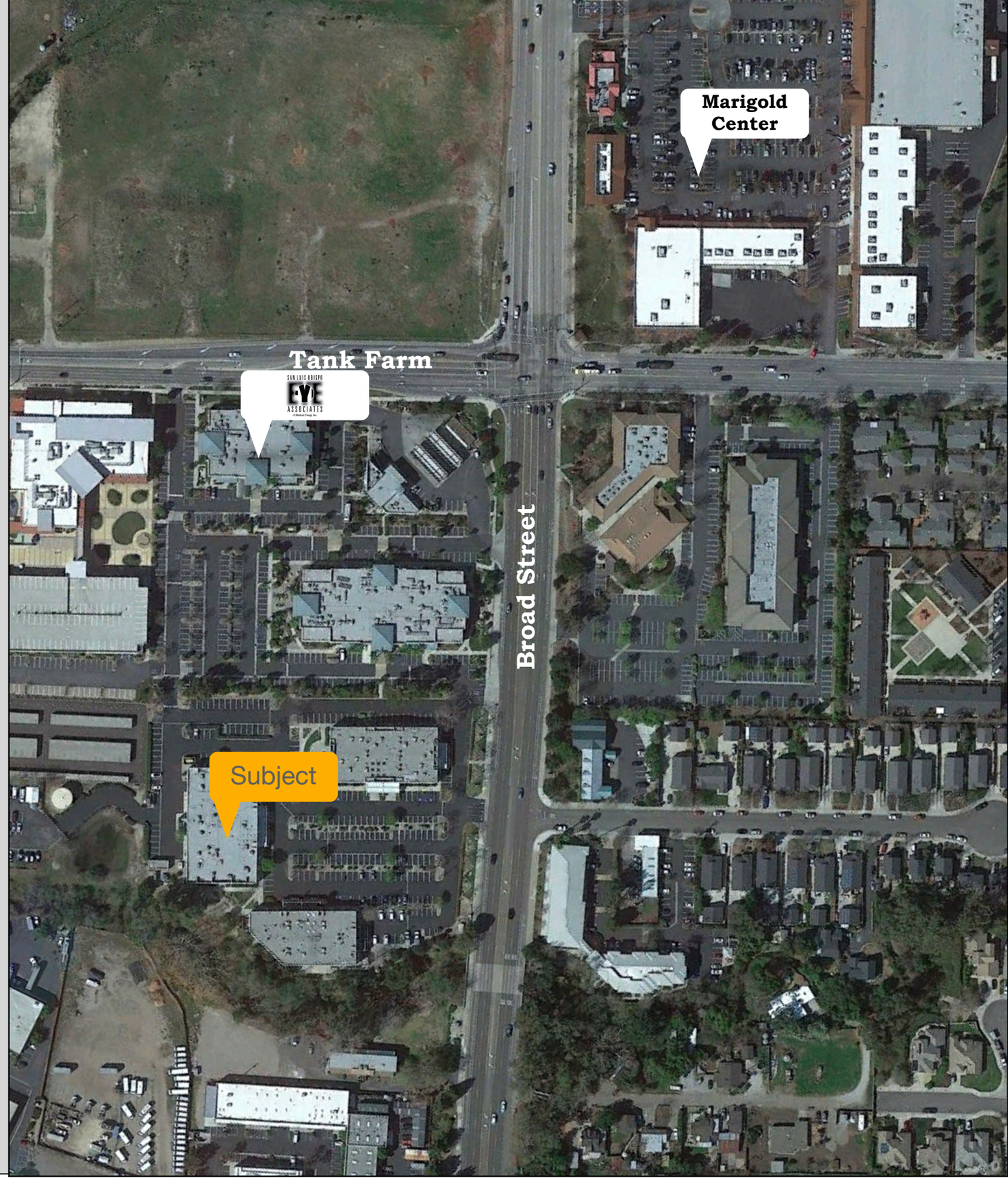


Household Income By Age



Household Size





Contact:

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

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

www.McCartyDavis.com
641 Higuera Street, Suite 201
San Luis Obispo, CA 93401
805.543.1801
Updated: 2/6/2024

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

www.McCartyDavis.com
641 Higuera Street, Suite 201
San Luis Obispo, CA 93401
805.543.1801
Updated: 2/6/2024

McCarty ❖ Davis
Commercial Real Estate