# Office Spaces for Lease

**Suite sizes from 2,180 - 7,217 sq. ft.**

**4111 Broad Street, Suite 110, 115 & 120, 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: 3//2024

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## *Property Overview*

McCarty Davis is pleased to offer an opportunity to lease office space at 4111 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*

- 4111 Broad is a two story building with available office space on the first floor.
- Suite A can be leased “as is”
- Or, Suite A, 7,217 sq. ft., can be can be divided into three smaller individual suites:
  - Suite 110 - 2,461
  - Suite 115 - 2,180
  - Suite 120 - 2,576
- Suites can be combined to increase rentable area
- Landlord will provide demising walls, new carpet and paint for the smaller suites.
- Common restrooms
- Fiber Internet Connection
- Available now

## *Financials*

Lease Rate - $1.95/sq. ft., NNN ($.59)
Discounted rate to take suite “as is”.
$20/SF TI allowance

## *Additional Space Available*

There is an additional 21,166 sq. ft. available to lease at 4115 Broad Street as well.

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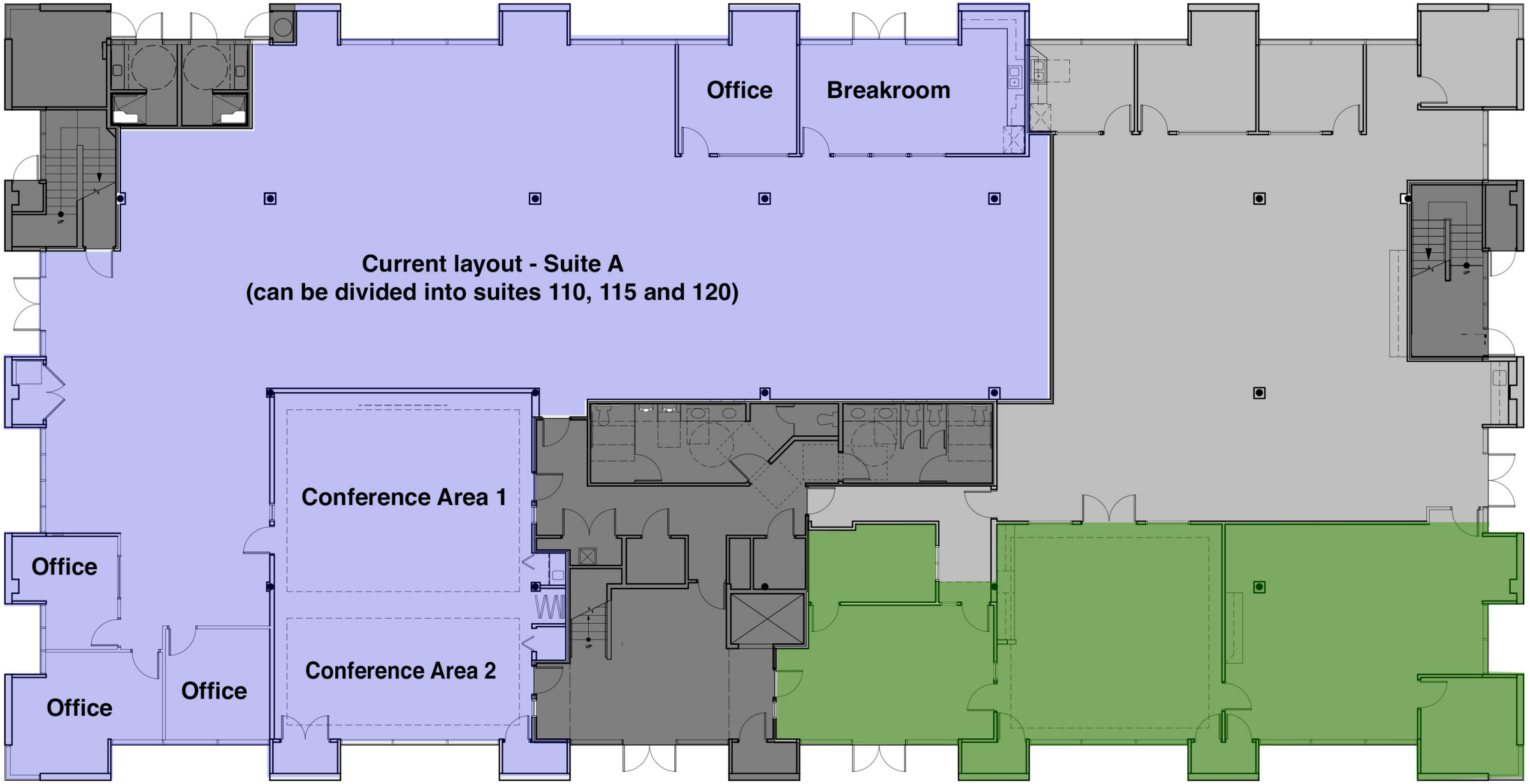


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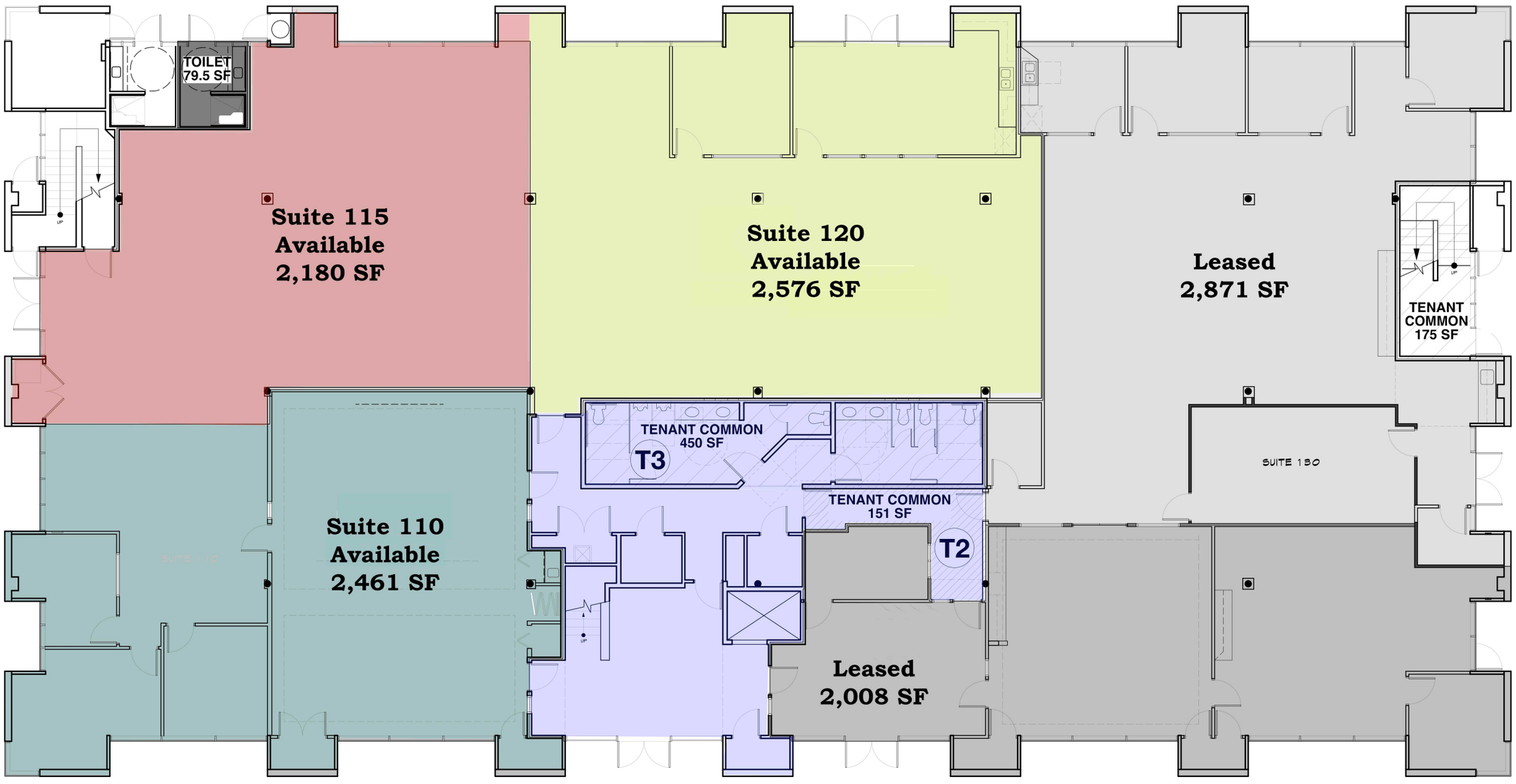


**4111 BROAD - CREEKSIDE A**
**TOTAL FIRST FLOOR LEASE SPACE: 11,757 SF**


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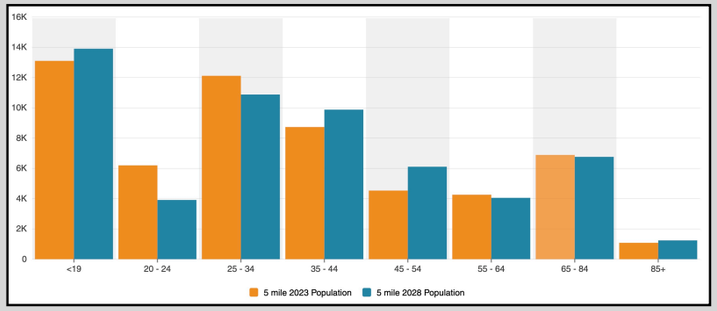
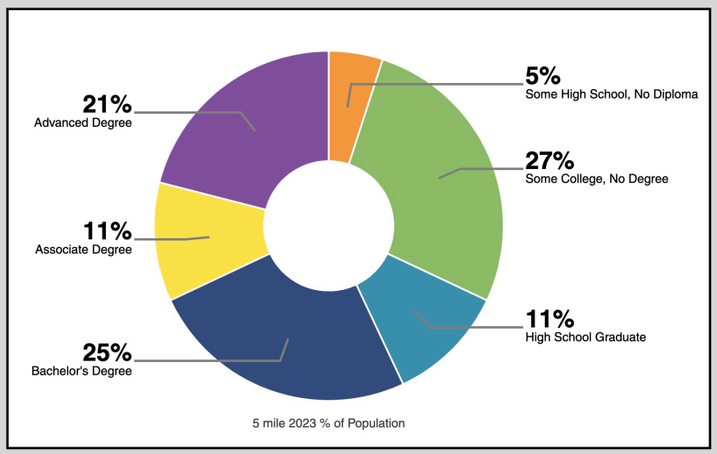
# *Demographics*

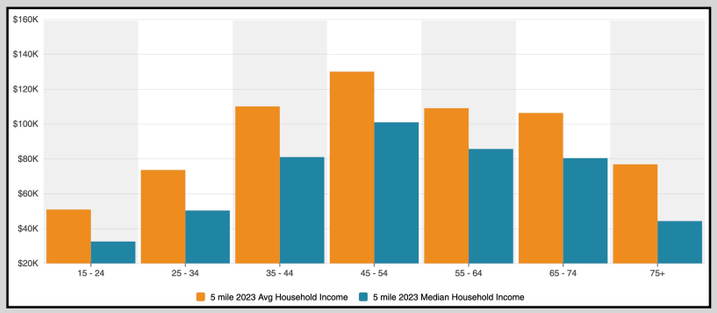
## Population By Age



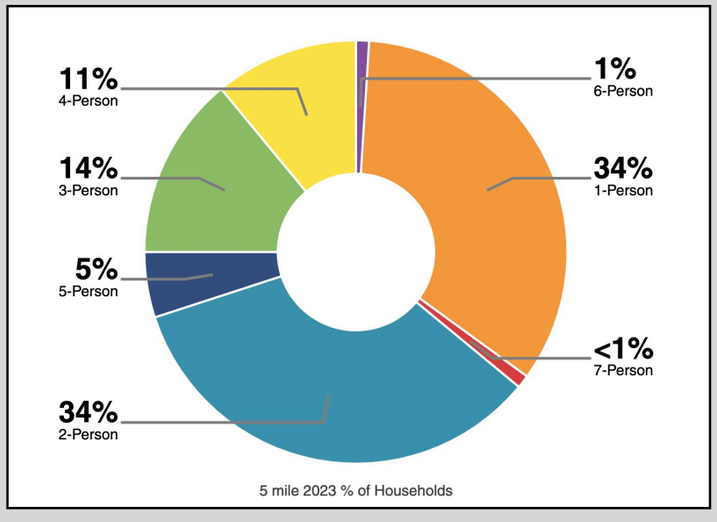

## Educational Attainment

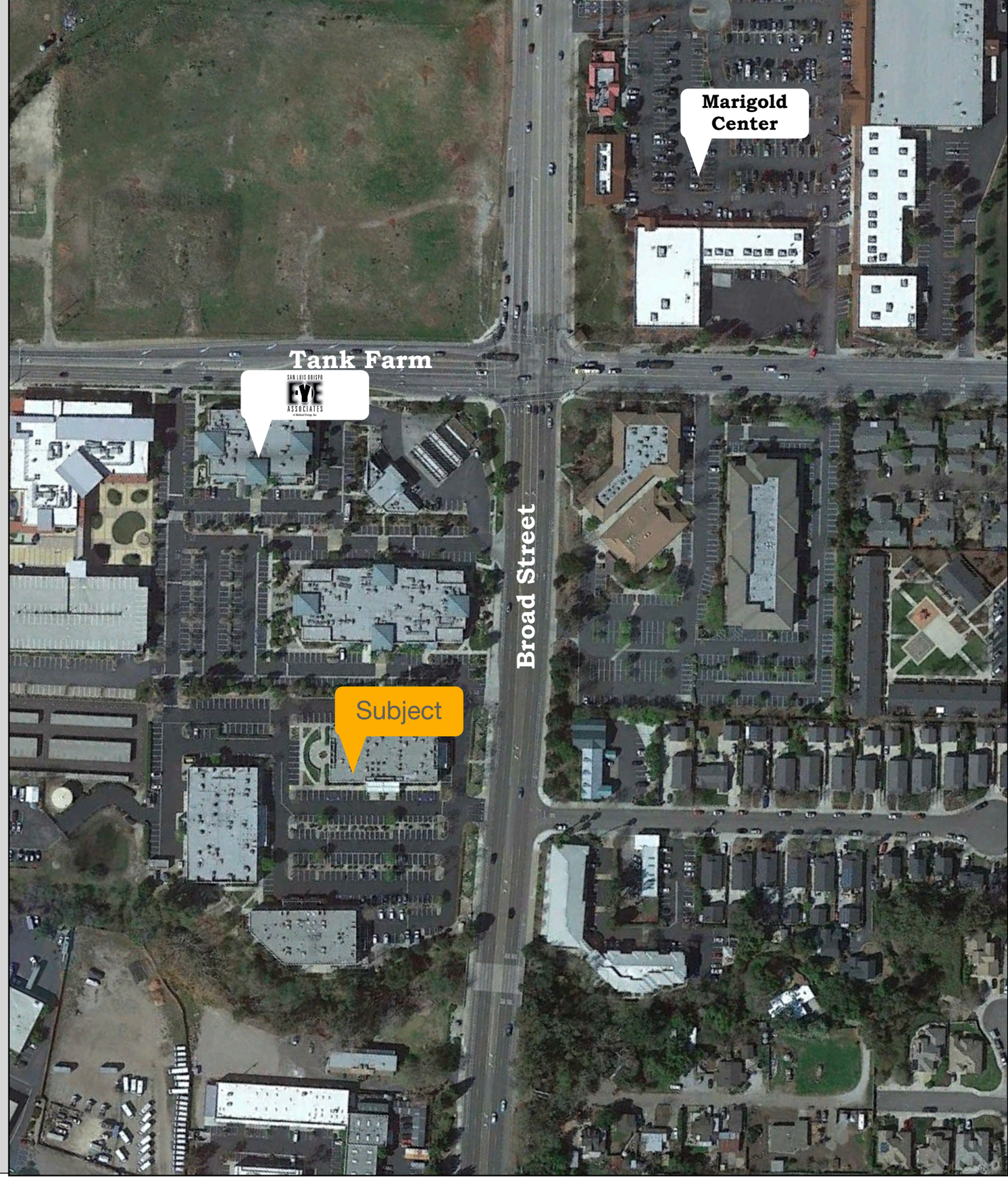



## Household Income By Age




## Household Size





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## *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.*


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