

## FOR LEASE: +/- 13,000 Sq. Ft. of Office Space Available 4472 Broad Street, Building "D" San Luis Obispo, CA

- Building D is ready for T.I.'s
- First and Second floors Available:
  - +/- 2,100 sq. ft. first floor
  - +/- 10,708 sq. ft. second floor
- Variety of suite sizes: can be 1,500 sq. ft. and up
- Ample On-site Parking
- Across from the San Luis Obispo Airport
- Access to fiber connection available throughout facility
- Lease rate: \$2.25/sq. ft., NNN
- \$50 sq. ft. Tenant Allowance

\*Additional suites available within campus



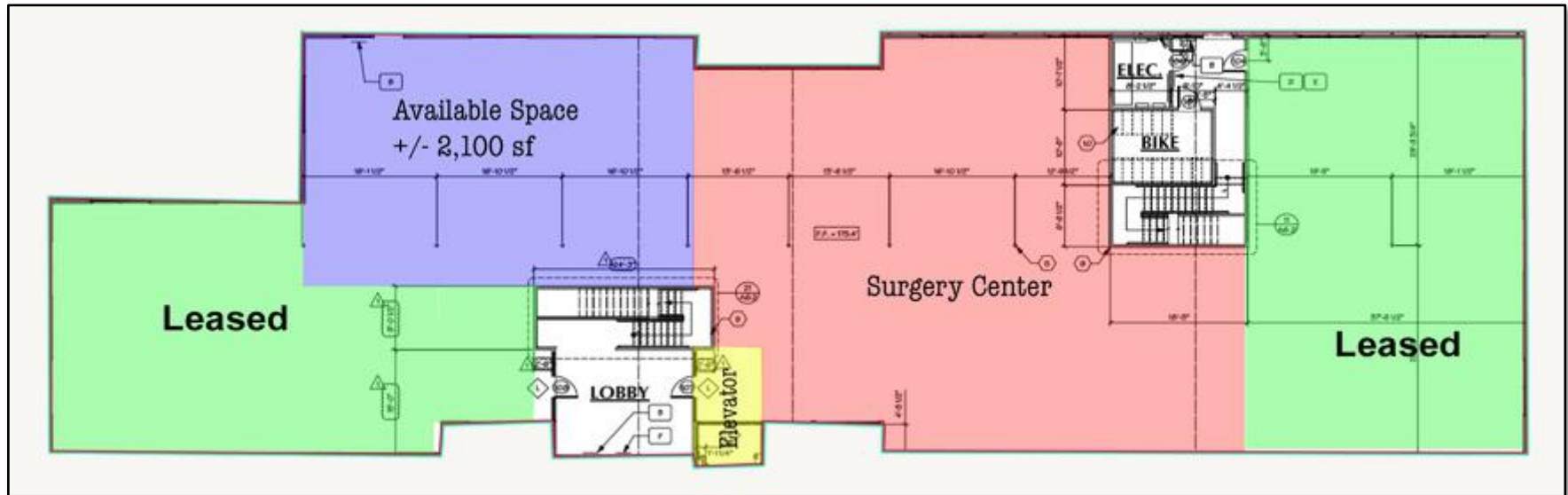
### Property Characteristics

Property Description:	Six Approved Free-Standing Buildings
Land Use Zone:	Commercial Service
Overall Parcel Size:	6.22 Acres

## FOR LEASE: +/- 13,000 Sq. Ft. of Office Space Available 4472 Broad Street, Building "D" San Luis Obispo, CA



4460-4484 Broad Street is an approved office development complex with various floorplan layout options. First floor, Suite 120 +/- 2,100 sq. ft. is complete and ready for TI's. The Other suites are leased as presented below.



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

