

## FOR LEASE: Office Suites from +/- 1,500 to 10,708 sq. ft. 4472 Broad St. Building "D" San Luis Obispo, CA

- Building D is ready for T.I.'s
- Total Building size:  
21,416 sq. ft.
- 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 complex



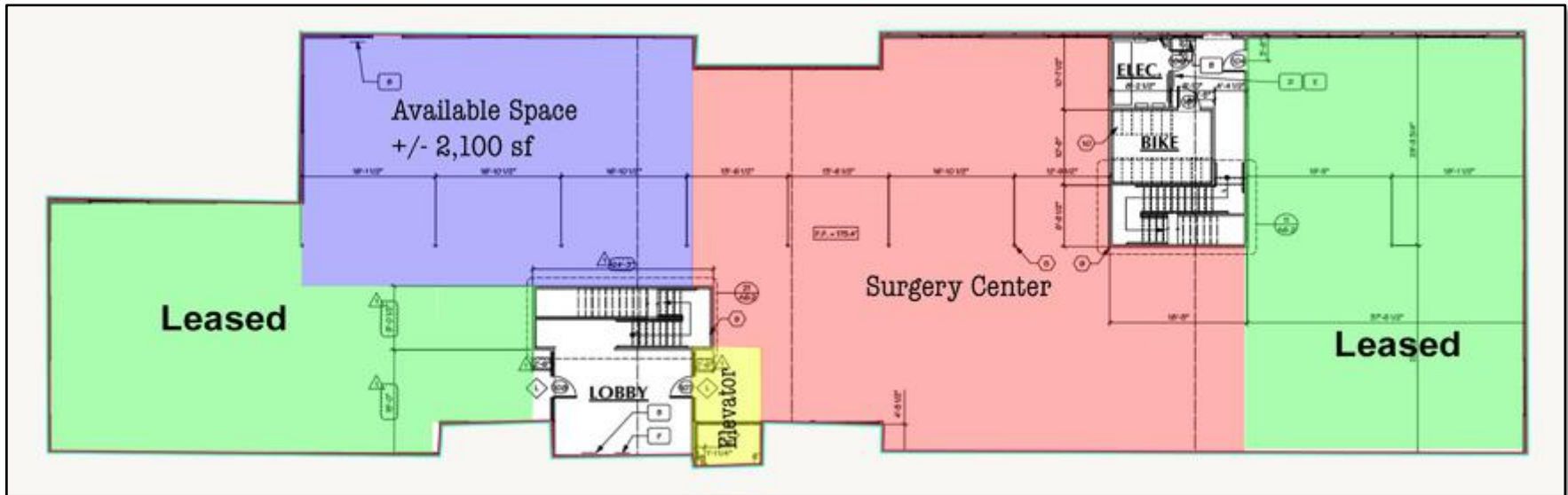
### Property Characteristics

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

**FOR LEASE: Office Suites from +/- 1,500 to 10,708 sq. ft.  
4472 Broad St. 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.

