

FOR LEASE: Up to 6,830 SF of Office/Retail Space 4480 Broad St. Building "E" San Luis Obispo, CA

- Building E plans are City-Approved and construction will begin shortly
- Total Building size 6,830 sq. ft. on two floors
- Suite sizes can be 1,000 sq. ft. and up
- CS zoning allows most uses
- Highly visible location on Broad St./Highway 227
- Ample On-site Parking
- Across from the San Luis Obispo Airport
- \$2.25 / sq. ft., NNN with \$50 sq. ft. Tenant Allowance
- Additional buildings available



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4460-4484 Broad St. is an approved office/retail development with excellent street exposure. With designed buildings ranging in size from 6,830 sq. ft. to 21,416 sq. ft., the six on-site building pads enable delivery of finished buildings faster than any other project in the City of San Luis Obispo. Building B (4464 Broad St.) is complete and Building C (4468 Broad St.) is near completion and plans are being finalized for Building A (4460 Broad St.) and Building D (4476 Broad St.).

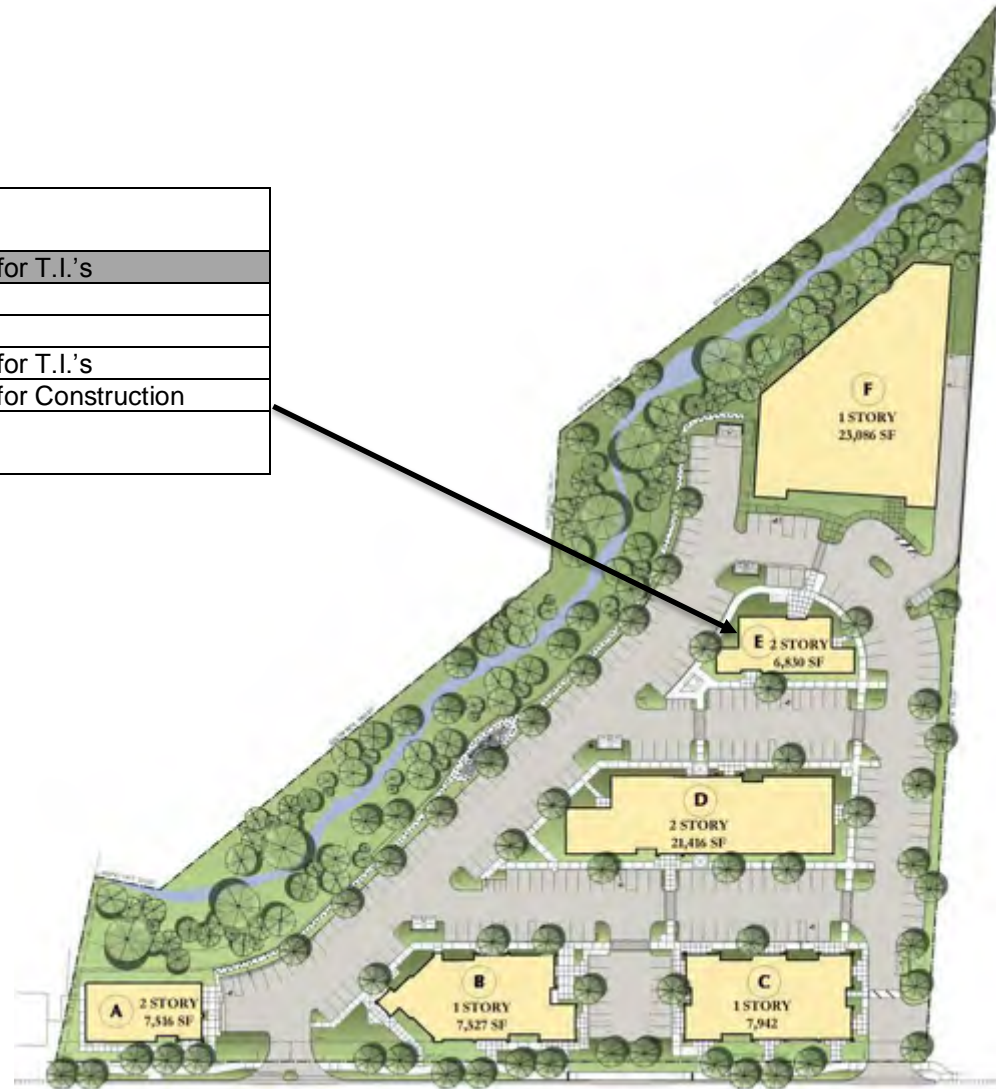
Property Characteristics

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



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| | First Floor | Second Floor | Total Building Square Footage | Status |
|---------------------|-------------|--------------|-------------------------------|------------------------|
| Building A | Leased | 3,697 | 7,516 sq. ft. | Ready for T.I.'s |
| Building B | 7,527 | N/A | 7,527 sq. ft. | Leased |
| Building C | 7,942 | N/A | 7,942 sq. ft. | Leased |
| Building D | 10,708 | 10,708 | 21,416 sq. ft. | Ready for T.I.'s |
| Building E | 3,613 | 3,217 | 6,830 sq. ft. | Ready for Construction |
| Building F (leased) | 23,086 | N/A | 23,086sq. ft. | Leased |



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