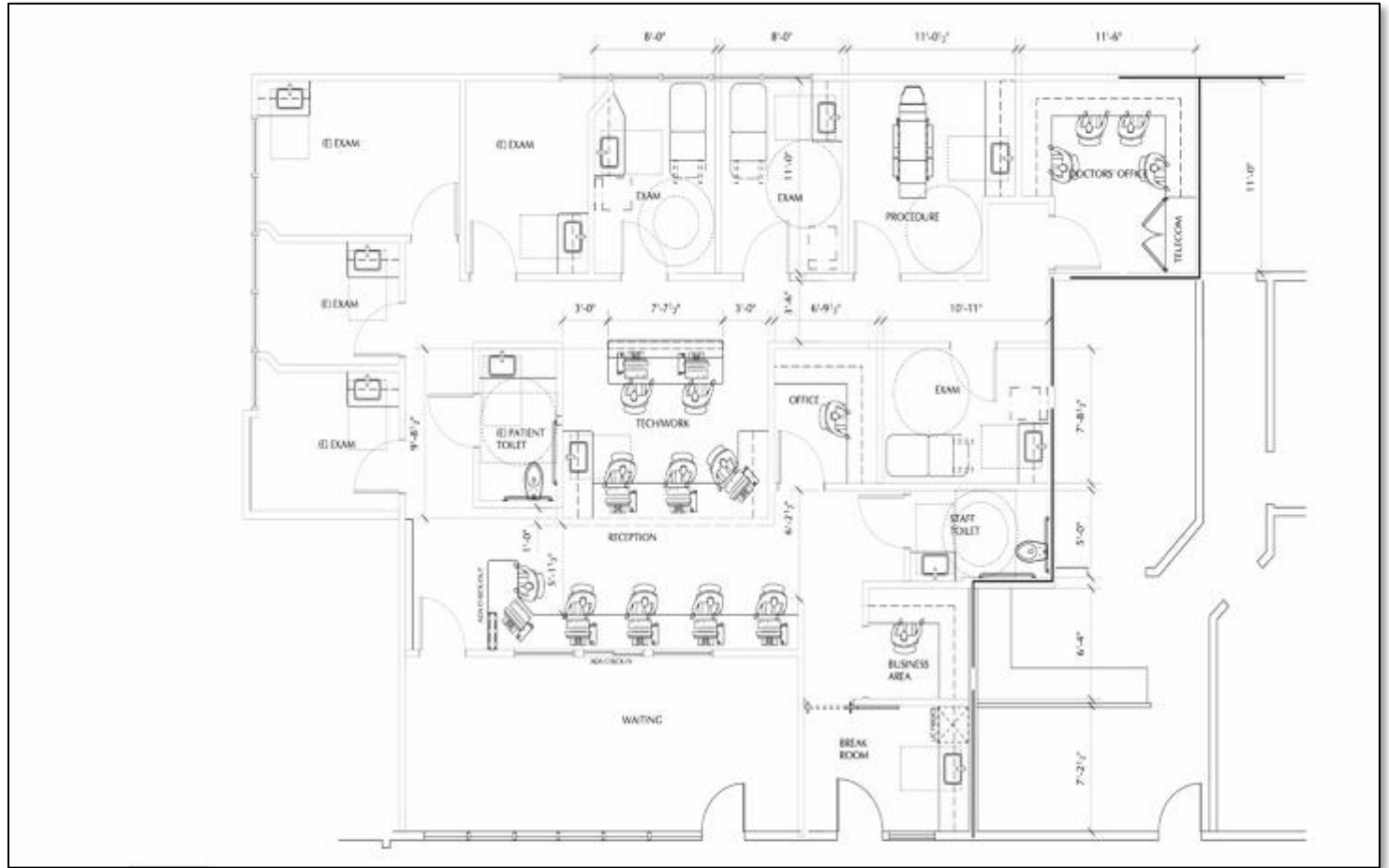


- 2,219 sq. ft. of medical office space
- Located close to downtown San Luis Obispo and easy US 101 access
- Recently remodeled
- Ready to move into
- 11 designated parking spaces
- \$2.66/sq. ft. per month, NNN



Third floor medical office suite located near Downtown San Luis Obispo. Subject property has been recently renovated as prime turnkey medical space. Sublease with possibility to extend. Available immediately.



Parcel Characteristics	
APN:	002-314-042
Legal Description:	Per title report
Land Use Zone:	CMO – Commercial Medical Office
Gross Square Feet	+/-2,219 sq. ft.
Parking:	11 designated parking spaces
Utilities:	City water and sewer

**FOR SUB-LEASE: 2,219 sq. ft. of medical office space  
1035 Peach Street, Suite 301, San Luis Obispo, CA**

