

## Office Space for LEASE: ± 3,296 sf, Iron Horse Station in the Historic Railroad District, 1998 Santa Barbara Ave., San Luis Obispo, California

- ◆ Office Space
- ◆ +/- 3,296 Square Feet
- ◆ Ample Parking
- ◆ Good Visibility, Ground Floor
- ◆ Prominent Railroad District Location
- ◆ Lease Rate: \$1.75 sq. ft., NNN (Est. \$0.42)
- ◆ Available Now



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Strong, highly functional San Luis Obispo location with high visibility and an abundance of natural light on Santa Barbara Avenue at the corner of High Street with cafes and restaurants nearby.

Property Characteristics	
<b>Square Footage</b>	3,296 sf
<b>Zoning:</b>	CS
<b>Power:</b>	200 Amps
<b>Restrooms:</b>	2
<b>Amenities:</b>	End Unit Facing Santa Barbara Ave. Fiber Available

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