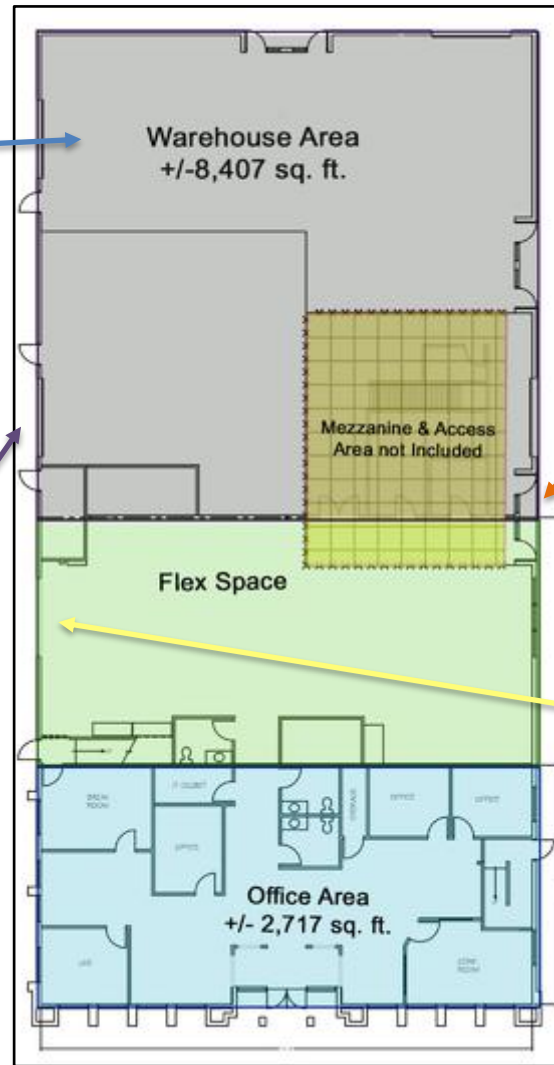
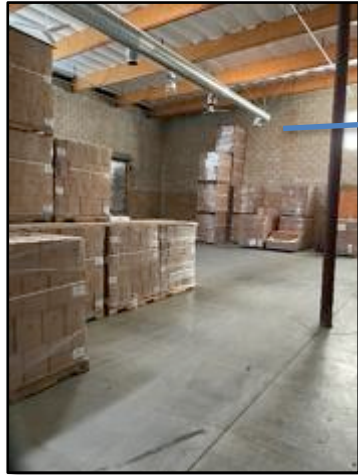


First floor availability:

- +/- 2,717 sq. ft. of improved commercial office
- +/- 2,918 sq. ft. of flex space
- +/- 5,489 sq. ft. of separated warehouse area: 5 roll up doors approximately +/- 12' high
- Estimated ceiling height +/- 20'
- Lease Rate: \$1.00 sq. ft. Mod Gross



Parcel Characteristics	
Land Use Zone:	Commercial Office
Gross Square Feet:	+/- 11,124 sq. ft.
Parking:	Ample shared parking



FOR SUB-LEASE: +/- 11,124 sq. ft. Commercial Office & Warehouse
181 Bonetti Drive, San Luis Obispo, CA 93401

