

FOR LEASE: Up to 6,830 SF of Available Office 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
- Will have access to fiber connection



4460-4484 Broad St. is an approved office 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 A (4460 Broad St.) and Building D (4472 Broad St.) are complete and ready for TI's. Building E (4480 Broad St.) is ready for construction.



Property Characteristics

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

	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	6,000	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	23,086	N/A	23,086sq. ft.	Fully Leased



