

# ***Prime Office/Medical Space***

***100 Cross St., San Luis Obispo, CA***

***+/- 2,250 up to 31,449 SF***

***FOR LEASE***



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641 Higuera Street, Suite 201  
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805.543.1801  
Updated: 2/6/2024

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Commercial Real Estate



## ***Property Overview***

McCarty Davis is pleased to offer the opportunity to lease 100 Cross St. Located in the Higuera Center, this building sits at one of the main intersections in San Luis Obispo and offers a variety of office options for your business. The building offers amenities including showers and bike storage. Across the street from SLO Public Market and adjacent to the Trader Joe's complex, the location provides many dining and service options.

## ***Property Facts***

- 100 Cross St. is a two story office building with space available on both floors.
- Suite #204: +/- 3,518 SF - Available now
- Suite #203A: +/- 2,250 SF - Available now
- First floor availability from +/- 2,740 up to +/- 16,462 - Available with 3 months notice
- Second floor availability from +/- 2,250 up to +/- 14,987 - Larger space available with 3 months notice
- +/- 2,000 sf Data Center with back up generator, is part of the first floor office space and available for lease

## ***Financials***

Price: \$1.80/SF NNN (+/- \$0.75)

## ***Additional Info***

Some space available now and some with 3 months notice - see floor plans

Elevator served



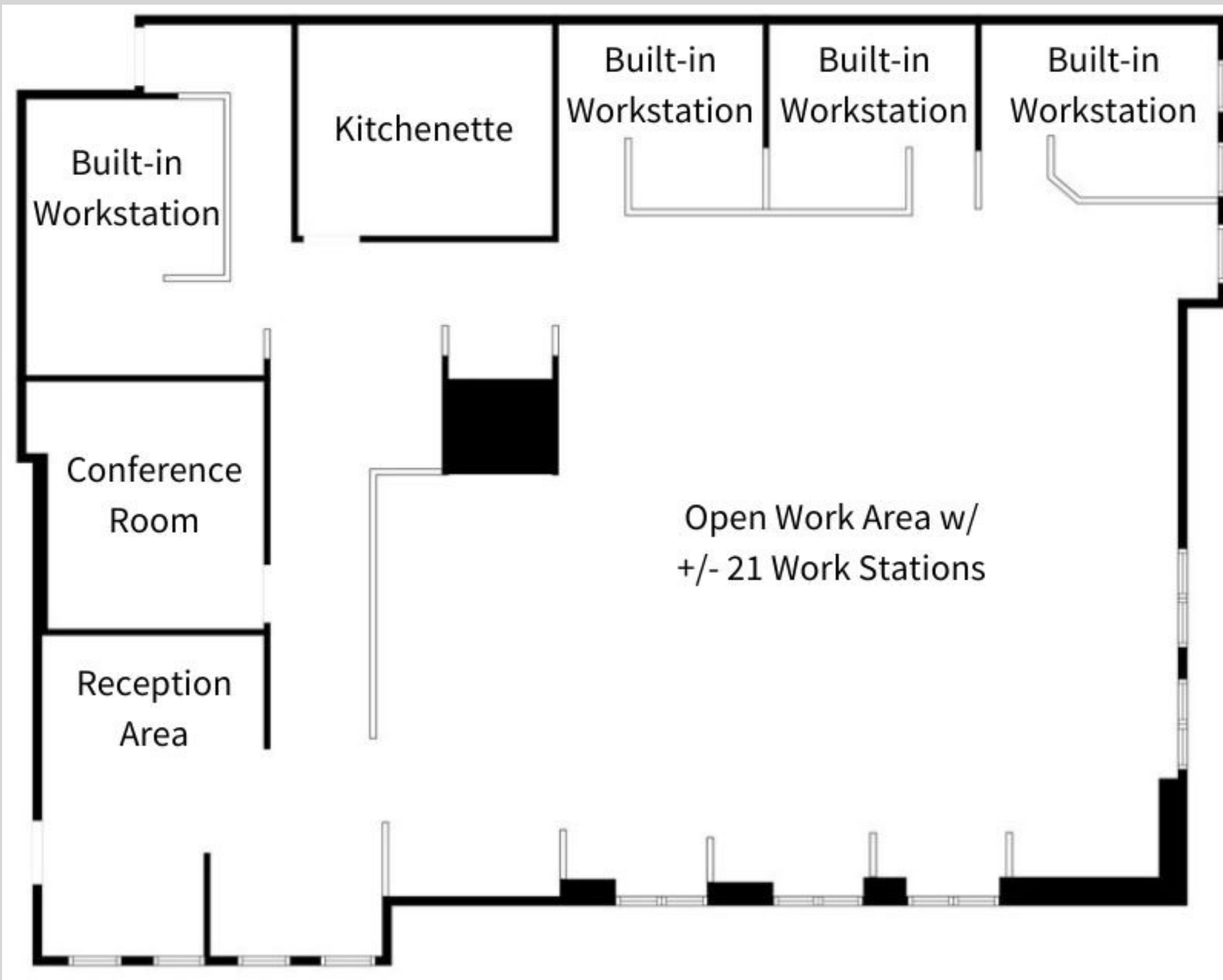
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## Suite 204



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***The above photo shows the potential for removing the existing built-ins and creating private offices along the perimeter.***



***\* current office layout***

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***The above photo shows the large open work area without the work stations showing the different possibilities for the space.***



***\* current office layout***

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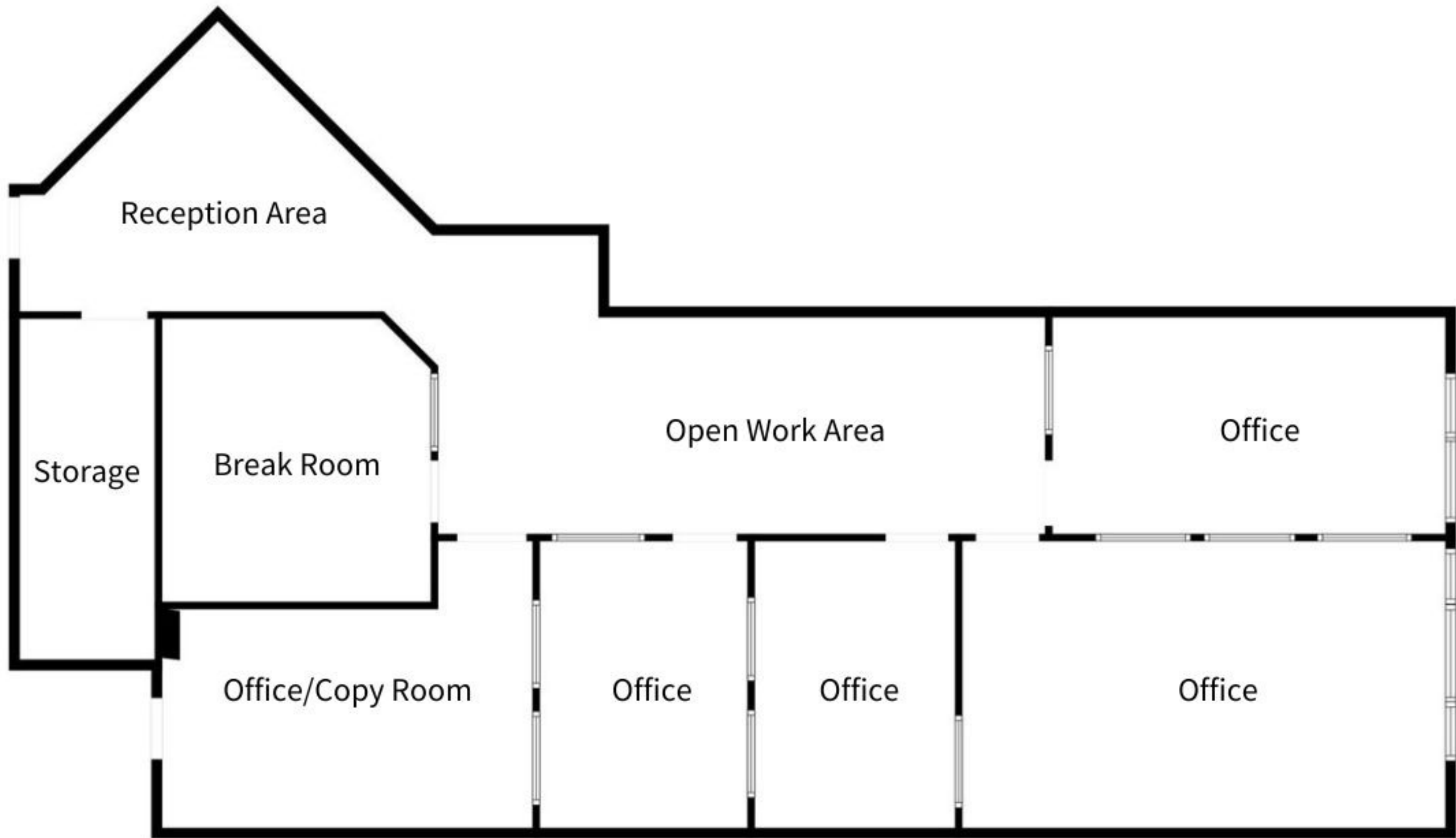
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## Suite 203A



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*The above photo shows the potential for an open work space that would expose the window in the back of the space, allowing the natural light to flow through.*



*\* current office layout*

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***The above photo shows the potential for a glass conference room in the space which would capture the light from the now exposed window. The kitchenette could be moved into the copy room easily with the existing plumbing.***



***\* current office layout***

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**Data Center**

**SUITE 102**

**9,553 SF**

**SUITE 101**

**SUITE 103**  
**3,729 SF**

**Not Available**

**SUITE 104**

**2,656 SF**

**SUITE 106**  
**2,437 SF**

**ELEC**

**Break Room**

**Available w/  
3 Month  
Notice**

**Cubicles that may  
be negotiated with lease**

## **HIGUERA CENTER**

**FIRST FLOOR**

**BOMA • TENANT AREA = 18,375 SF**

**04.06.15**

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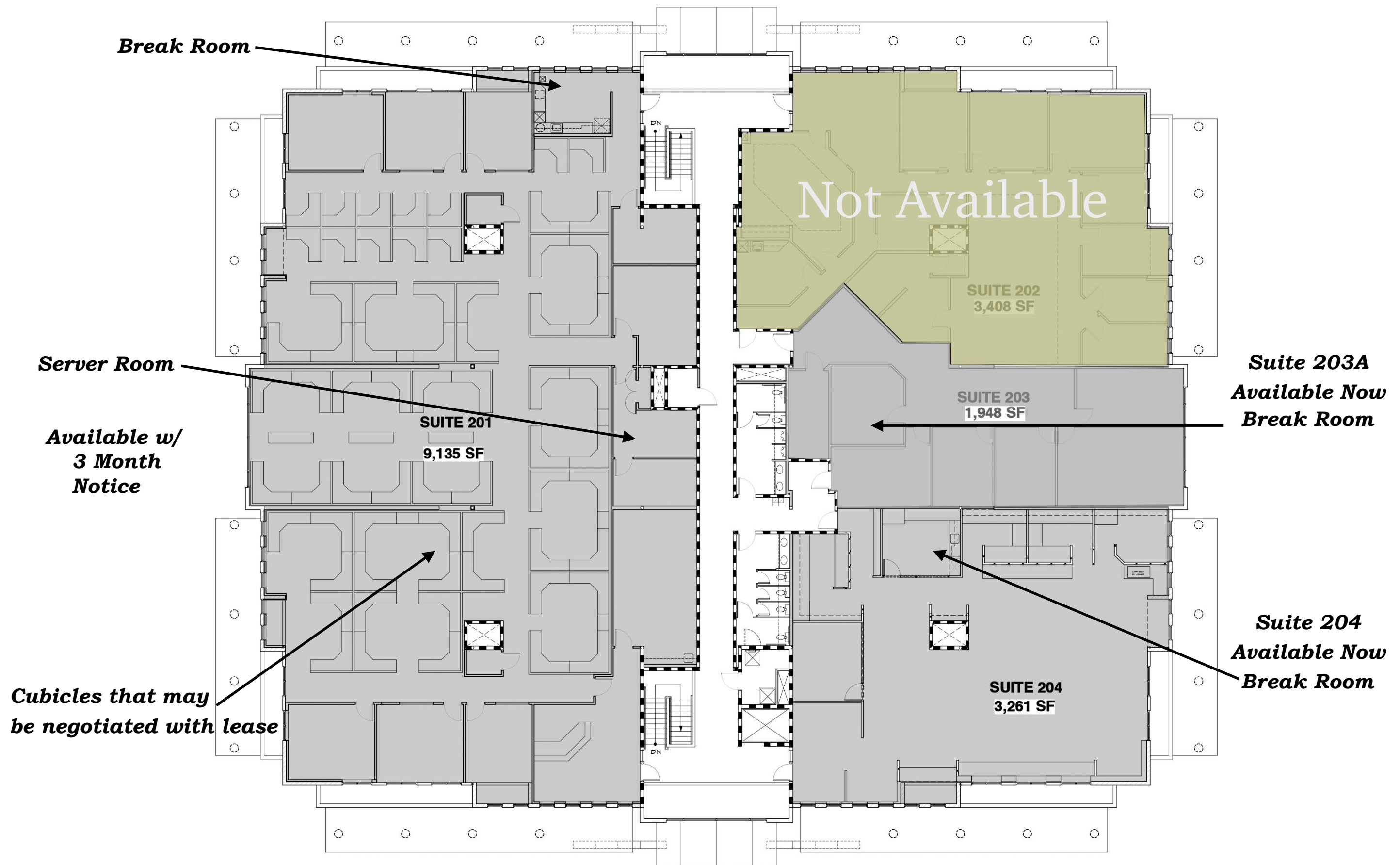
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**HIGUERA CENTER**  
SECOND FLOOR  
BOMA • TENANT AREA = 17,752 SF  
04.06.15

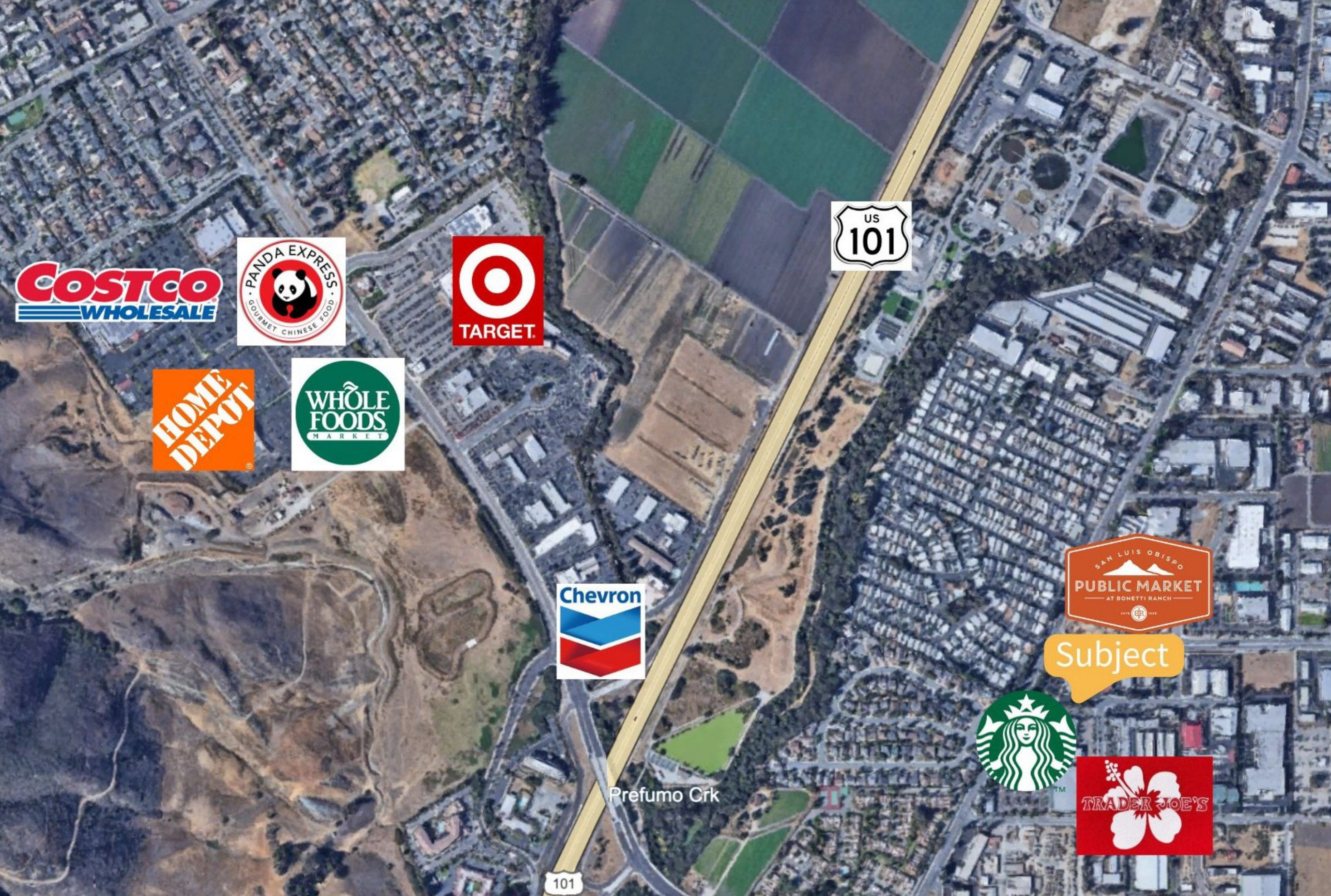
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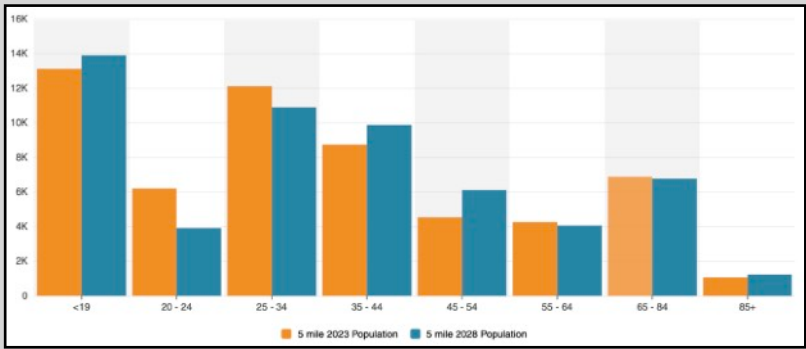
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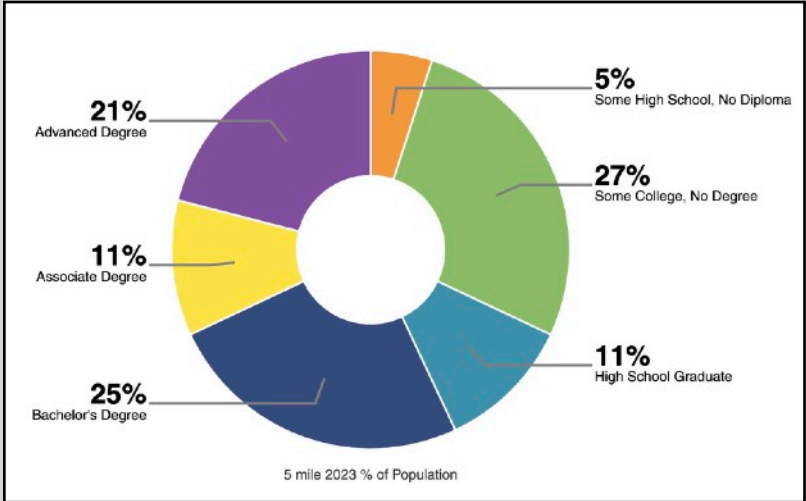


Demographics

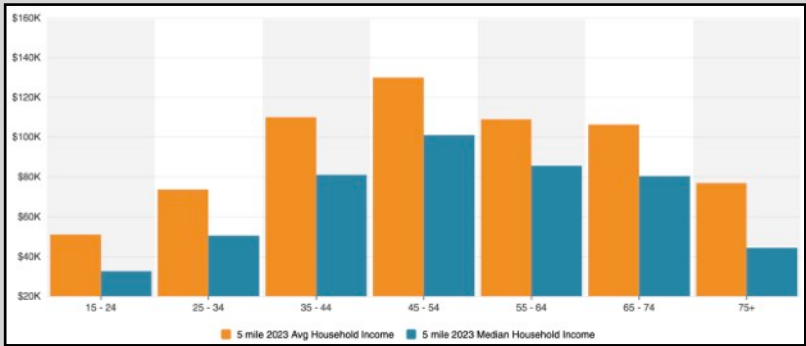
Population By Age



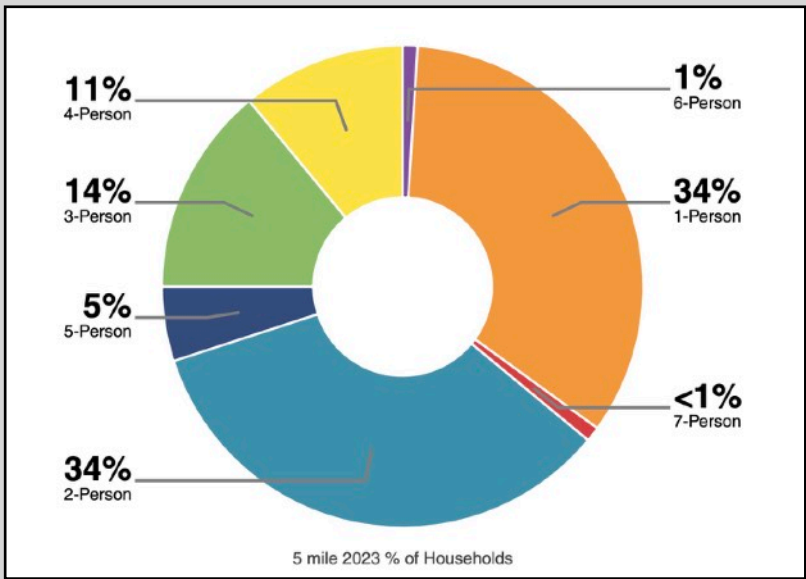
Educational Attainment



Household Income



Household Size



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## ***For More Information***

*To schedule a  
showing please  
call or email us.  
Our contact  
information is  
below and we  
look forward to  
talking to you.*



*The information contained herein has been obtained from the owner of the property or from other sources deemed reliable.  
We have no reason to doubt its accuracy, but we do not guarantee it.*

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