

The Colliers logo, featuring the word "Colliers" in a white serif font inside a blue rounded rectangle with a yellow and red horizontal stripe at the bottom.

Accelerating success.

A photograph of a three-story white building with a red roof and balconies, identified as "THE OLEARY BUILDING". A red arrow points to the second floor. The ground floor has storefronts for "guaranteed rate" and "BLACKHORSE ESPRESSO & BAKERY". A red pickup truck is parked in front, and there are trees and outdoor seating areas.

For Lease

\$2.65

PSF MG + Utilities

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1065 Higuera Street Suite 200

Downtown San Luis Obispo
Professional Office Suite

Property Summary

2nd floor professional office suite provides great natural light and Downtown City views.

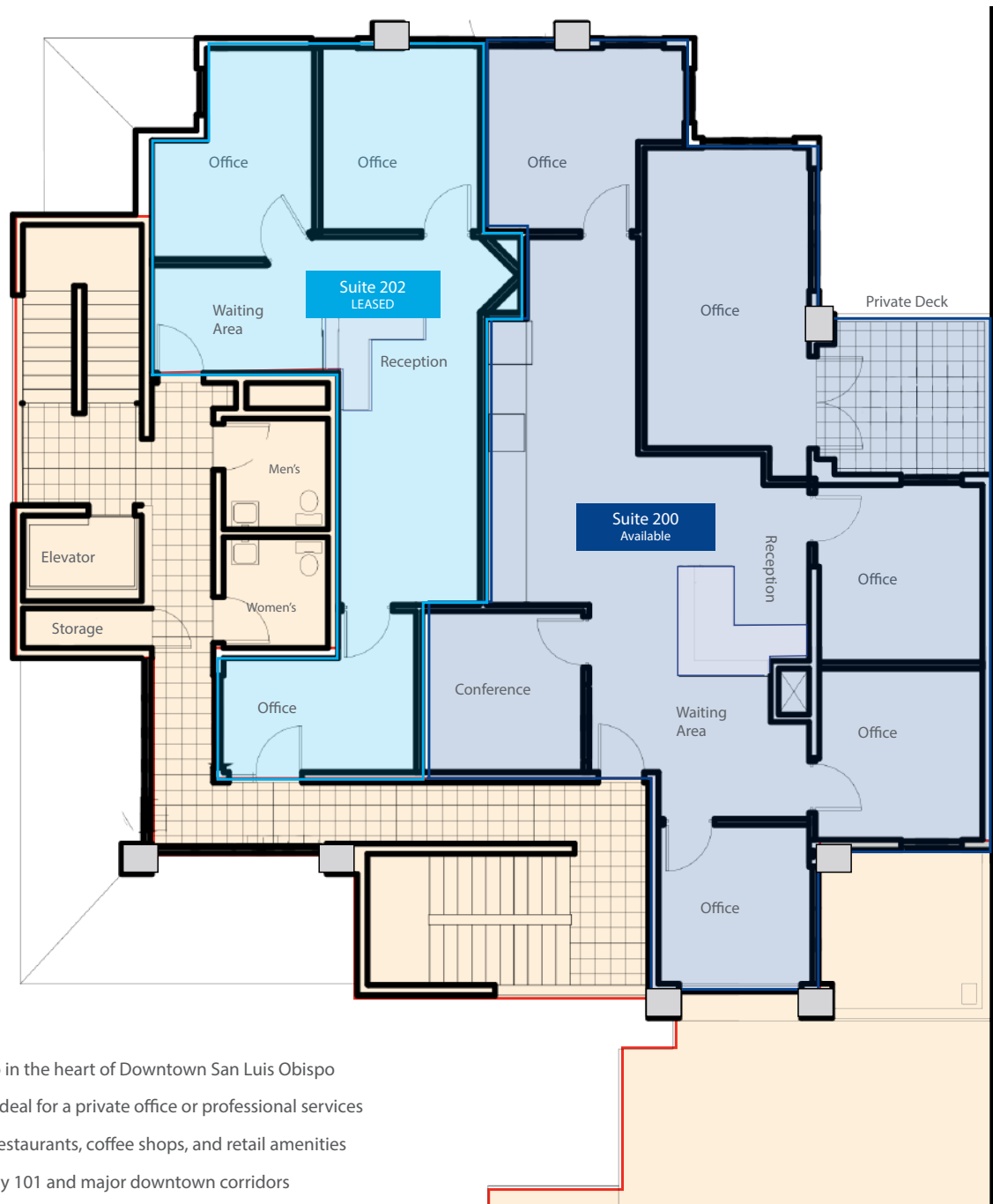
Located above BlackHorse Coffee in the heart of Downtown San Luis Obispo, just steps from Firestone Grill. This modern, efficient office suite has been nicely updated with new paint and carpet and includes a private outdoor deck. The layout features a reception area, five private offices, a waiting area, and a conference room. The building is elevator served with common area restrooms and includes on-site parking, a rare amenity in the Downtown core. Available now.

Size	± 1,511 SF
Exposure	± 21,563 AADT on Santa Rosa Street
Rate	\$2.65 PSF MG + Utilities
Build-Out	Reception, Waiting Area, Five Offices, Conference Room and Private Deck
Zoning	CD (Commercial Downtown)
Type	Professional Office
Parking	2, On-Site

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Floorplan

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HIGHLIGHTS

- › Professional office condo in the heart of Downtown San Luis Obispo
- › Efficient 1,511 SF layout ideal for a private office or professional services
- › Walkable to downtown restaurants, coffee shops, and retail amenities
- › Convenient access to Hwy 101 and major downtown corridors
- › Signage visible from Higuera Street

Contact

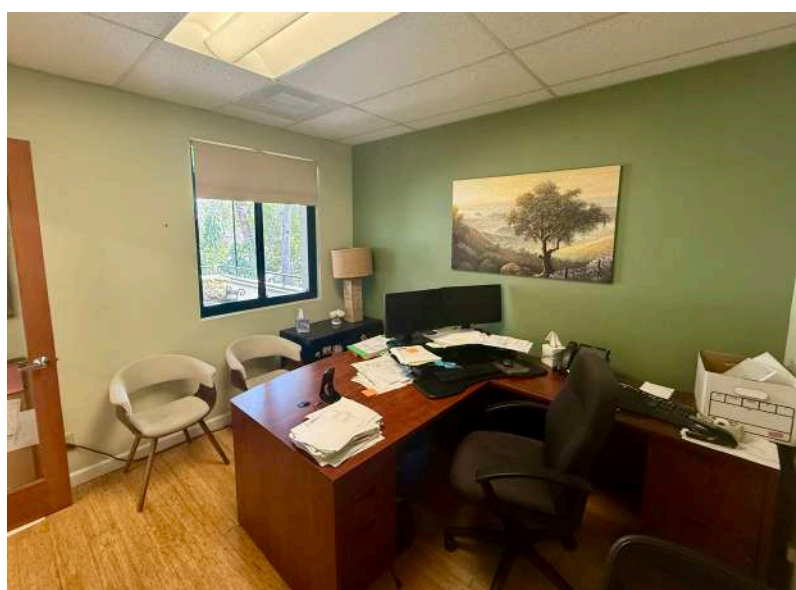
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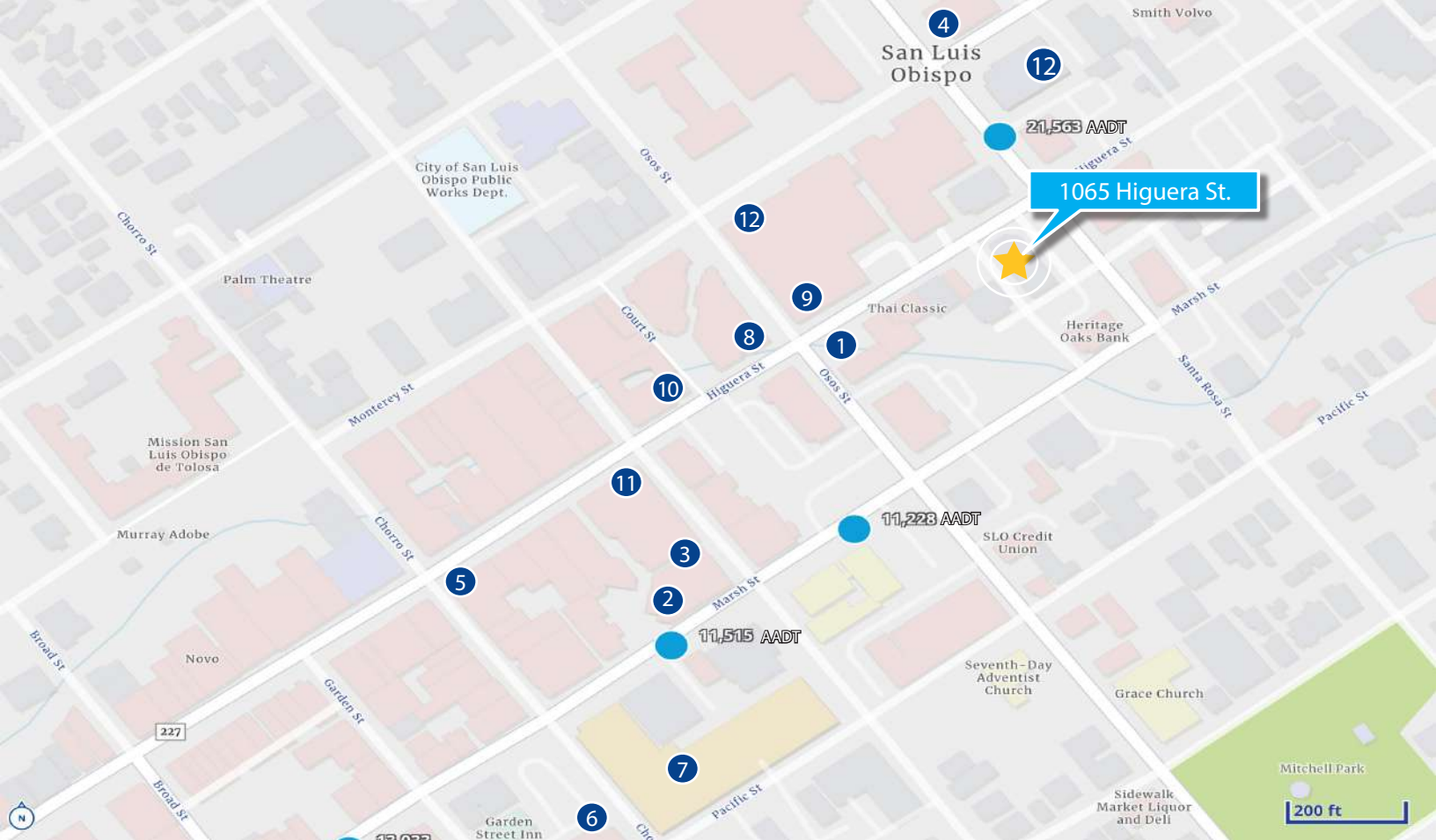
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Property Gallery

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"DOWNTOWN SLO"

- | | |
|------------------------|----------------------------------|
| ① Firestone Grill | ⑦ Marsh Street Parking Structure |
| ② Jamba Juice | ⑧ Sephora |
| ③ Barnes & Noble | ⑨ Woodstock's Pizza |
| ④ Lure Fish House | ⑩ Starbucks |
| ⑤ Habit Burger & Grill | ⑪ Apple Store |
| ⑥ Chase Bank | ⑫ Amazon Corporate Office |



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