



# 1327 Archer Street San Luis Obispo, CA

Asking Price:

## \$3,400,000

\*\*\* DOWNTOWN OFFICE BUILDING  
INVESTMENT\*\*\*

Downtown Class A Office Building  
8,340 SF - Four Tenant Suites

**Preston Thomas, SIOR**

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Accelerating success.

# Building Profile



Rare opportunity to acquire a newer Class A office building in a redeveloping area in Downtown San Luis Obispo. 8,340 SF building and tenant improvements were constructed in 2010. The building is condominiumized and can be demised up to eight office condo suites. It is currently comprised of four tenant suites, of which two are leased (4,677 SF) and two vacant (3,663 SF). Very modern and efficient office layouts include hard offices and bullpen areas, as well as balcony access. Opportunity for an owner/user to occupy and expand into more space, or an investor seeking a modern, quality commercial real estate asset, in an emerging and redeveloping area of Downtown San Luis Obispo. Great on-site parking and easy Downtown and freeway access. Perfect for a construction, engineering, insurance, real estate or tech office.

## Highlights

8,340 sf  
Building size

14,600 sf  
Lot size

2  
Floors

Located in transitioning area of south Downtown San Luis Obispo.

23  
Parking Spaces On-Site

CS  
Zoning

2010  
Built

Downtown SLO  
Location

Office tenant improvements are all very universal floor plans that need minimal changes in any future leasing of the suites.

Two of four suites leased.

Building has a condo map in place. Potential to sell off the suites individually.

Currently configured as a multi-tenant building, split into four suites however, was originally a single tenant building.

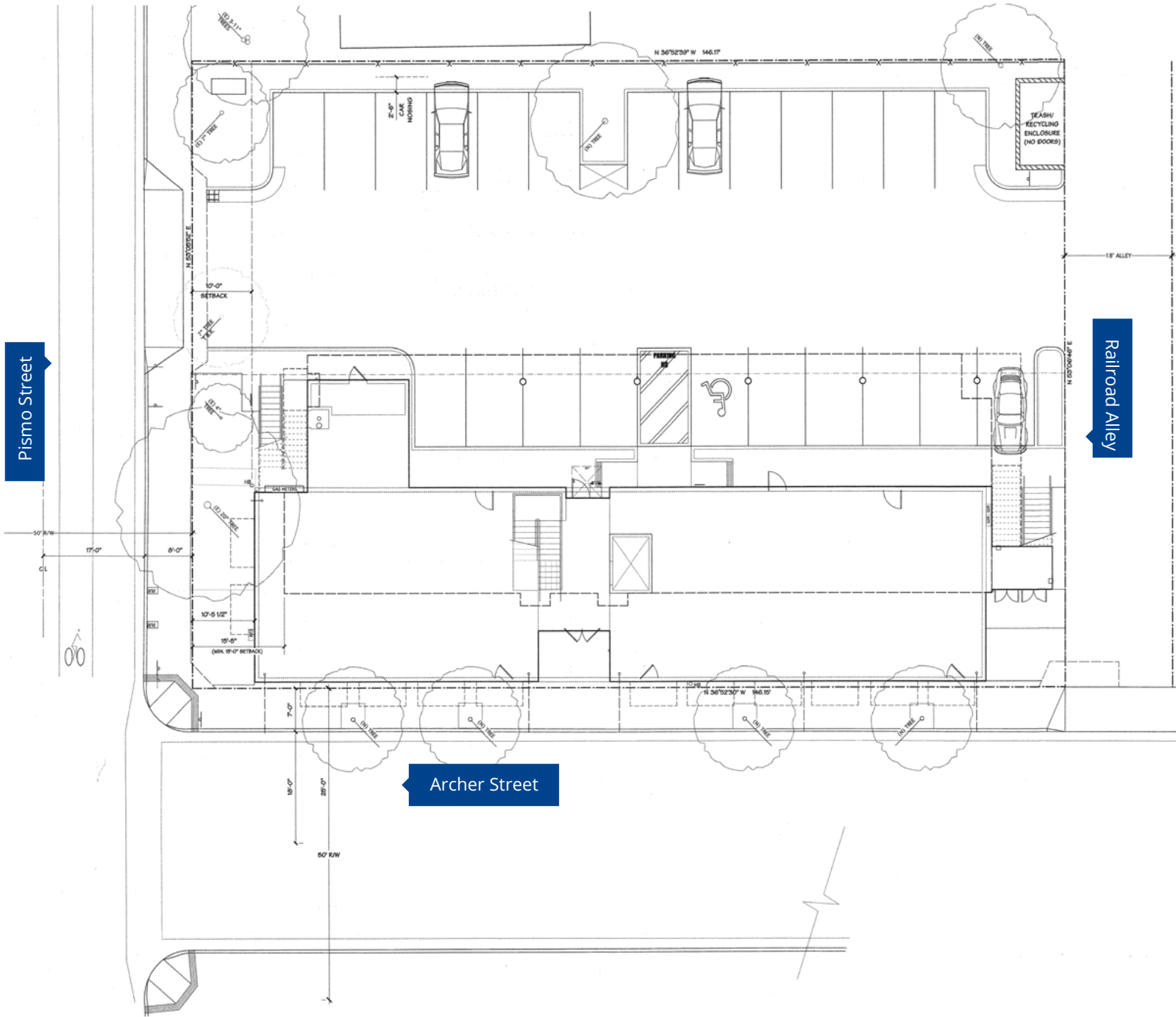
# Rent Roll

	Square Footage	Prorata Share	Term (Yrs.)	Comm. Date	End Date	Monthly Rent	Rent per S.F.	Monthly NNN Expenses	NNN per S.F.	Next Rent Adj.	Security Deposit	Options
Suite 110 PBK	1,711	20.52%	3	4/15/19	4/14/25	\$3,849.75	\$2.25	*\$1,197.70	*\$0.70	6/15/23 - \$3,969.52	\$2,967.30	None
Suite 120 Vacant	2,113	25.34%	Vacant - Office suite is turn-key ready for occupancy with new system furniture and new carpet. Projected rent \$2.65/SF/Month, Gross.									
Suite 210 Vacant	1,550	18.59%	Vacant (11/30/23) - Office suite is turn-key ready for occupancy. Projected rent \$2.85/SF/Month, Gross.									
Suite 220 Arris	2,966	35.56%	3	10/1/18	9/30/24	\$7,000.00	\$2.36	N/A Gross	N/A Gross	N/A	\$7,000.00	None
<b>Total</b>	8,340					\$10,849.75		\$20,866.70 with vacant suites leased at \$2.65-2.85/SF/Month				

\* NNN expenses shall not increase by more than 5% per annum.



# Site Plan



Pismo Street

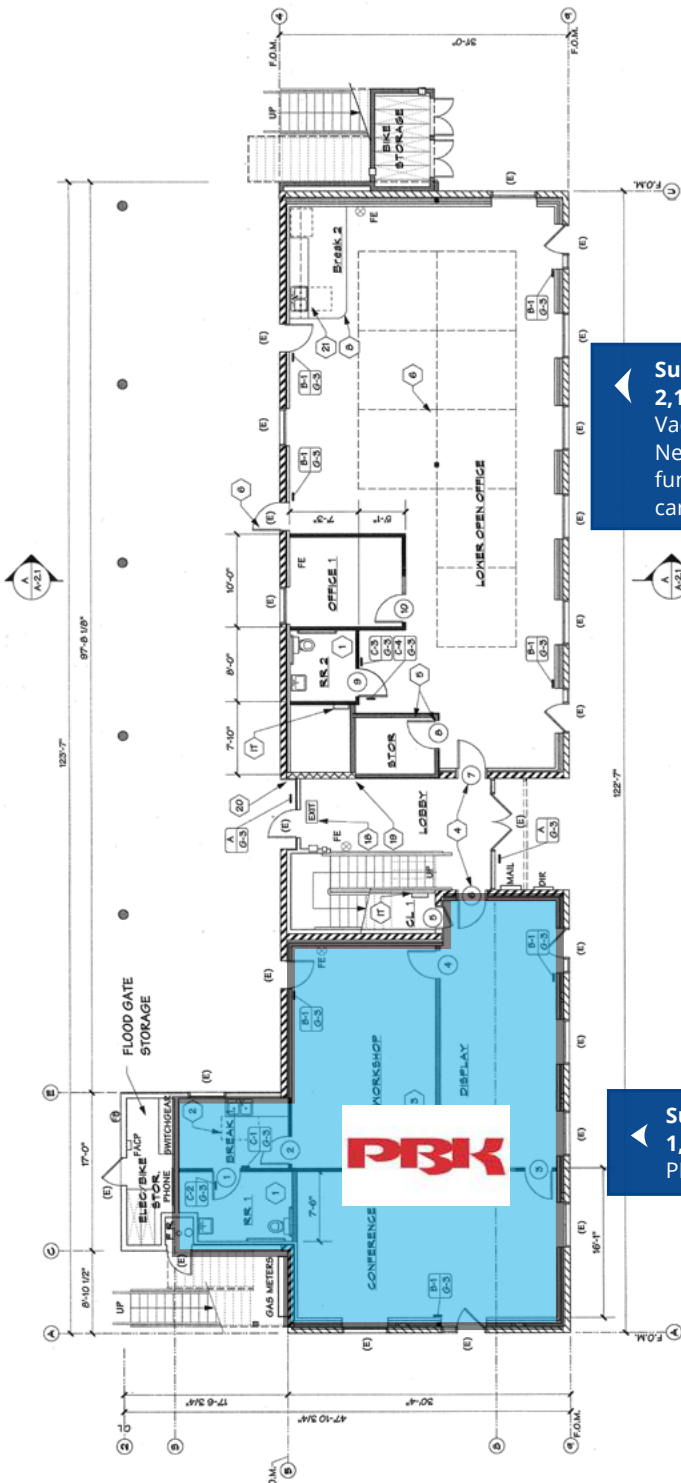
Railroad Alley

Archer Street

# Floor Plan

## First Floor

## Second Floor



◀ Suite 120  
2,113 SF  
Vacant  
New system  
furniture and  
carpet installed

◀ Suite 110  
1,711 SF  
PBK Architects



◀ Suite 220  
2,966 SF  
Arris Studio Architects

◀ Suite 210  
1,550 SF  
Vacant

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# Tenant Summary

## PBK Architects

Leader in architectural and engineering design solutions across the United States. At PBK, we pride ourselves in providing the best in class programmers, planners, architects, engineers, and consultants to offer top notch customer service. We strive to make a positive impact for future generations with our actions today.

[www.pbk.com](http://www.pbk.com)

## Arris Studio Architects

Full service architectural firm that believes strongly in a team approach to building projects. Approach each project as a unique building challenge and pride themselves in their ability to understand the big picture and find creative solutions to the most challenging problems.

[www.arris-studio.com](http://www.arris-studio.com)



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# Property Photos

Patio Area



Office



Office Area



Office Area



Open Work Area



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# Property Photos

Entry



Conference



Parking Area



Office Area



Open Work Area





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# Vacant Suite Photos

Suite 120



Suite 120



Suite 120



Suite 120



Suite 210

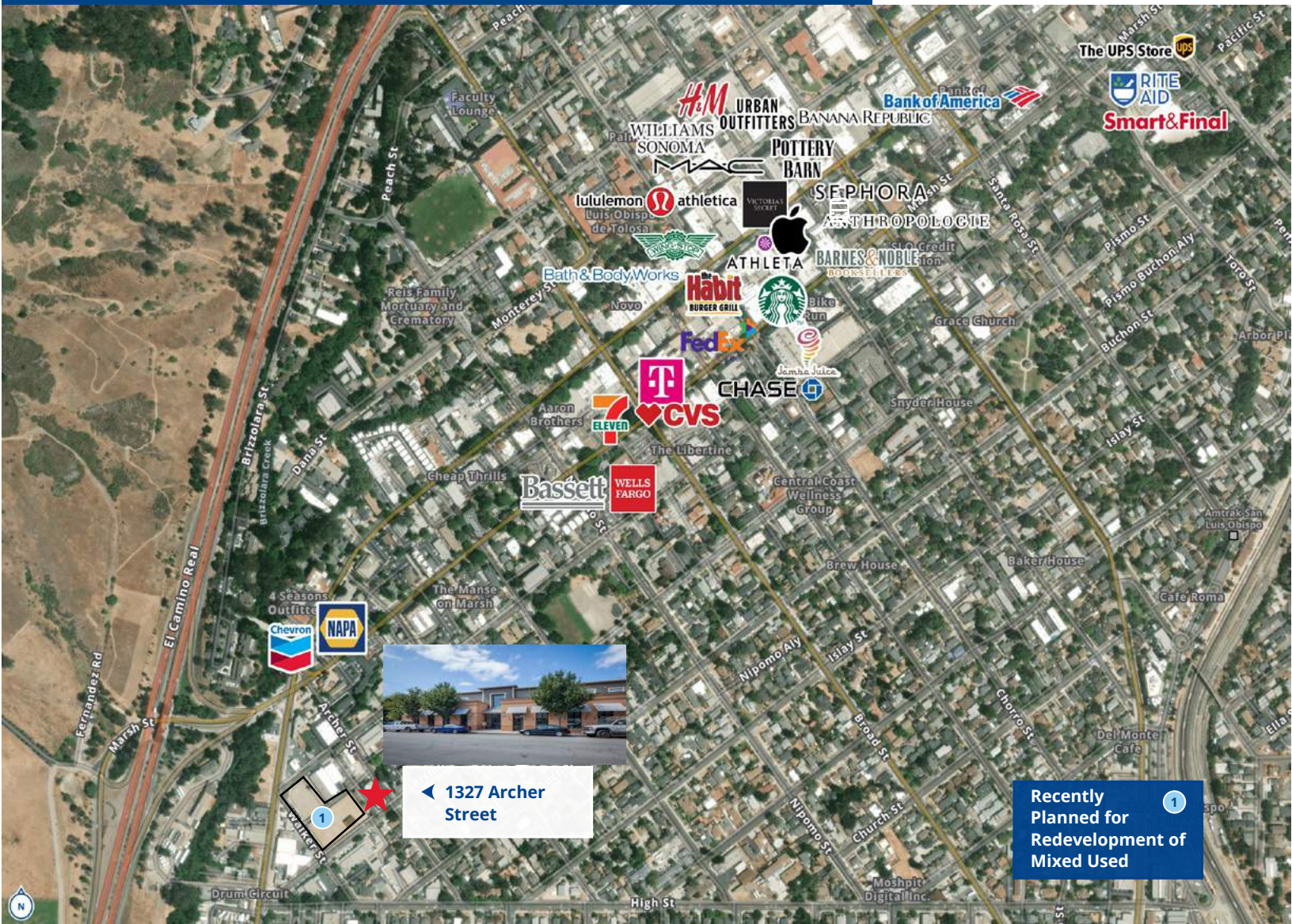


Suite 210



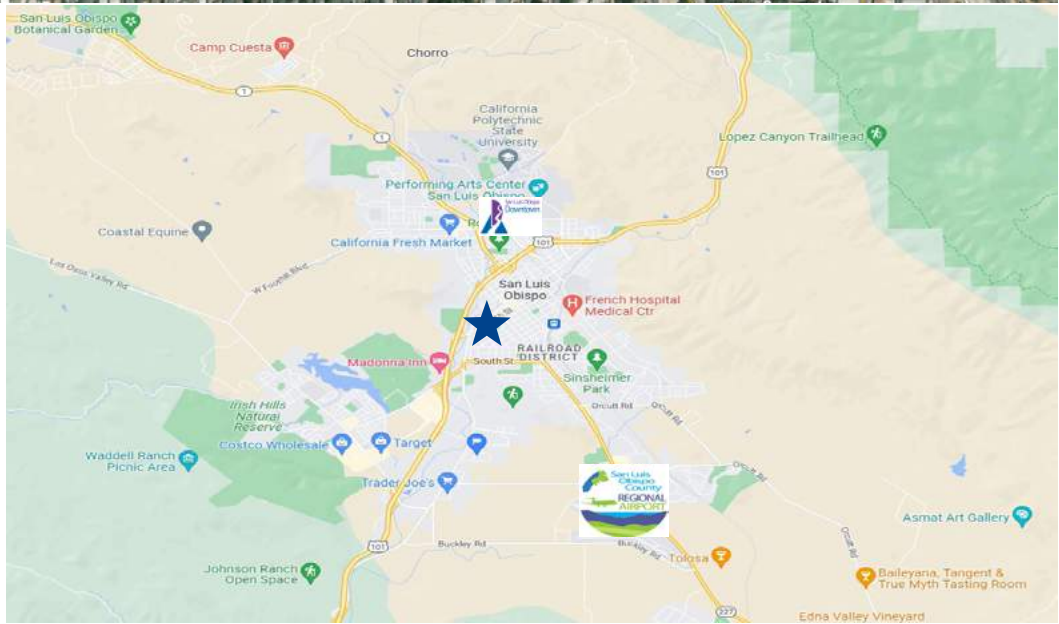
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# Location & Access



## Key Distances (Miles)

Airport	3.3
Hwy 101	0.3
Downtown Core	0.6





# Contact

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