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## For Lease

# \$2.75

PSF Modified Gross

### Contact us:

**Preston Thomas, SIOR**

Senior VP | Principal

BRE #01378821

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**Colliers | San Luis Obispo**

1301 Chorro Street

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## 656 Santa Rosa Street Downtown San Luis Obispo

### Class A Professional Office Suite ± 2,498

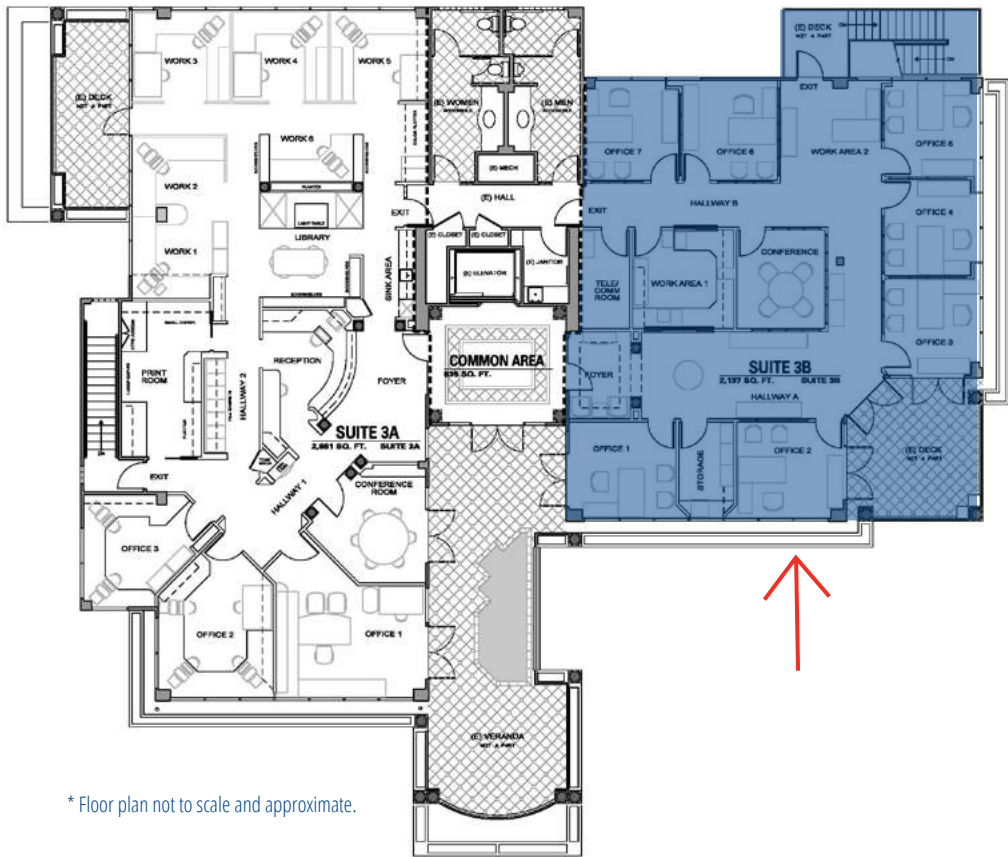
#### Property Summary

Class A professional office suite located on a high profile corner, at one of the main intersections in town, walking distance to Downtown and adjacent to Highway 101 and 1. Elevator served building includes covered parking and outdoor balcony access. Very well located and appointed office suite, for a tenant seeking a high-end professional presence near Downtown San Luis Obispo. Layout consists of seven offices, conference room, reception, several open work areas and shared kitchen. Third floor suite offers balcony access and spectacular City views.

|                      |  |
|----------------------|--|
| <b>Suite 3B</b>      | ± 2,498 SF   |
| <b>Exposure</b>      | ± 28,787 AADT on Santa Rosa Street   |
| <b>Rate</b>          | \$2.75 PSF MG, tenant responsible for: gas, electric and phone/internet services to their suite. Tenant will also be responsible for their pro-rata share of trash, water, electric, building security, elevator maintenance/inspection/repair, landscape, janitorial/supplies/common areas, pest control and other miscellaneous common area building repairs including, but not limited to plumbing and electrical (If tenant takes entire suite gas and electric will be put in their name) |
| <b>Property Type</b> | O (Office)   |
| <b>Year Built</b>    | 1993   |
| <b>Parking</b>       | 1/300  |

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# Floorplan 3B



\* Floor plan not to scale and approximate.

|                      |  |
|----------------------|--|
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# Property Gallery



Suite 3B



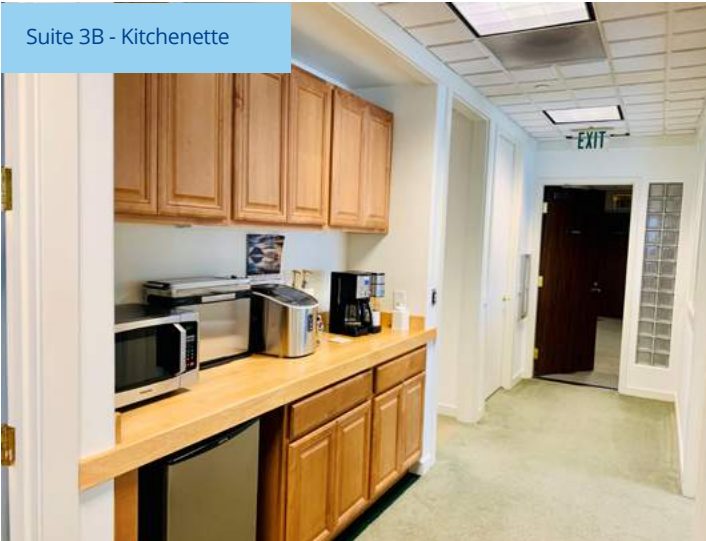
Suite 3B



Santa Rosa and Walnut Frontage

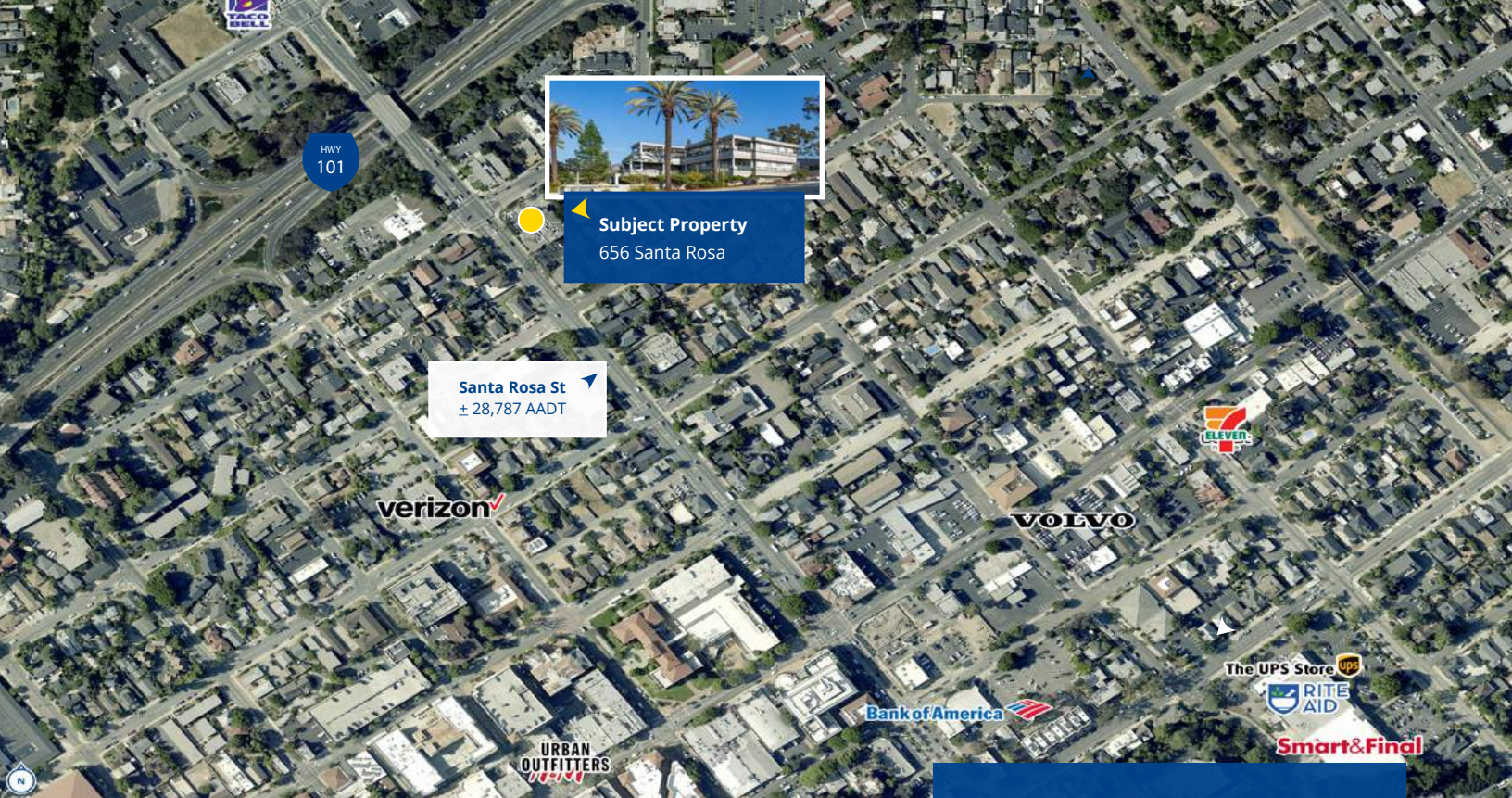


Suite 3B - Kitchenette



Covered Parking





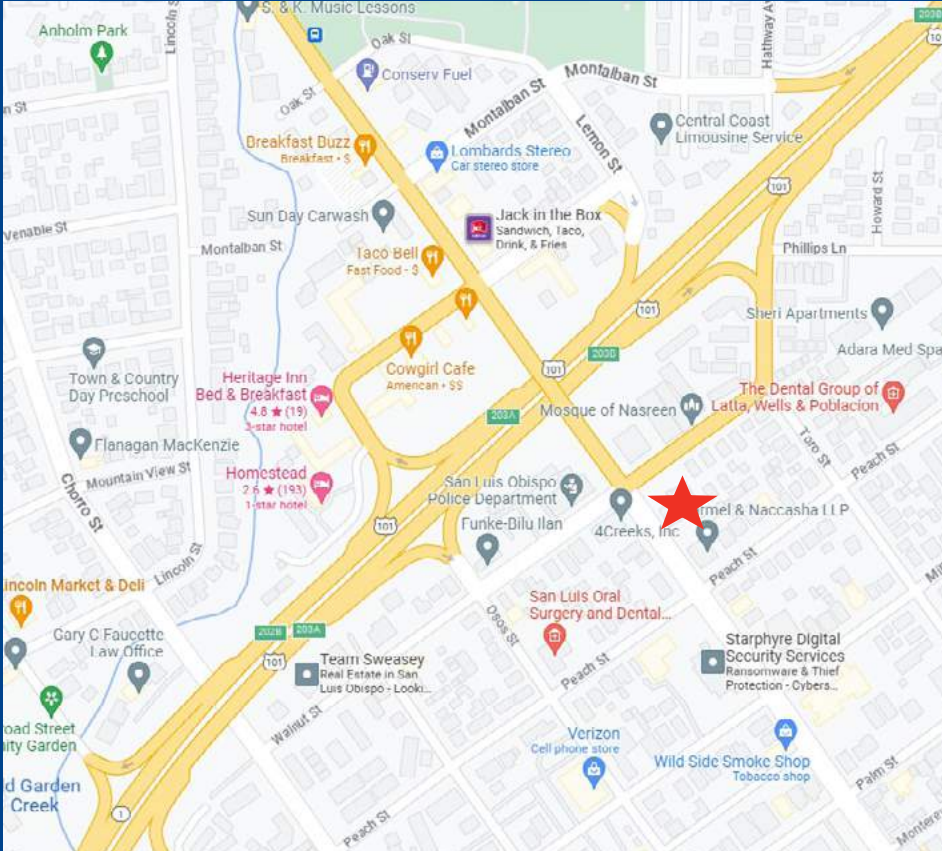
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