

641 Higuera Street – 2nd Floor
San Luis Obispo, CA

**For
Lease**

Contact:
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DRE# 00977930

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DRE# 01843738



For Lease

- Approximately +/- 3,575 square feet of office space in three available office suites.
- Excellent downtown location on the second floor of the Kraker office building.
- Suite 200: +/- 2,800 sq. ft
- Suite 202 - +/- 400 sq. ft
- Suite 203 - +/- 375 sq. ft
- Suites can be combined to create a larger office environment
- Secure elevator access to second floor
- Rate: \$1.60/sq. ft. NNN

Stafford-McCarty
Commercial Real Estate
641 Higuera St., Suite 201
San Luis Obispo, CA 93401
805-543-1801
www.staffordmccarty.com
DRE#: 01240829



Summary

Excellent location offering a classic downtown San Luis Obispo office experience. This office space is comprised of three office suites on the second floor of 641 Higuera Street. The lobby is off Nipomo Street providing a secured second floor elevator entrance. Elevator opens onto a second floor entryway with offices located on both sides of the elevator. Suites can be combined to create a larger office environment.

Property Characteristics	
Zoning:	CD – Commercial Downtown
Office Gross Square Footage:	+/- 4,675 sq. ft.
Available Square Footage for Lease	+/- 3,575
Parking Spaces:	Public Parking Offsite
Special Features:	Corner location of Higuera and Nipomo Streets
Office Suite 200 - Available	
Square footage	+/- 2,800
Offices	Six private offices plus large open work area
Conference Room	Yes
Reception Area	Yes
Kitchen Area	Yes
Office Suite 201 - Leased	
Square footage	+/- 1,100
Offices	Two private offices
Conference Room	Yes
Reception Area	Yes
Kitchen Area	Yes
Office Suite 202 - Available	
Square footage	+/- 400
Offices	Two private offices
Reception Area	Yes, or it can be utilized as a third private office
Office Suite 203 - Available	
Square footage	+/- 375
Offices	One private office
Reception Area	Yes, or it can be utilized as a second private office
Flex Space – Available as addition to any of the office suites	
Square footage	+/- 130
Offices	One private office, or store room

Stafford-McCarty Commercial Real Estate

641 Higuera Street, Suite 201, San Luis Obispo, CA 93401 * 805-543-1801 (voice) * 805-543-1857 (fax)
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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.

641 Higuera Street, San Luis Obispo



This building creates the opportunity to work in a prominent core downtown San Luis Obispo location.

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