

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

## For Lease

Ask About  
Free Rent

Contact:  
Steve McCarty  
DRE# 00977930

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## For Lease

- Approximately +/- 2,800 square feet of office space with:  
six private offices,  
conference room,  
large work room  
plus kitchen and reception areas
- Excellent downtown location on the second floor of the Kraker office building.
- Secure elevator access to second floor
- Suite 210: \$3,900/month NNN
- **PLUS:** one-month FREE RENT for each year leased,  
(minimum three year lease)

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





## Summary

Excellent location offering a classic downtown San Luis Obispo office experience. This office space is a large suite of offices 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.

Property Characteristics	
Zoning:	CD – Commercial Downtown
Office Gross Square Footage:	+/- 4,675 sq. ft.
Available Square Footage for Lease	+/- 2,800
Parking Spaces:	Public Parking Offsite
Special Features:	Corner location of Higuera and Nipomo Streets
<b>Office Suite 210 - Available</b>	
Square footage	+/- 2,800
Offices	Six private offices plus large open work area
Conference Room	Yes
Reception Area	Yes
Kitchen Area	Yes
<b>Office Suite 201 - Leased</b>	
Square footage	+/- 1,100
Offices	Two private offices
Conference Room	Yes
Reception Area	Yes
Kitchen Area	Yes
<b>Office Suite 202 - Leased</b>	
Square footage	+/- 400
Offices	Two private offices
Reception Area	Yes, or it can be utilized as a third private office
<b>Office Suite 205 - Leased</b>	
Square footage	+/- 375
Offices	One private office
Reception Area	Yes, or it can be utilized as a second private office
<b>Flex Space – Available as addition to any of the office suites</b>	
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.*



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

**Stafford-McCarty Commercial Real Estate**

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