

AVAILABLE FOR **LEASE**

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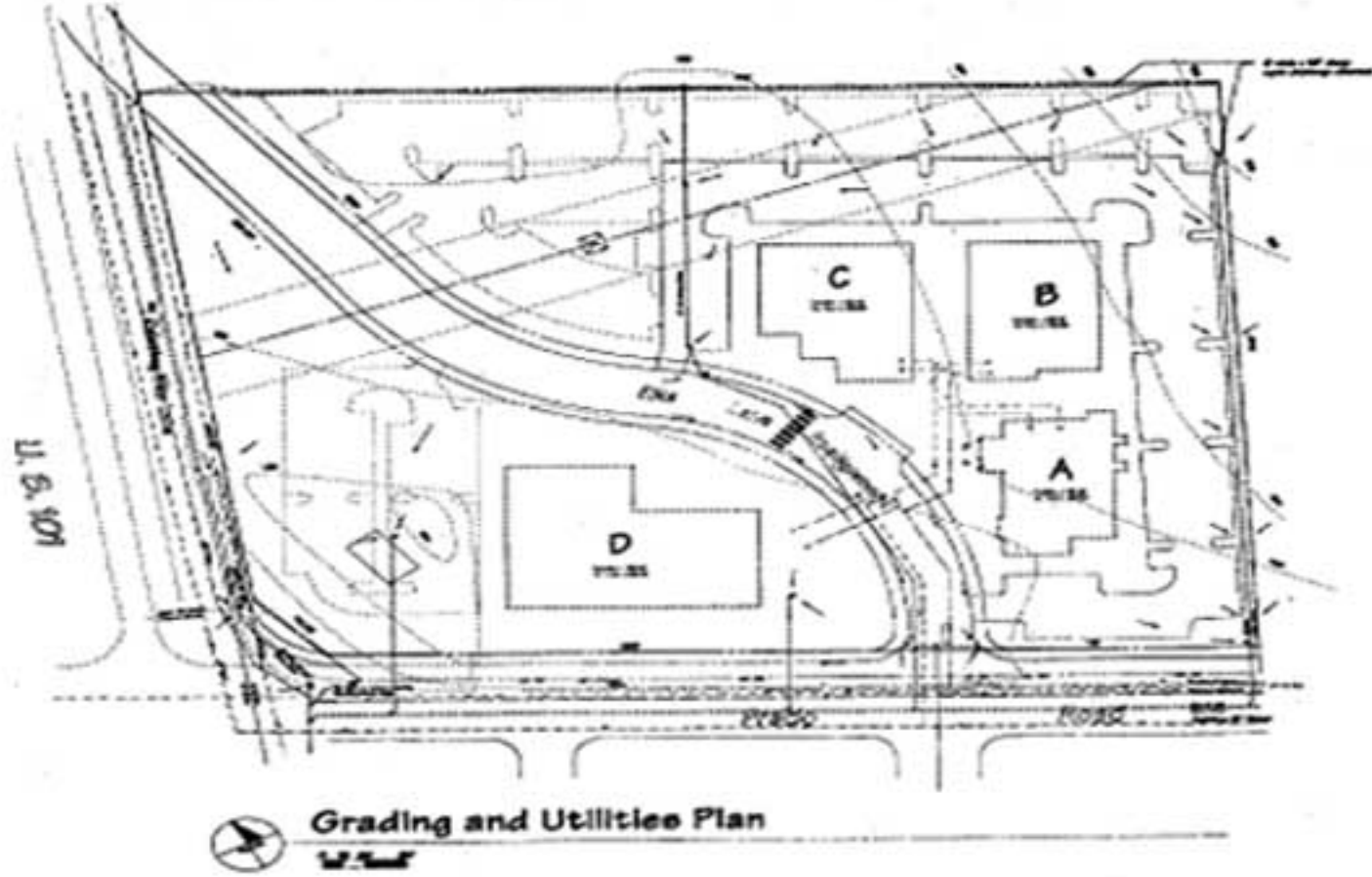
Stafford ♦ **McCarty**
Commercial Real Estate

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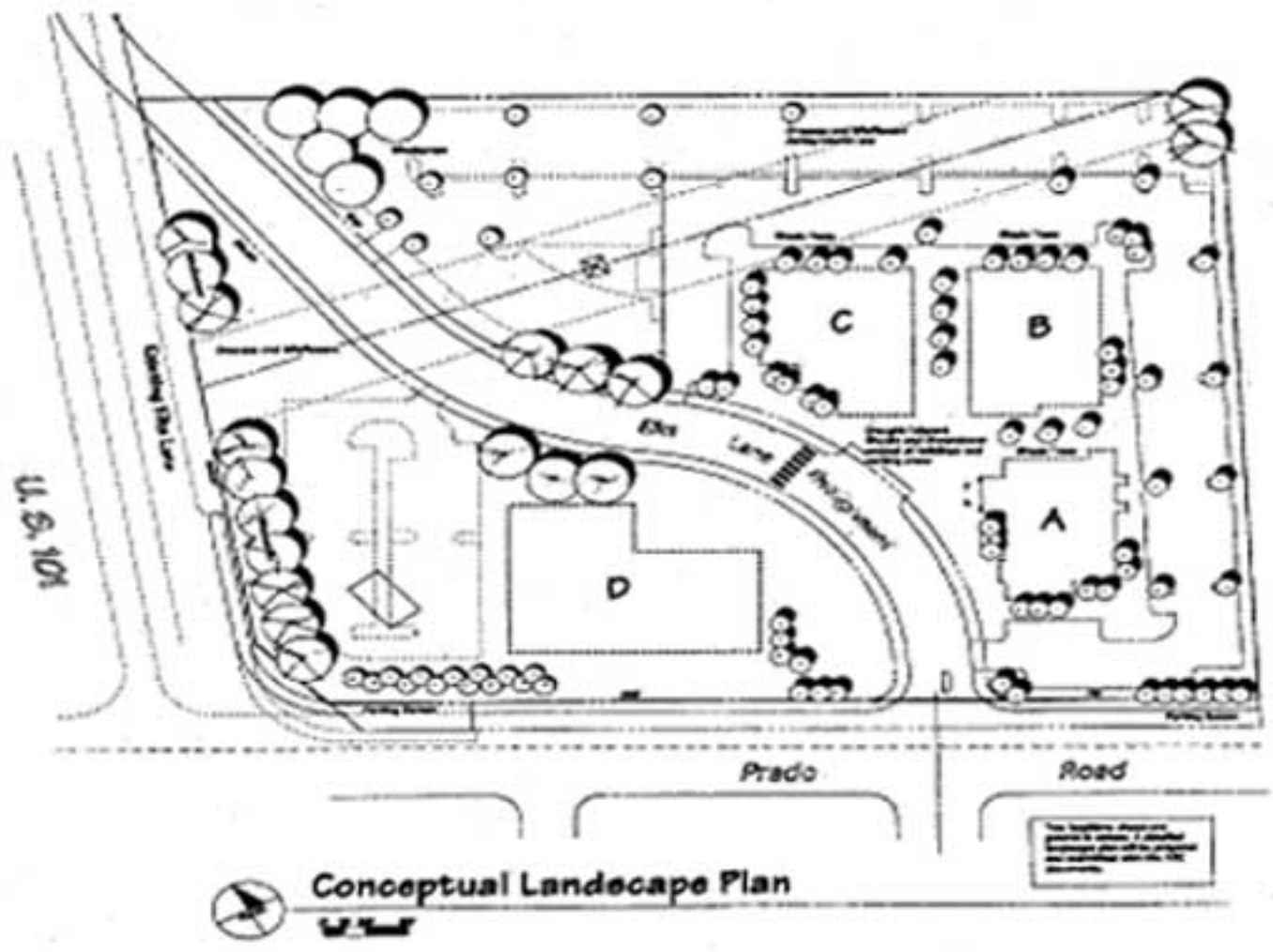
Property Location:
40 Prado Road
NEC of US 101 and Prado at Elks Lane
San Luis Obispo, CA

Property Features

- ◆ Zoned O-PD (Offices)
- ◆ US 101 Freeway Frontage, Access and Visibility
- ◆ Prado Exit and Proposed Overpass
- ◆ Previously Approved Project for an Approximately 110,203 s.f. Office Campus Development having Related Commercial Uses and Day Care Center, 425 Parking Spaces
- ◆ Long Term Lease Available
- ◆ Call for Details and Terms



Site Concept and Proposed Plans



Proposed Project Summary

Project Address: 40 Prado Road (Prado Road and Elks Lane, SLO)

Property Information:

APN: 053-041-034, 036, 037

Legal Description: All of lot 5 and part of lots 4 and 20 of the San Luis Obispo Suburban Tract, as per map on file in the office of the San Luis Obispo County Recorder.

Land Use Zone: O-PD (offices)

Gross Area of Present Site: 9.26 acres

Proposed Site Area: 8.02 acres

Area of Dedication: 1.24 acres

Site Coverage: (at build out)

Buildings: 110,203 s.f. = 31.0% of Net Area

Parking and Drives: 121,661 s.f. = 33.0% of Net Area

Landscape and Plaza: 126,893 s.f. = 36.0% of Net Area

Parking: To be provided at the rate of 1 space for each 300 s.f. of gross floor area. Total parking count is approximately 425 spaces at full build out.

Building Information:

Office Use: 103,652 s.f.

Related Commercial: Not to exceed 15% of office area

Day Care Center: 2,000 s.f.

Building A: Phase 1 37,611 s.f. Office, Daycare and Related Commercial

Building B: Phase 2 53,905 s.f. Office and Related Commercial

Building C: Phase 3 23,987 s.f. Office and Related Commercial

Building D: Phase 4 11,997 s.f. Office and Related Commercial

TOTAL: 127,500 s.f.



Downtown San Luis Obispo

Shopping Centers and Hotels

101

Subject

Prado Rd

Ensenada

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