

285 Bridge Street San Luis Obispo, CA

**FOR
SALE**

Contact:
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Property Features:

- ◆ A true masterpiece of construction.
- ◆ Three floors of steel and glass construction with deluxe improvements
- ◆ Quality office building with great visual presence and wonderful natural light
- ◆ Office build-outs, with multiple conference rooms and reception areas
- ◆ Great location in quiet cul-de-sac, yet close to downtown and freeway
- ◆ 10,609 square feet
- ◆ 34 parking spaces
- ◆ \$2,750,000 to purchase

Stafford-McCarty
Commercial Real Estate
641 Higuera St., Suite 300
San Luis Obispo, CA 93401
805-543-1801
www.staffordmccarty.com



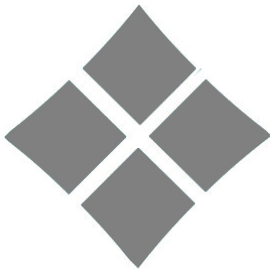
Summary

Located at the cul-de-sac end of the street, 285 Bridge Street is a unique office property. With glass panels on all sides of the building, the offices are awash in natural sunlight. The floor plan allows for flexibility in operations with multiple conference rooms, reception areas and work areas. The third floor provides a large amount of work area for maps, plans, etc. as well as considerable under counter storage.

Property Characteristics

Gross Square Footage:	+/- 10, 609 sq. ft.
Parking	1 space per 300 square feet
Restrooms	Men's and Women's restrooms on the first and second floors
Zoning	Manufacturing (M)
Special Features:	Glass construction creates an office environment with lots of natural light. Parking area paved with red brick provides ample on-site parking.

"An opportunity to own a unique premium office building in San Luis Obispo."



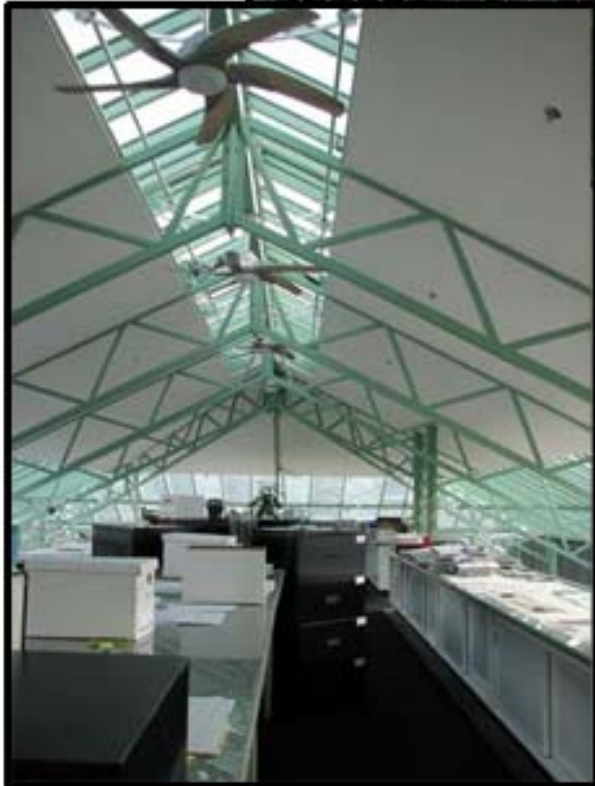
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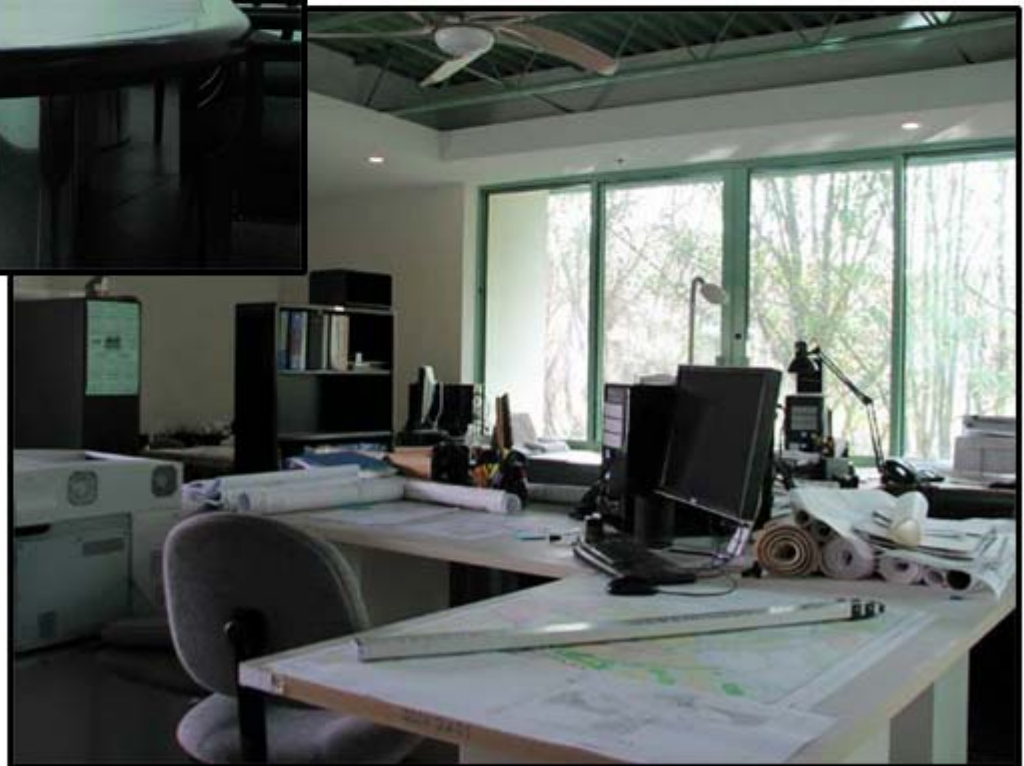


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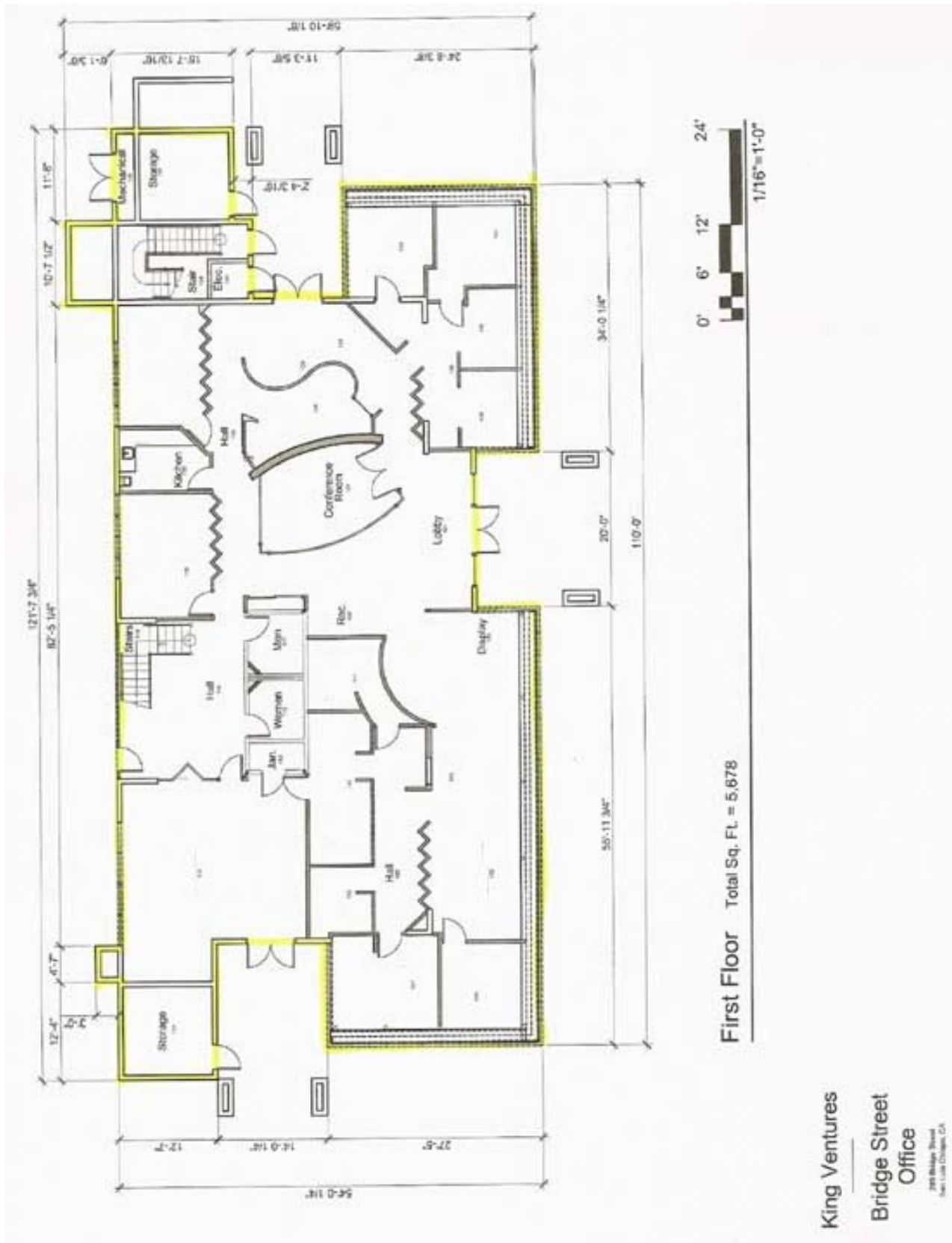
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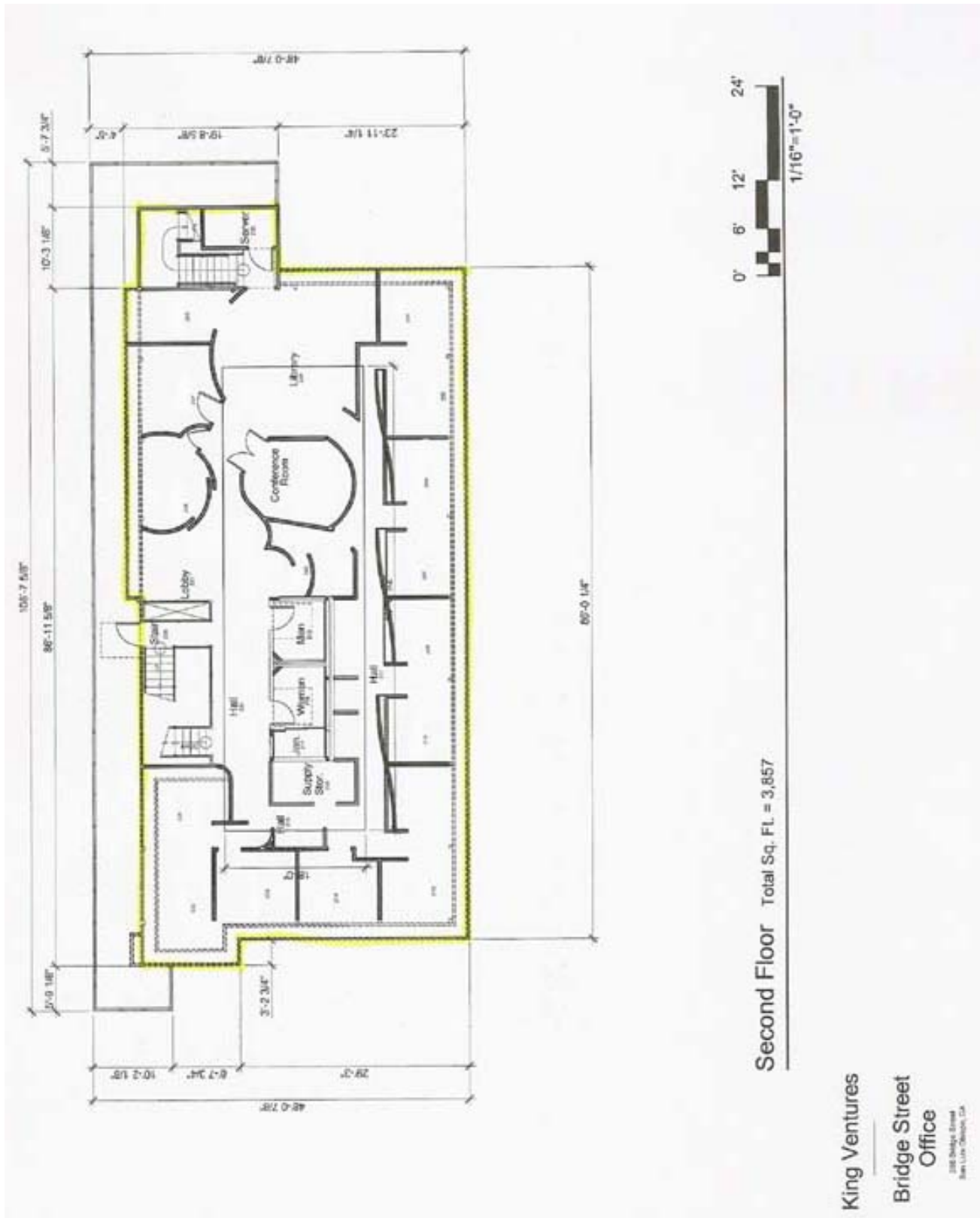
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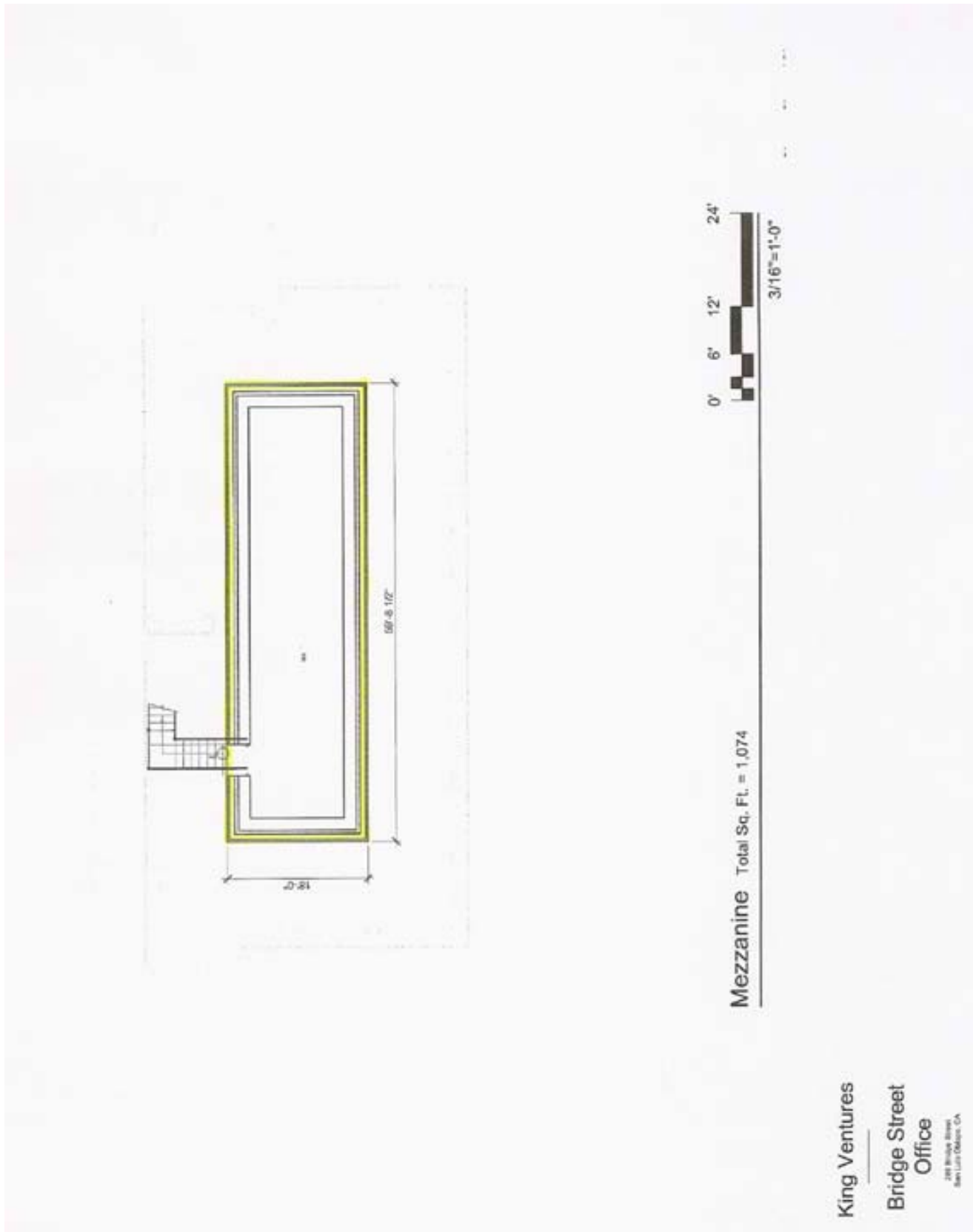
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