

**Up to 6,830 SF for Lease**

**4480 Broad St. Building “E”  
San Luis Obispo, CA**



**Office Space  
Ready for  
Construction**

**Contact:**  
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DRE# 01843738



***Property Features:***

- ◆ Building E plans are City-Approved and construction will begin shortly
- ◆ Tentatively available for TI's in June, 2017
- ◆ Total Building size 6,830 sq. ft. on two floors
- ◆ Suite sizes can be 1,000 sq. ft. and up
- ◆ CS zoning allows most uses
- ◆ Highly visible location on Broad St./Highway 227
- ◆ Ample On-site Parking
- ◆ Across from the San Luis Obispo Airport
- ◆ \$2.25 / sq. ft., NNN with \$50 sq. ft. Tenant Allowance
- ◆ Additional buildings available

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)



## Summary

4460-4484 Broad St. is an approved office/retail development with excellent street exposure. With designed buildings ranging in size from 6,830 sq. ft. to 21,416 sq. ft., the six on-site building pads enable delivery of finished buildings faster than any other project in the City of San Luis Obispo. Building B (4464 Broad St.) is complete and Building C (4468 Broad St.) is near completion and plans are being finalized for Building A (4460 Broad St.) and Building D (4476 Broad St.).

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*"A great opportunity to have a custom facility constructed for your business in the shortest time possible in the City of San Luis Obispo."*

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### Property Characteristics

Property Description:	Six Approved Free-Standing Buildings.
Land Use Zone:	Commercial Service
Overall Parcel Size:	6.22 Acres



### Stafford-McCarty Commercial Real Estate

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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.*

**Building E - 4480 Broad St., San Luis Obispo, CA**

	<b>First Floor</b>	<b>Second Floor</b>	<b>Total Building Square Footage</b>	<b>Status</b>
Building A	3,819	3,697	7,516 sq. ft.	Ready for Construction
Building B	7,527	N/A	7,527 sq. ft.	Leased
Building C	7,942	N/A	7,942 sq. ft.	Building Ready for TI's
Building D	10,708	10,708	21,416 sq. ft.	Ready for Construction
Building E	3,613	3,217	6,830 sq. ft.	Ready for Construction
Building F (leased)	23,086	N/A	23,086sq. ft.	Leased



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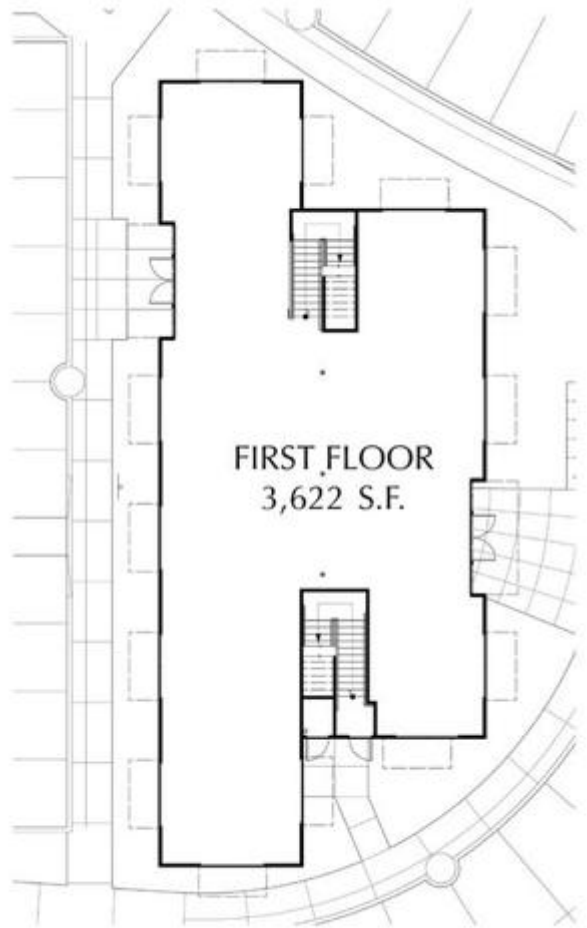




**Building E**



**SECOND FLOOR PLAN**



**FIRST FLOOR PLAN**



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