

***+/- 3,972 sq. ft. of Professional Office***  
**2353 South Broadway**  
**Santa Maria, CA 93455**

**For  
Lease**

**Contact:**  
**Steve McCarty**  
CalBRE# 00977930

**Steve Davis**  
CalBRE# 01843738



**For Lease**

- ◆ 3,972 sq. ft. upper floor of a stand-alone professional office building
- ◆ Close to the intersection of McCoy and Broadway
- ◆ Nicely finished, former architecture offices
- ◆ 23 On-site parking spaces
- ◆ \$1.85/sq. ft. per month, NNN

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)

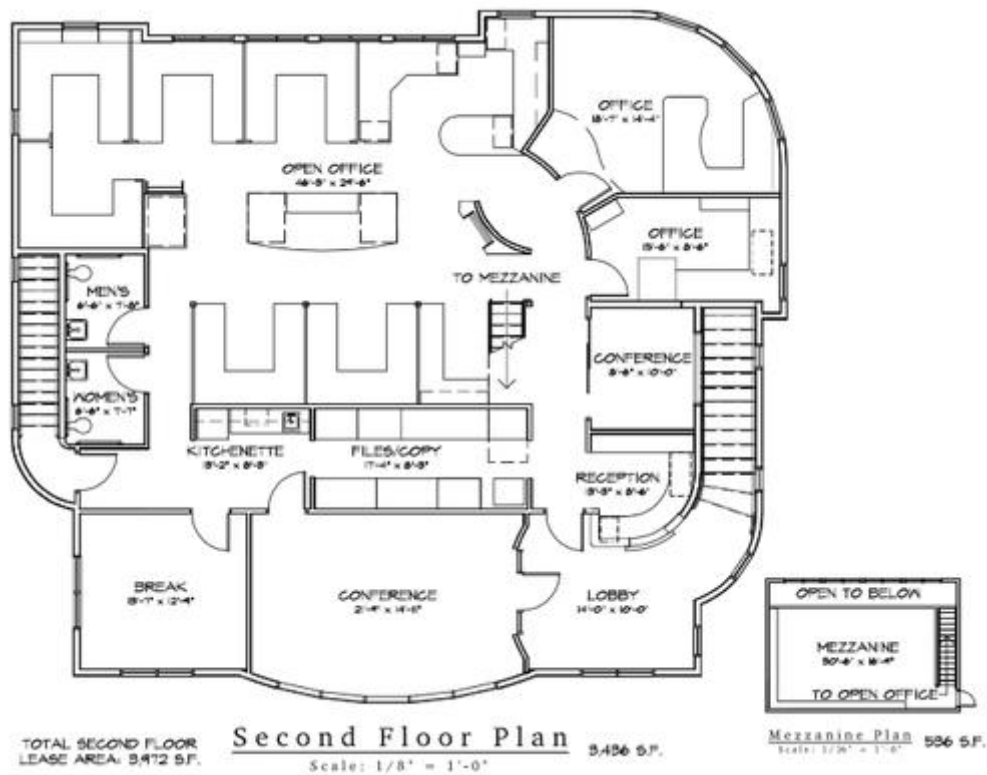
2353 South Broadway, Santa Maria, CA



## Summary

Well located in the heart of the business district, the upper floor of a free standing professional office building. Close to major banks and retail amenities. Open floor plan, an abundance of natural light.

Parcel Characteristics	
APN:	111-060-083
Legal Description:	Per title report
Land Use Zone:	CPO – Commercial and Professional Office
Gross Square Feet	+/- 3,972 sq. ft. of an approximately 6,495 sq. ft. building on a 16,533 parcel.
Parking:	23 spaces (includes 1 hccp space)
Utilities:	City water and sewer



### Stafford McCarty Commercial Real Estate

641 Higuera Street, Suite 201, San Luis Obispo, CA 93401 805-543-1801 (voice) 805-543-1857 (fax)  
www.staffordmccarty.com CalBRE #1240829

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.

2353 South Broadway, Santa Maria, CA



**Stafford McCarty Commercial Real Estate**

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

www.staffordmccarty.com CalBRE #1240829

*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.*