

## 641 Higuera Street – Suite 300, 3rd Floor, San Luis Obispo, CA

**For  
Lease**

**Contact:  
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### For Lease

- Approximately +/- 2,618 gross square feet of office space located on the third floor of the Kraker Office Building
- Excellent downtown location, classic San Luis Obispo office
- Offices and open work area, plus a small conference room and kitchen area, great natural light
- Elevator access to third floor
- Access to outdoor deck/open area
- Rate: \$4,058/month NNN (\$1.55/sq. ft.) NNN estimates \$0.47sf/mo.

Stafford-McCarty  
Commercial Real Estate  
641 Higuera St., Suite 300  
San Luis Obispo, CA 93401  
805-543-1801  
[www.staffordmccarty.com](http://www.staffordmccarty.com)  
CalBRE #01240829



## Summary

Excellent location offering a classic downtown San Luis Obispo office. Open office with lots of natural light and excellent views. Small conference room, three private offices, coffee bar area and corner open space plan. The 2,618 sq. ft. of unit includes 654 sq. ft. of shared common area.

### Property Characteristics

|                              |  |
|------------------------------|--|
| Zoning:                      | CD – Downtown Commercial                     |
| Office Gross Square Footage: | Approximately +/-2,618 gross sq. ft.         |
| Parking Spaces               | Public Parking Offsite                       |
| Corner Location              | Higuera and Nipomo Streets                   |
| Special Features:            | Corner location – Higuera and Nipomo Streets |

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*The opportunity to work in a prominent core downtown San Luis Obispo location*

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### Stafford-McCarty Commercial Real Estate

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