

**FOR
LEASE**

+/- 9,001 SF of Office Space in Acacia Creek Business Park
3450 Broad Street, Suite 107, San Luis Obispo, CA 93401



The information here has been obtained from sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.



Real Estate Services

3450 Broad Street, Suite 101
San Luis Obispo, CA 93401
Office: 805-548-8686
Centralcommercialgroup.com

Hank Niezen
805-748-2645
hniezen@centralcommercialgroup.com
BRE# 01831075



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Property Brief

Class A professional office space in San Luis Obispo near the Digital West Colocation Facility. A prior tenant was an international technology firm with high bandwidth needs, so the office is completely wired for heavy computer use. It has a very efficient floor plan consisting of private offices, conference rooms, a kitchen, restrooms (one with a shower) and a large bullpen area. With excellent exposure on a major arterial Broad Street/Hwy 227, Acacia Creek Business Park is conveniently located within minutes of the San Luis Obispo County Airport, Amtrak, the 101 Freeway, Edna Valley wine region and charming downtown San Luis Obispo.

Lease Rate: \$1.90/NNN/SF/Month
Suite SF: +/- 9,001 SF
Bathroom: 2 ADA
Sprinklers: Yes
HVAC: Yes
Zoning: CS-SP
To Show: Contact Listing Agent

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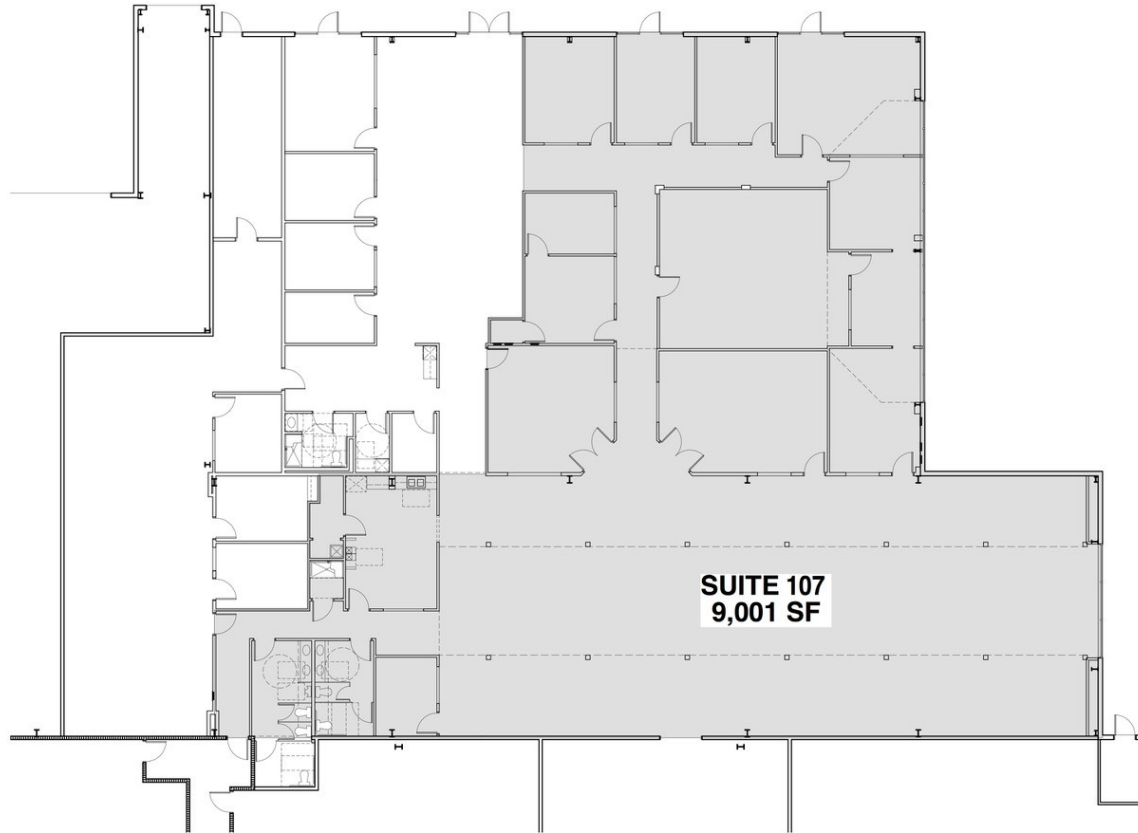
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