

FOR LEASE

990 PACIFIC STREET
SAN LUIS OBISPO, CA

Medical Office

Private Entrance with ADA Access

Marty Indvik
mindvik@lee-associates.com
D 805.440.6861
CaDRE #961882

Jeff Allen
jallen@lee-associates.com
D 805.801.7676
CaDRE #01313074

LISTING SUMMARY

PROPERTY OVERVIEW

First floor space in the downtown core of San Luis Obispo. 1,198 square foot suite (space includes 173 SF of common area) lends itself well to medical usage with four examination rooms, reception area, storage area and restroom. Parking available on a first come, first served basis in the lot across the street as well as the neighboring parking structure. Ample street parking available as well.

SIZE:	1,025 SF + 173 SF of common area for a total of 1,198 SF
PROMOTIONAL LEASE RATE:	\$1.05/SF NNN for the initial 10 mos of a 5 year minimum lease term
LEASE RATE:	\$2.10/SF NNN
EST. NNN:	\$1.08/SF per month
RESTROOM:	2 Private
HVAC:	Yes
ZONING:	Office
TERM:	Negotiable
AVAILABLE:	Now

EXCLUSIVELY LISTED BY

No warranty or representation as to the accuracy of the foregoing information. Terms of sale, lease, and availability are subject to change or withdrawal without notice.



LEE & ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES

MARTY INDVIK

mindvik@lee-associates.com

D 805.440.6861

CalDRE #961882

668 Marsh St., Suite 3

San Luis Obispo, CA 93401

JEFF ALLEN

jallen@lee-associates.com

D 805.801.7676

CalDRE #01313074

668 Marsh St., Suite 3

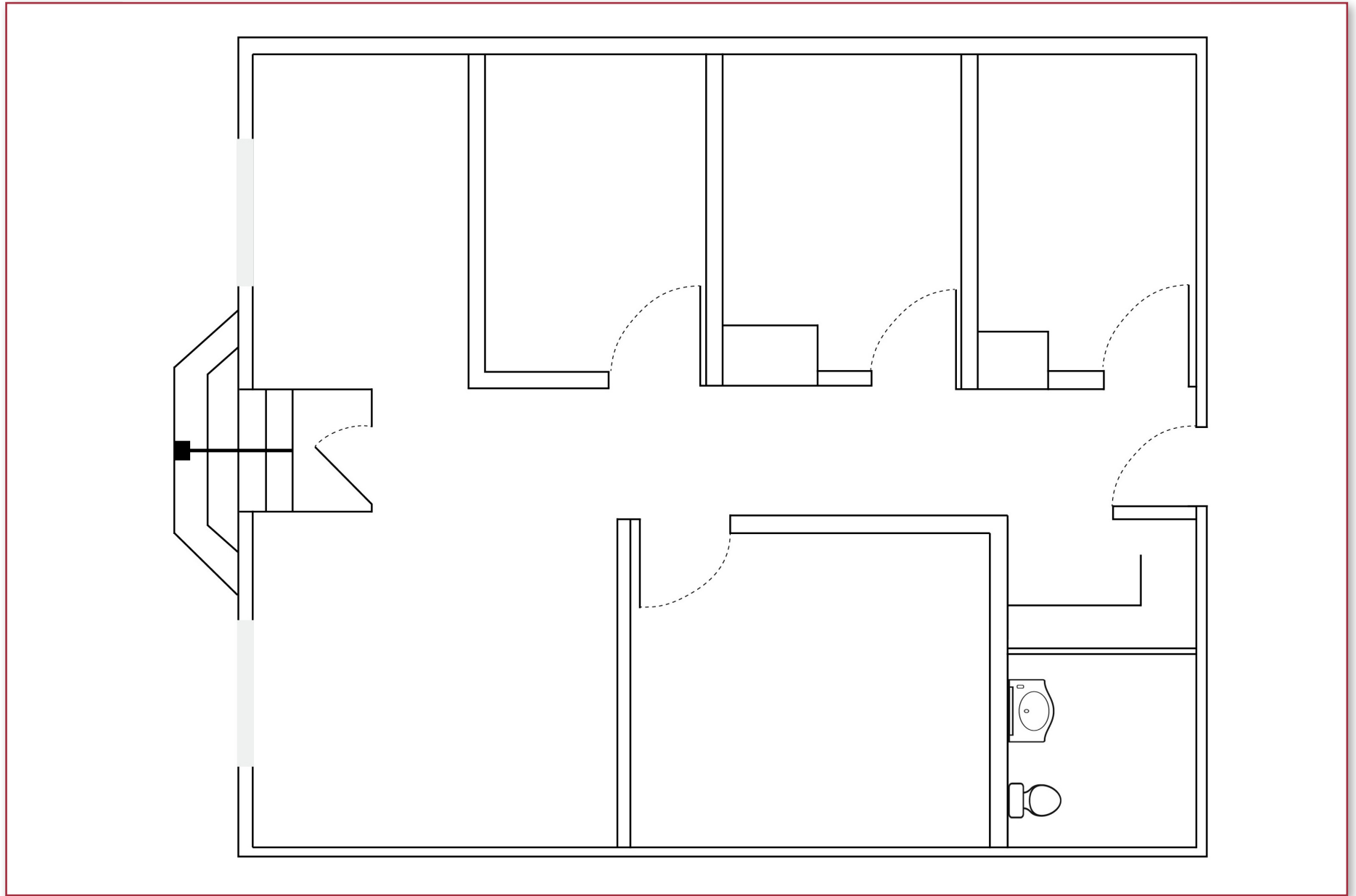
San Luis Obispo, CA 93401

990 PACIFIC STREET, SAN LUIS OBISPO

INTERIOR



FLOOR PLAN



RETAIL MAP



LOCATION CITY OF SAN LUIS OBISPO

