ARCHER WILKINSON

OFFICE / FLEX **FOR LEASE**

FOR LEASE · TWO SUITES AVAILABLE

3195 McMillan Avenue

San Luis Obispo, California 93401

SUITE	SIZE	LEASE RATE	NNN (EST.)	ALL-IN (EST.)	AVAILABLE
B-1	±1,275 SF	$1.40 /SF/mo NNN	$0.45 /SF/mo	$2,359 /mo	Now
C	±1,225 SF	$1.40 /SF/mo NNN	$0.45 /SF/mo	$2,266 /mo	Now

THE SPACES

Suite B-1 is a ±1,275 SF suite with a full office build-out already in place: reception and front office, a conference room with built-in shelving, several private offices and an open work area, plus a roll-up door and three dedicated parking spaces.

Suite C is a ±1,225 SF flex suite with a glass storefront entry and front room opening onto an open warehouse bay with a roll-up door, a kitchenette and a private restroom. It suits office/flex, showroom, studio or light service users.

SUITE HIGHLIGHTS

SUITE B-1

- Full office build-out in place
- Conference room with built-ins
- Roll-up door · 3 dedicated spaces

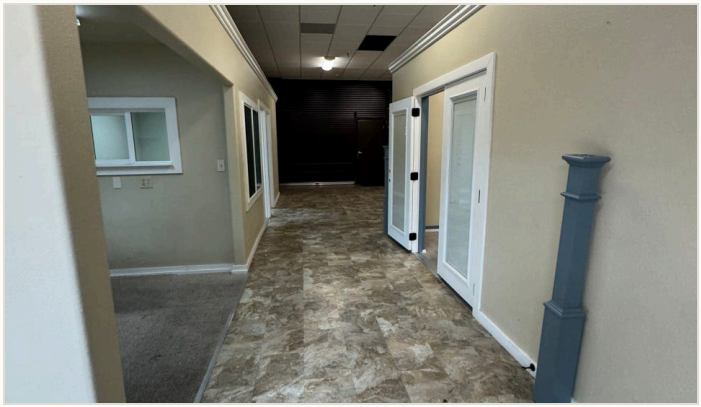
SUITE C

- Glass storefront entry & front room
- Open flex bay with roll-up door
- Kitchenette & private restroom

All information is from sources deemed reliable but is not guaranteed; prospective tenants should independently verify square footage, lease rate, NNN charges, condition and suitability. This is not an offer to lease and is subject to change, prior lease or withdrawal without notice. Broker of Record: Archer Wilkinson, Inc. CA DRE# 02125991.

A CLOSER LOOK

Suite B-1 · ±1,275 SF



Suite B-1, shown vacant: reception & front office, built-in shelving, private offices, open work area and the corridor through to the flex bay.

Patrick Wilkinson

Real Estate Investment Advisor · CA DRE# 01999527

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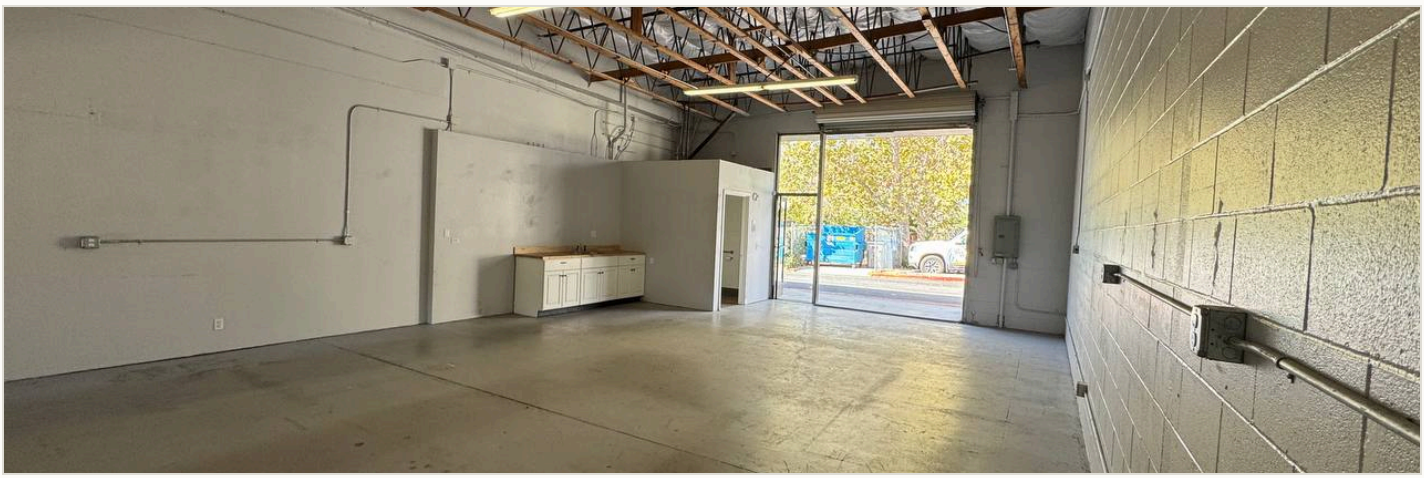
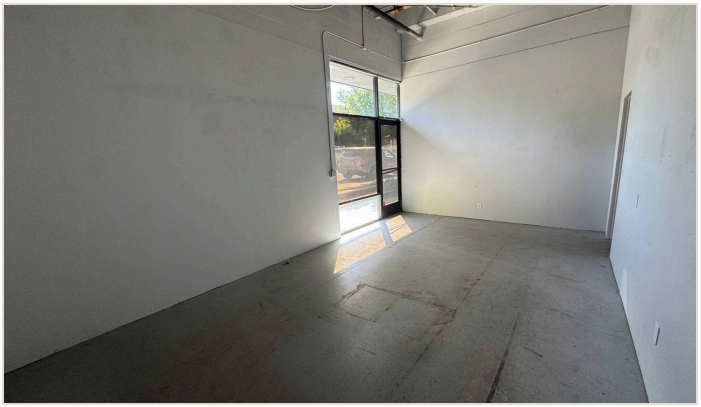
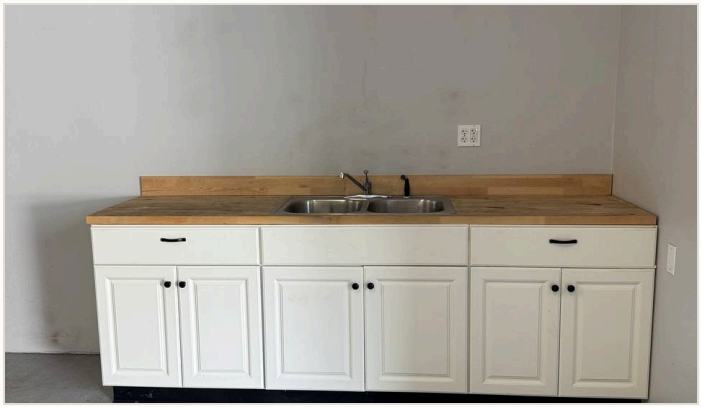
www.archwilk.com | 1100 Broad Street, San Luis Obispo, CA 93401

A CLOSER LOOK

Suite C · ±1,225 SF







Suite C, shown vacant: open flex bay with roll-up door, storefront front room, restroom and kitchenette.

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