



FOR LEASE · OFFICE / FLEX SUITE

3195 McMillan Avenue, Suite B-2

San Luis Obispo, California 93401

AVAILABLE ±1,275 square feet	LEASE RATE \$1.40 / SF / mo, NNN	NNN (EST.) \$0.45 / SF / mo	ALL-IN (EST.) \$2,359 per month	PARKING 3 dedicated spaces
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THE SPACE

A versatile ±1,275 SF suite presenting a polished, move-in-ready office build-out — a welcoming reception and lobby, a dedicated conference room, several private offices and an open work area.

The suite adds the rare bonus of a roll-up door for flexible storage, shop or light service use, with three dedicated parking spaces directly serving the unit. Ideal for office, professional-services or office/flex users seeking turnkey space.

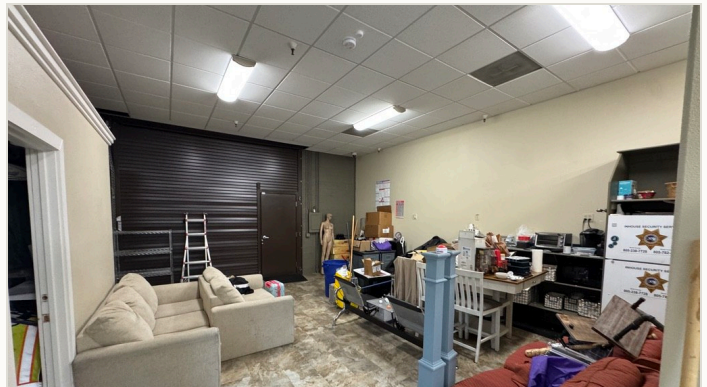
SUITE HIGHLIGHTS

- Turnkey office build-out
- Reception & welcoming lobby
- Private conference room
- Multiple private offices
- Open work / bullpen area
- Roll-up door — flex & storage
- 3 dedicated parking spaces

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

Inside the Suite



Patrick Wilkinson

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