

Office Spaces for Lease

Suite sizes from 1,958 - 21,116 sq. ft.
4115 Broad Street, Second Floor, San Luis Obispo



Contact:

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641 Higuera Street, Suite 201
San Luis Obispo, CA 93401
805.543.1801
Updated: 2/6/2024

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Commercial Real Estate

Property Overview

McCarty Davis is pleased to offer an opportunity to lease office space at 4115 Broad Street, part of the Creekside Center in San Luis Obispo. Comprised of three buildings (4111, 4115 and 4119) Broad Street, the Creekside Campus provides a variety of office options for your business. With ample parking, easy access and proximity to the San Luis County Airport, this is an ideal office location.

Property Facts

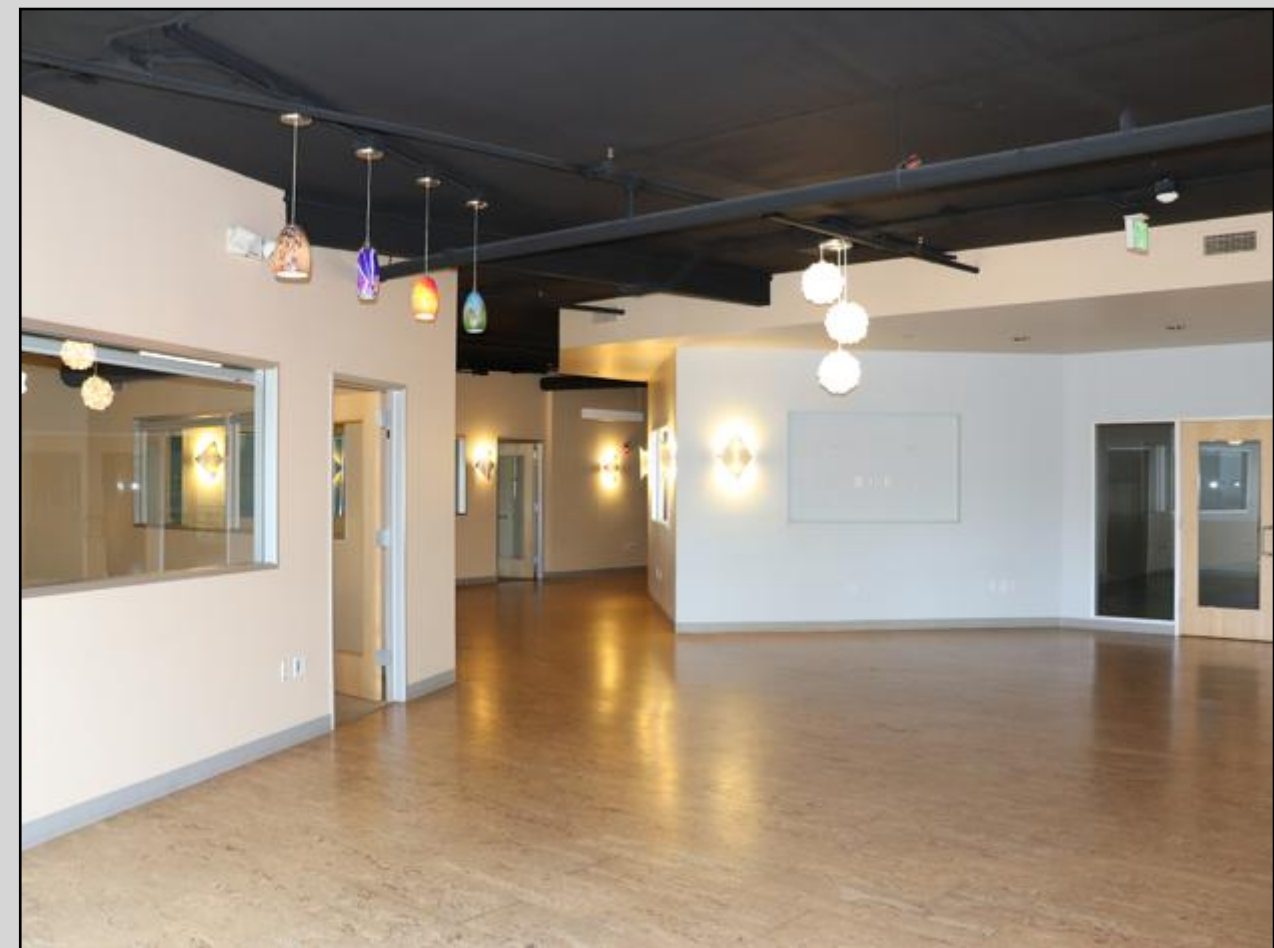
- 4115 Broad is a two story building with available office space on the second floor.
- The entire second floor, 21,116 sq. ft., can be leased “as is”
- Or, the second floor can be divided into numerous suites of different sizes to meet your needs. Please see the following pages for examples of different possible suite configurations
 - Suite 110 - 2,461
 - Suite 115 - 2,180
 - Suite 120 - 2,576
- Suites can be combined to create your preferred rentable area
- Landlord will provide demising walls, new carpet and paint for the new suites.
- Common restrooms
- Fiber Internet Connection
- Available now

Financials

Lease Rate - \$1.95/sq. ft., NNN (\$.59) for demised space
Discounted rate to take suite “as is”.

Additional Space Available

There is an additional space available to lease at 4111 Broad Street as well.



Contact:

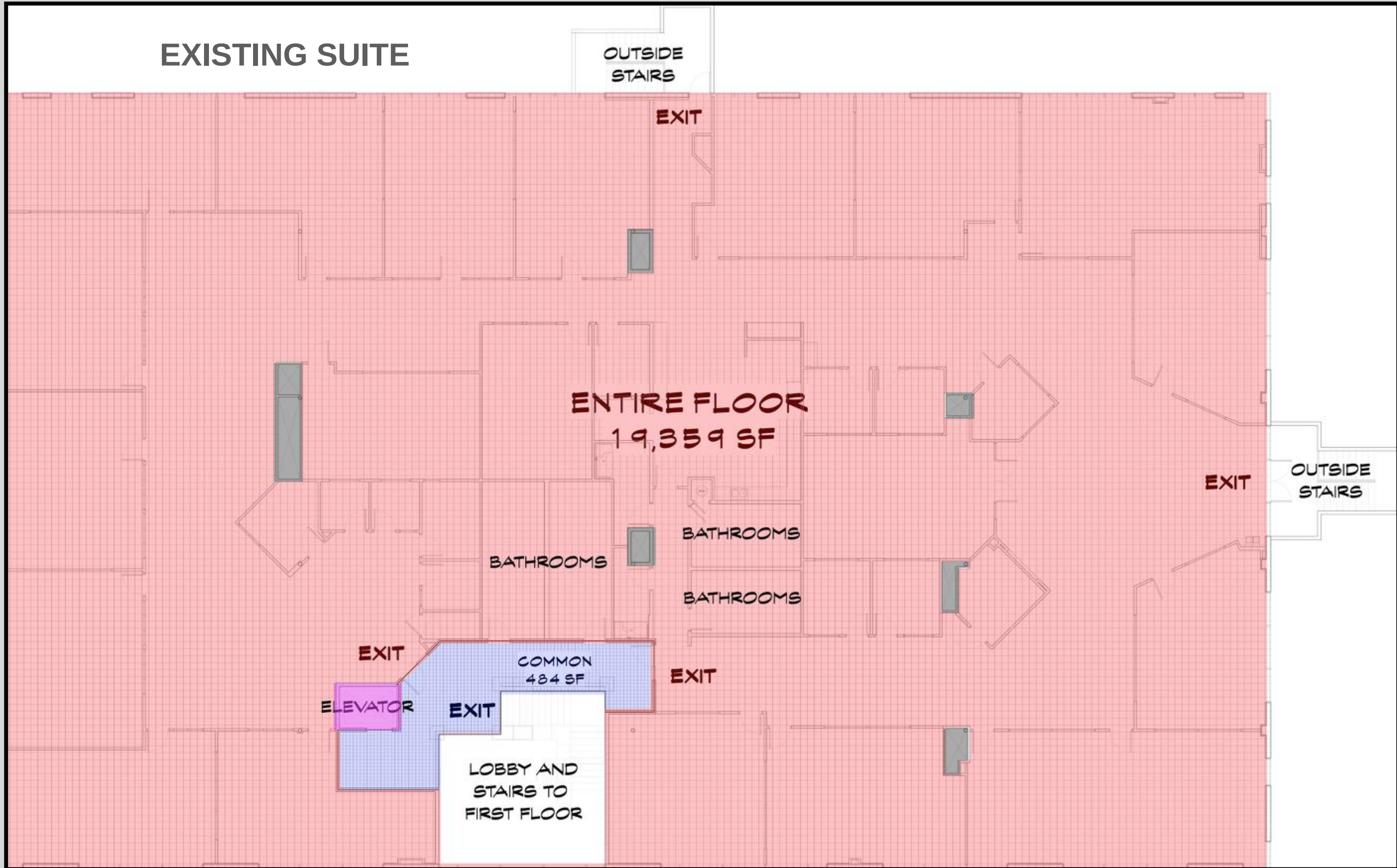
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EXISTING SUITE



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DIVIDE INTO 2 SUITES

SUITE SOUTH
8,659 SF

OUTSIDE
STAIRS

EXIT

EXIT

EXIT

BATHROOMS

BATHROOMS

BATHROOMS

COMMON
1,972 SF

EXIT

ELEVATOR

EXIT

LOBBY AND
STAIRS TO
FIRST FLOOR

EXIT

SUITE NORTH
9,213 SF

EXIT

OUTSIDE
STAIRS

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DIVIDE INTO 3 SUITES

SUITE SOUTH
8,659 SF

SUITE NW
4,645 SF

BATHROOMS

BATHROOMS

BATHROOMS

COMMON
1,972 SF

SUITE NE
4,568 SF

ELEVATOR

LOBBY AND
STAIRS TO
FIRST FLOOR

OUTSIDE
STAIRS

OUTSIDE
STAIRS

Contact:

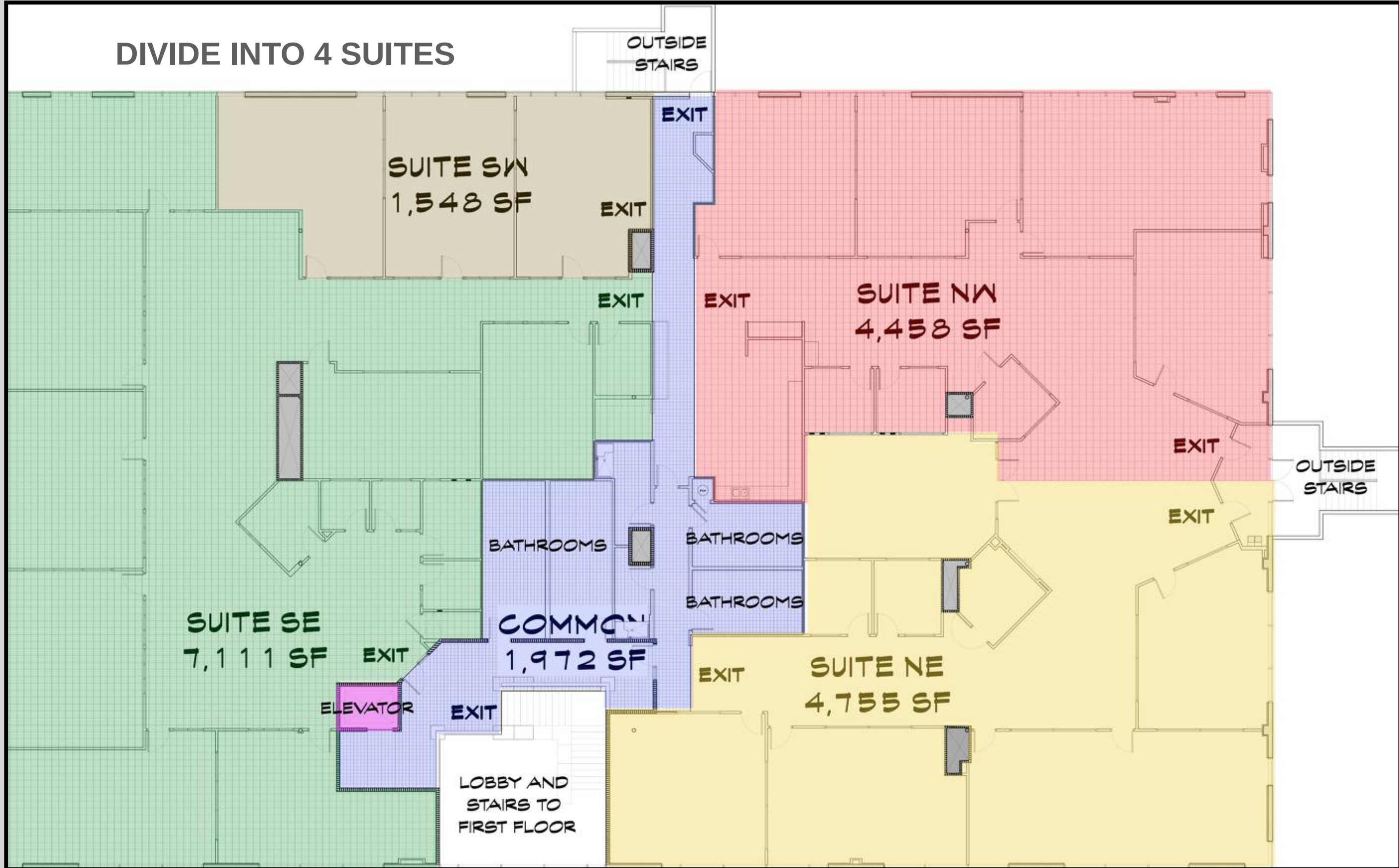
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DIVIDE INTO 4 SUITES



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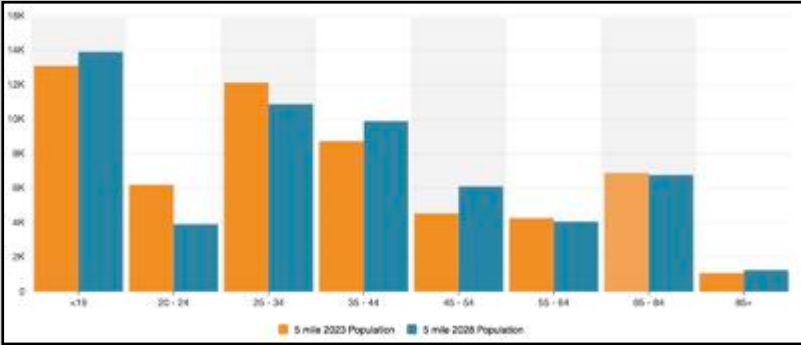
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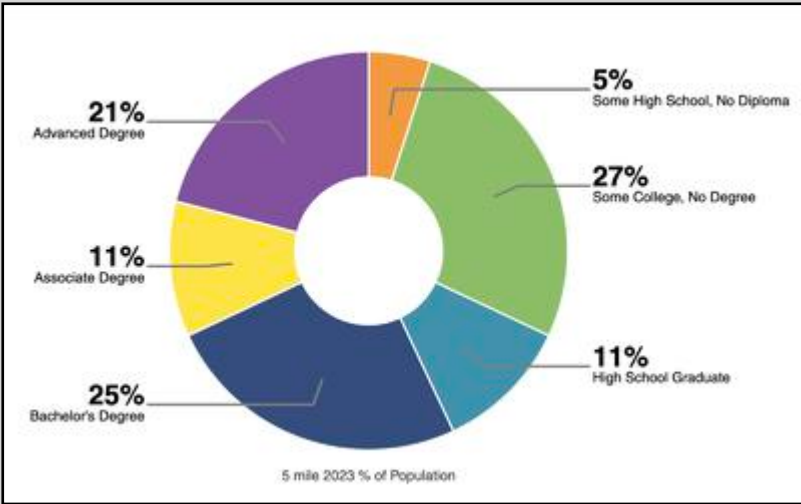
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Demographics

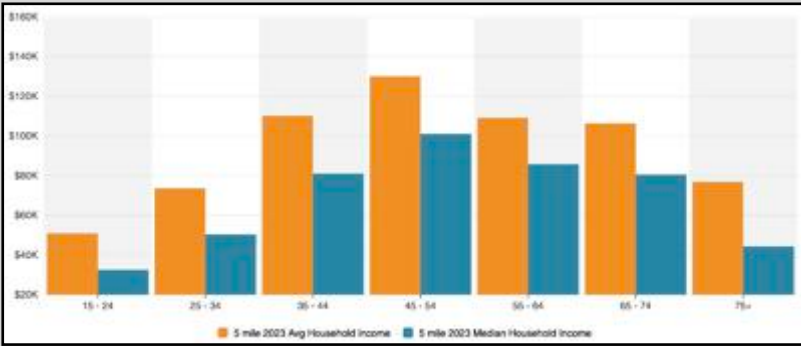
Population
By Age



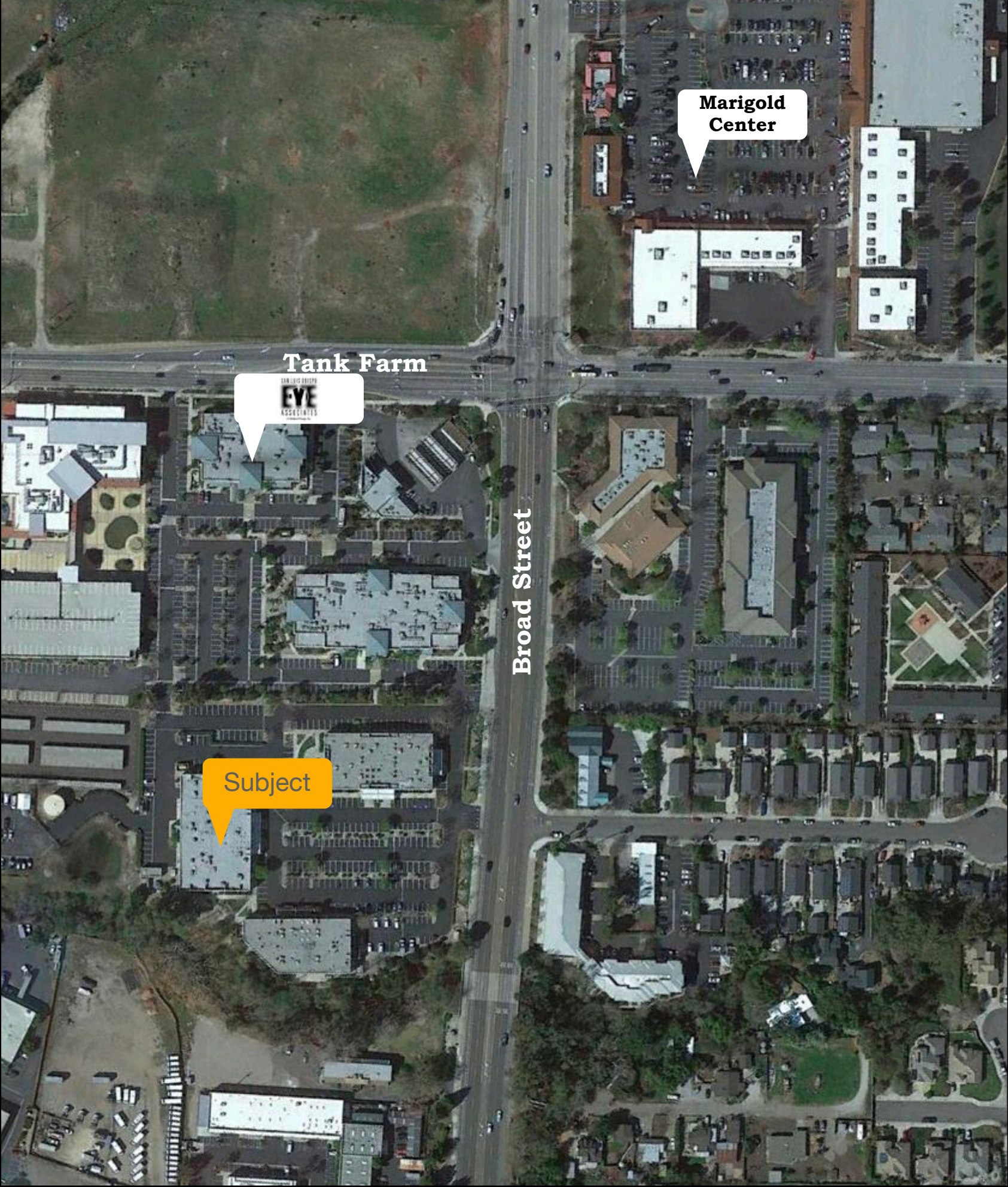
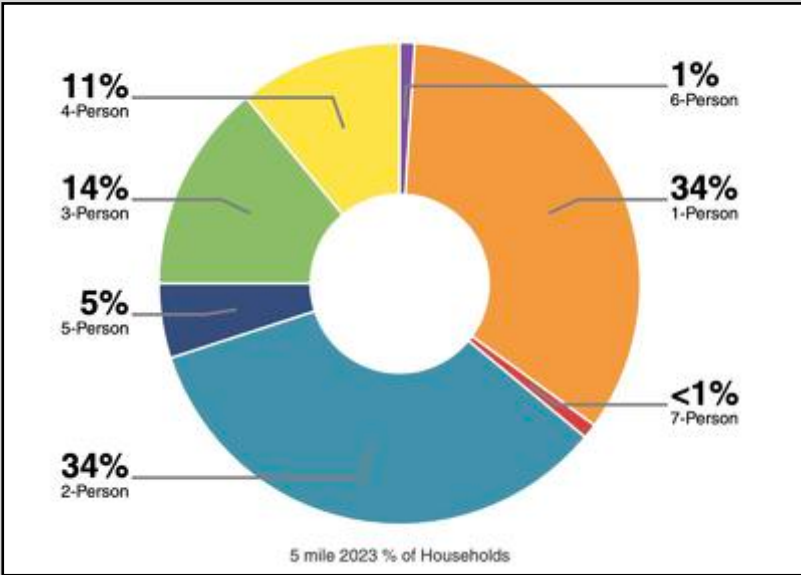
Educational
Attainment



Household
Income
By Age



Household
Size



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For More Information

To receive more information please call or email us. Our contact information is below and we look forward to talking to you.



*The information contained herein has been obtained from the owner of the property or from other sources deemed reliable.
We have no reason to doubt its accuracy, but we do not guarantee it.*

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