



FOR LEASE • FLEX SUITE • AVAILABLE NOW

3195 McMillan Avenue, Suite C

San Luis Obispo, California 93401

SUITE SIZE	LEASE RATE	NNN (EST.)	ALL-IN (EST.)	AVAILABILITY
±1,225 square feet	\$1.40 / SF / mo, NNN	\$0.45 / SF / mo	\$2,266 per month	Now immediate

SUITE HIGHLIGHTS

- ±1,225 SF flex suite, available now
- Glass storefront entry & front room
- Open flex bay with roll-up door
- Kitchenette & private restroom
- \$1.40/SF/mo NNN (NNN est. \$0.45/SF/mo)

IDEAL FOR

USE
Office / Flex

USE
Showroom

USE
Studio

USE
Light Service



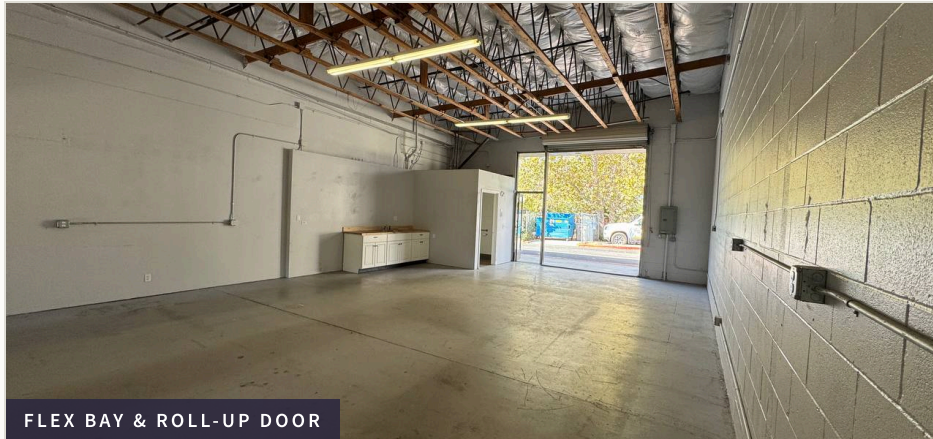
Patrick Wilkinson

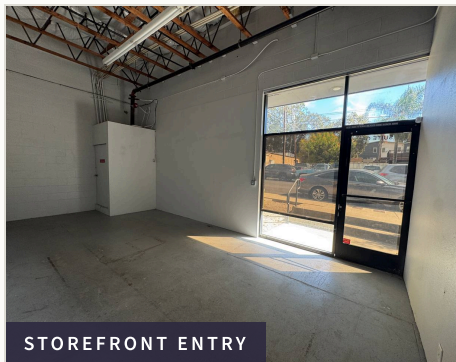
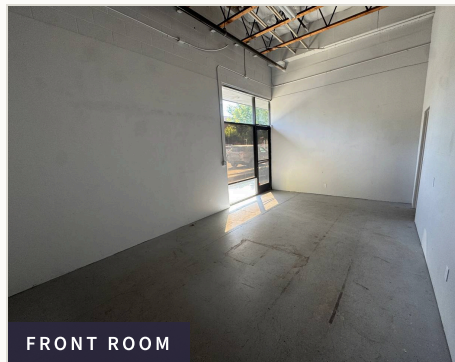
Real Estate Investment Advisor • CA DRE# 01999527

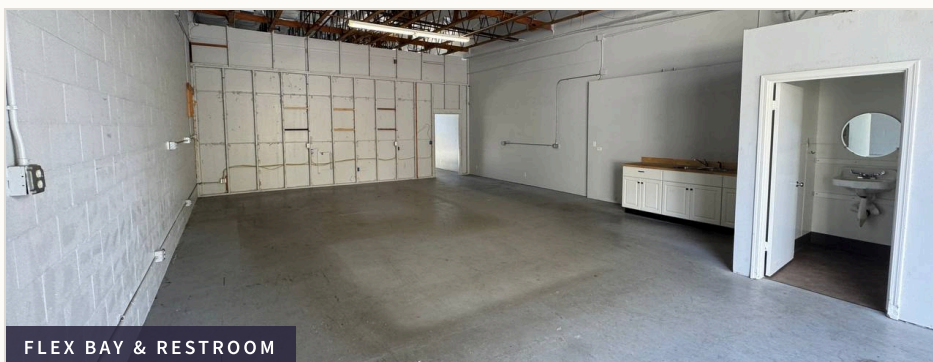
O (805) 781-3092 C 805-234-3722 patrick@archwilk.com
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A CLOSER LOOK

Inside Suite C

±1,225 SF
\$1.40/SF/mo NNN

FLEX BAY & ROLL-UP DOOR

ROLL-UP DOOR

STOREFRONT ENTRY

FRONT ROOM

KITCHENETTE

FLEX BAY & RESTROOM

3195 MCMILLAN AVE
THE SPACE

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. Available now at \$1.40/SF/mo NNN.

LEASE TERMS

Suite size	±1,225 SF
Base rate	\$1.40/SF/mo NNN
NNN (est.)	\$0.45/SF/mo
Available	Now