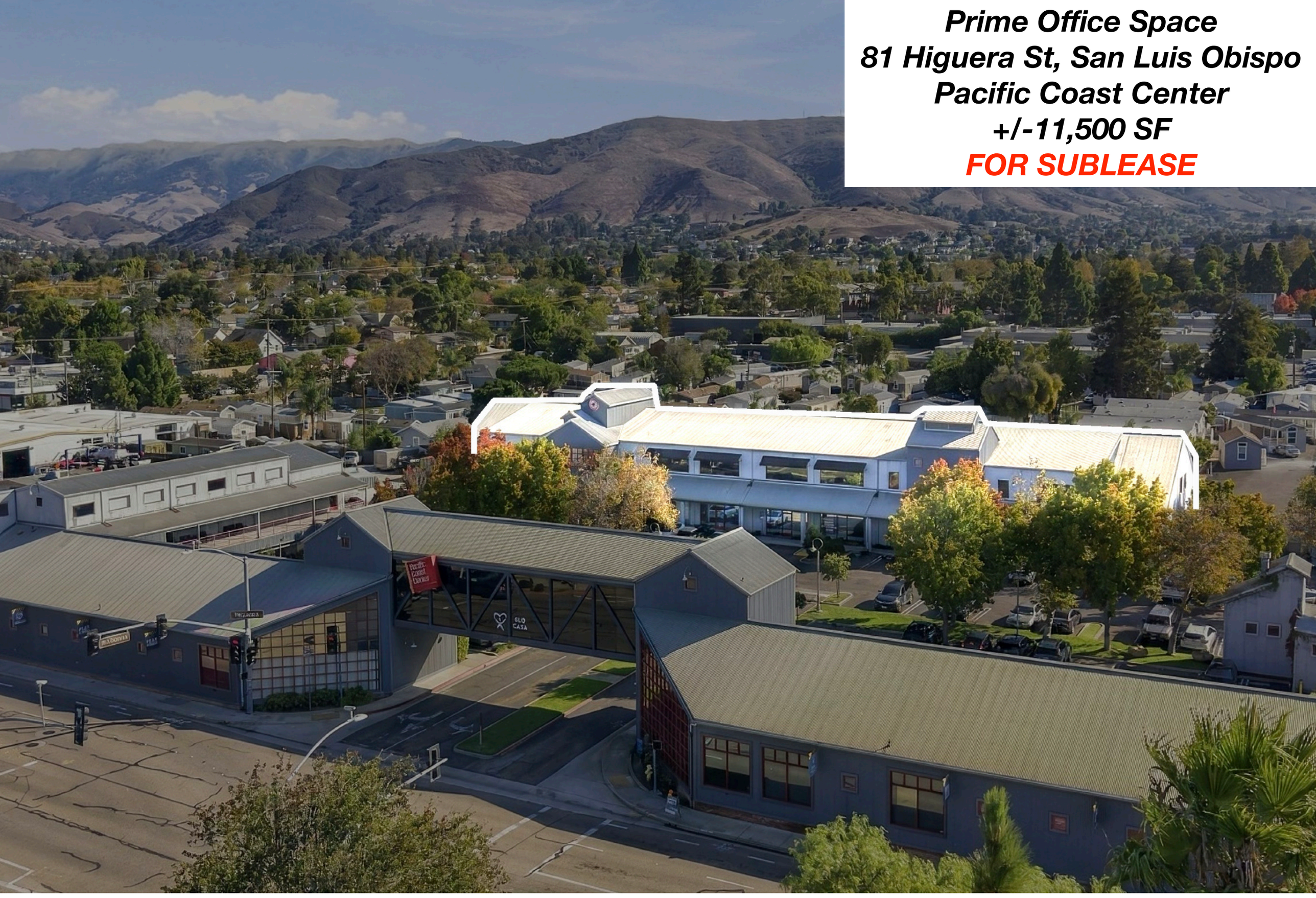
Prime Office Space
81 Higuera St, San Luis Obispo
Pacific Coast Center
+/-11,500 SF
FOR SUBLEASE



Contact:

Steve McCarty
mccarty@mccartydavis.com
805.431.2671
CalBRE#: 00977930

Steve Davis
davis@mccartydavis.com
805.704.5727
CalBRE#: 01843738

www.McCartyDavis.com
641 Higuera Street, Suite 201
San Luis Obispo, CA 93401
805.543.1801
Updated: 10/06/26

McCarty ❖ Davis
Commercial Real Estate

Commercial Overview

McCarty Davis is pleased to present 81 Higuera Street, a ±11,500 SF modern, spacious office suite in the Pacific Coast Center complex in San Luis Obispo. Just off Highway 101, the property offers easy access for employees and clients from across the Central Coast. This elevator-served suite has multiple private offices, built in cubicles, a conference room and an open office area, which gives tenants room for private workspaces, meetings and collaborative teams. Other features include a break room with a kitchenette with a private balcony off of the break room, plus private restrooms with a shower.

Property Facts

- Zoned CS (Commercial Service)
- Elevator Served
- Multiple Private Offices
- Built In Cubicles
- Open Office Space
- Balcony off of break room
- Break room with Kitchenette
- Lounge Area

Financials

Lease Rate: $2.00/SF Gross

Additional Information

Available Soon





Balcony off of break room

Contact:

Steve McCarty
mccarty@mccartydavis.com
805.431.2671
CalBRE#: 00977930

Steve Davis
davis@mccartydavis.com
805.704.5727
CalBRE#: 01843738

www.McCartyDavis.com
641 Higuera Street, Suite 201
San Luis Obispo, CA 93401
805.543.1801
Updated: 10/06/26

McCarty ❖ Davis
Commercial Real Estate



Open Office Space and Private Offices



Open Office Space



Private Office



Lounge Area

Contact:

Steve McCarty
mccarty@mccartydavis.com
805.431.2671
CalBRE#: 00977930

Steve Davis
davis@mccartydavis.com
805.704.5727
CalBRE#: 01843738

www.McCartyDavis.com
641 Higuera Street, Suite 201
San Luis Obispo, CA 93401
805.543.1801

Updated: 10/06/26

McCarty ❖ Davis
Commercial Real Estate



Conference Room



Break Room



Kitchenette



Break Room

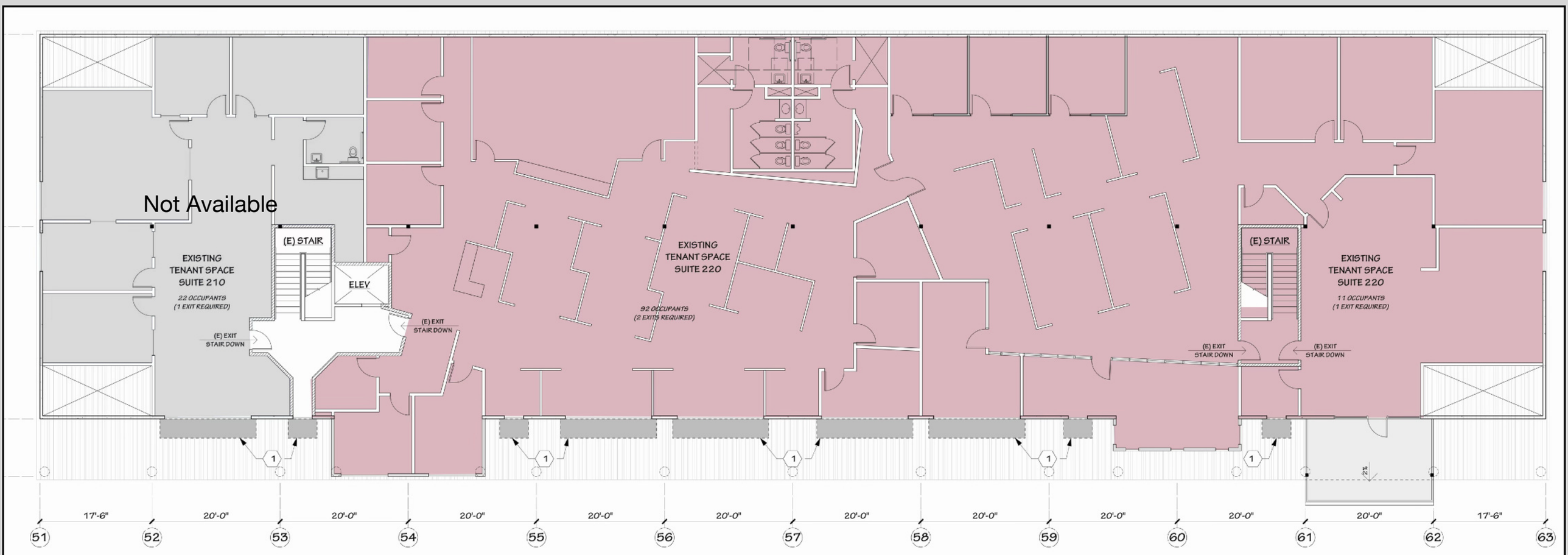
Contact:

Steve McCarty
mccarty@mccartydavis.com
805.431.2671
CalBRE#: 00977930

Steve Davis
davis@mccartydavis.com
805.704.5727
CalBRE#: 01843738

www.McCartyDavis.com
641 Higuera Street, Suite 201
San Luis Obispo, CA 93401
805.543.1801
Updated: 10/06/26

McCarty ❖ Davis
Commercial Real Estate



Contact:

Steve McCarty
mccarty@mccartydavis.com
805.431.2671
CalBRE#: 00977930

Steve Davis
davis@mccartydavis.com
805.704.5727
CalBRE#: 01843738

www.McCartyDavis.com
641 Higuera Street, Suite 201
San Luis Obispo, CA 93401
805.543.1801
Updated: 10/06/26

McCarty ❖ Davis
Commercial Real Estate



Contact:

Steve McCarty
mccarty@mccartydavis.com
805.431.2671
CalBRE#: 00977930

Steve Davis
davis@mccartydavis.com
805.704.5727
CalBRE#: 01843738

www.McCartyDavis.com
641 Higuera Street, Suite 201
San Luis Obispo, CA 93401
805.543.1801
Updated: 10/06/26

McCarty ❖ Davis
Commercial Real Estate

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.

Contact:

Steve McCarty
mccarty@mccartydavis.com
805.431.2671
CalBRE#: 00977930

Steve Davis
davis@mccartydavis.com
805.704.5727
CalBRE#: 01843738

www.McCartyDavis.com
641 Higuera Street, Suite 201
San Luis Obispo, CA 93401
805.543.1801
Updated: 10/06/26

McCarty ❖ Davis
Commercial Real Estate