

**FOR LEASE**



3547 South Higuera Street, Unit A, San Luis Obispo, CA 93401



**ARCHER**  
WILKINSON INC.

# Property Summary

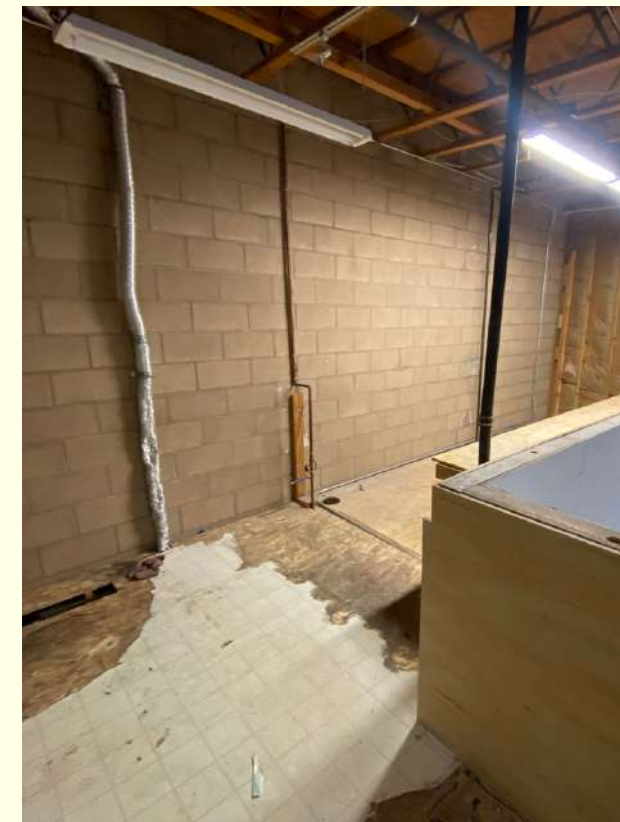
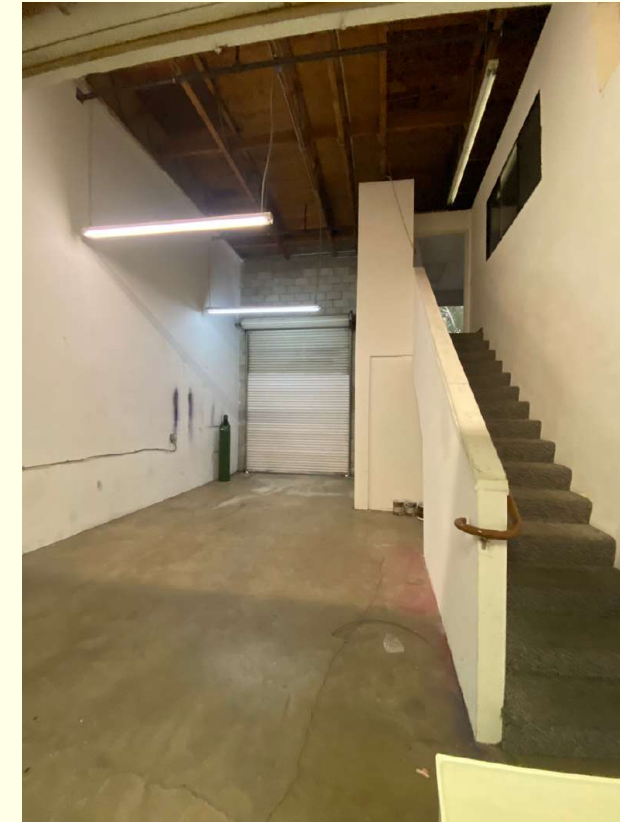


## 3547 South Higuera Street, Unit A

The space available for lease is an industrial condo with approximately 1,126 SF which consists of an office/entryway, bathroom and work space downstairs and two offices and a small mezzanine upstairs. Unit A is the largest of the condos on this property and an end cap space on the South Higuera Frontage allowing for significant exposure. Underlying zoning is Commercial Service that allows a wide range of uses including light manufacturing, medical lab, warehousing, animal services and personal services. Please note: Auto repair services are not allowed on this property.

<b>Lease Rate:</b>	\$1.65/SF/mo - Modified Gross
<b>Unit SF:</b>	+/- 1,126 SF
<b>Utilities:</b>	Water, Gas, Electric
<b>Parking:</b>	Three (3) Assigned
<b>Zoning:</b>	Commercial Service
<b>Power:</b>	120V - 100A
<b>Roll-up Door:</b>	1 - Ground Level

# Property Pictures





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