



1101 Monterey Street
Downtown San Luis Obispo
Office Building

Property Description:

Location: Corner of Santa Rosa (Hwy 1) and Monterey Streets

Size: Ground Floor: 3,000 SF - 5,815 SF
Second Floor: 2,300 SF - 2,700 SF
Third Floor: 2,413 SF - 10,179 SF

Rent: \$3.25 - \$4.25/Square Foot, NNN

TI Allowance: \$50 per usable square foot

Type: Office/Medical Office

Notes: **NOW LEASING!!!** Downtown San Luis Obispo's newest retail and office building. Located on the corner of Monterey and Santa Rosa Streets, it offers a centralized location and excellent exposure.

MARK ANDERSON
DEREK SENN

805.543.1400
798 PALM ST, SLO, CA 93401
AndersonCommercialRE.com
DRE #00944530



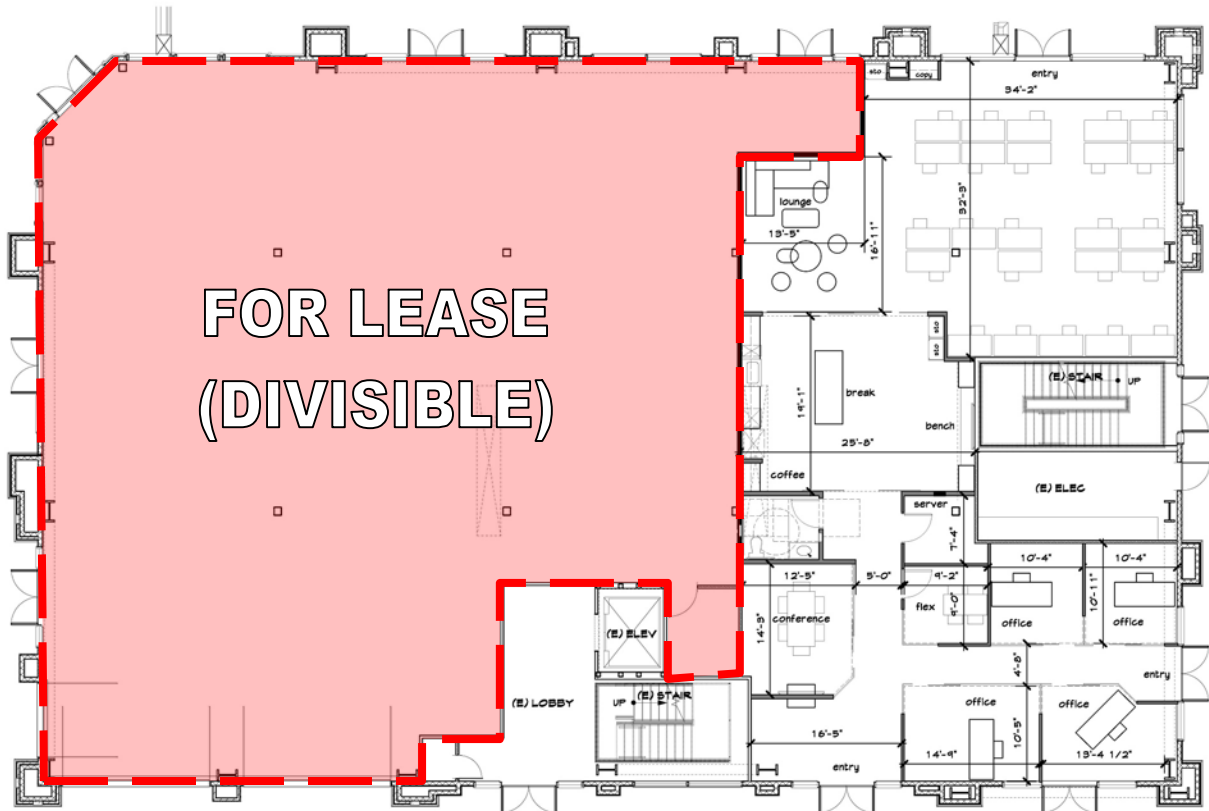
1101 Monterey is a brand new, modern, landmark retail and office building located at the entrance to Downtown San Luis Obispo, at the corner of Santa Rosa and Monterey Streets, and within a few blocks of US101.

The ground floor is an ideal location for a restaurant or other high-traffic retail use and provides 18 foot ceilings and floor to ceiling storefront exposure. The second and third floors are comprised of elevator served office space with 12 foot ceilings and outstanding views of the local cerros.

The building provides the best of both worlds in that the centralized urban location allows for great pedestrian and bicycle access yet there is on-site parking as well.

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1101 Monterey Street
FIRST FLOOR PLAN - LIGHT BOX
3,337 SF Usable Space
04.20.20

First Floor

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1101 MONTEREY



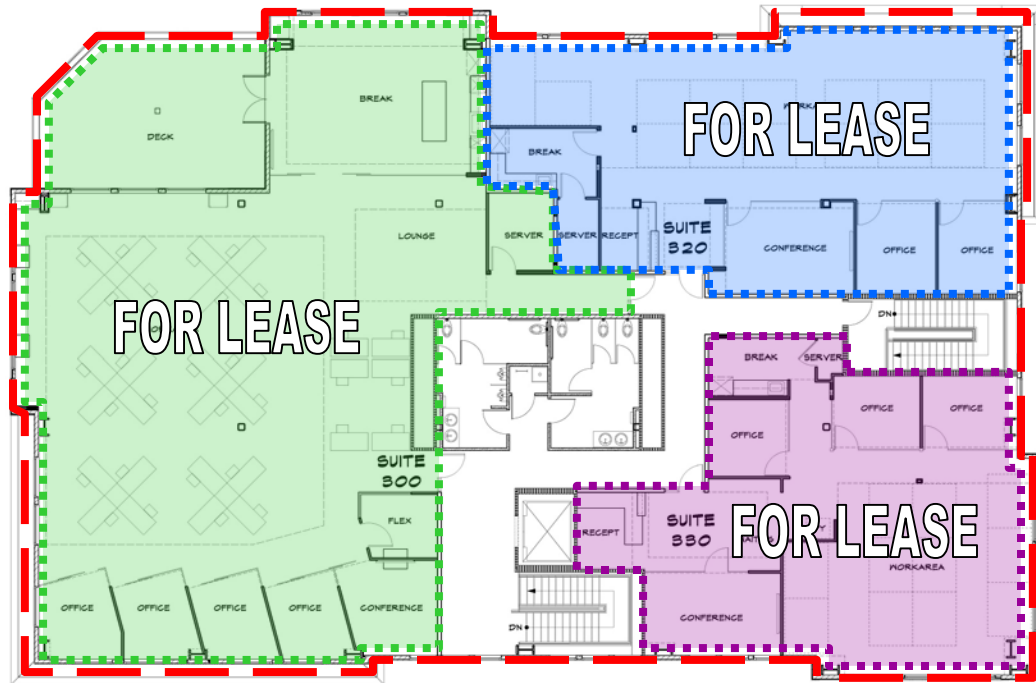
1101 Monterey Street
Second Floor Plan
04.27.20

Second Floor

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1101 Monterey Street
Third Floor Plan
04.27.20

Third Floor

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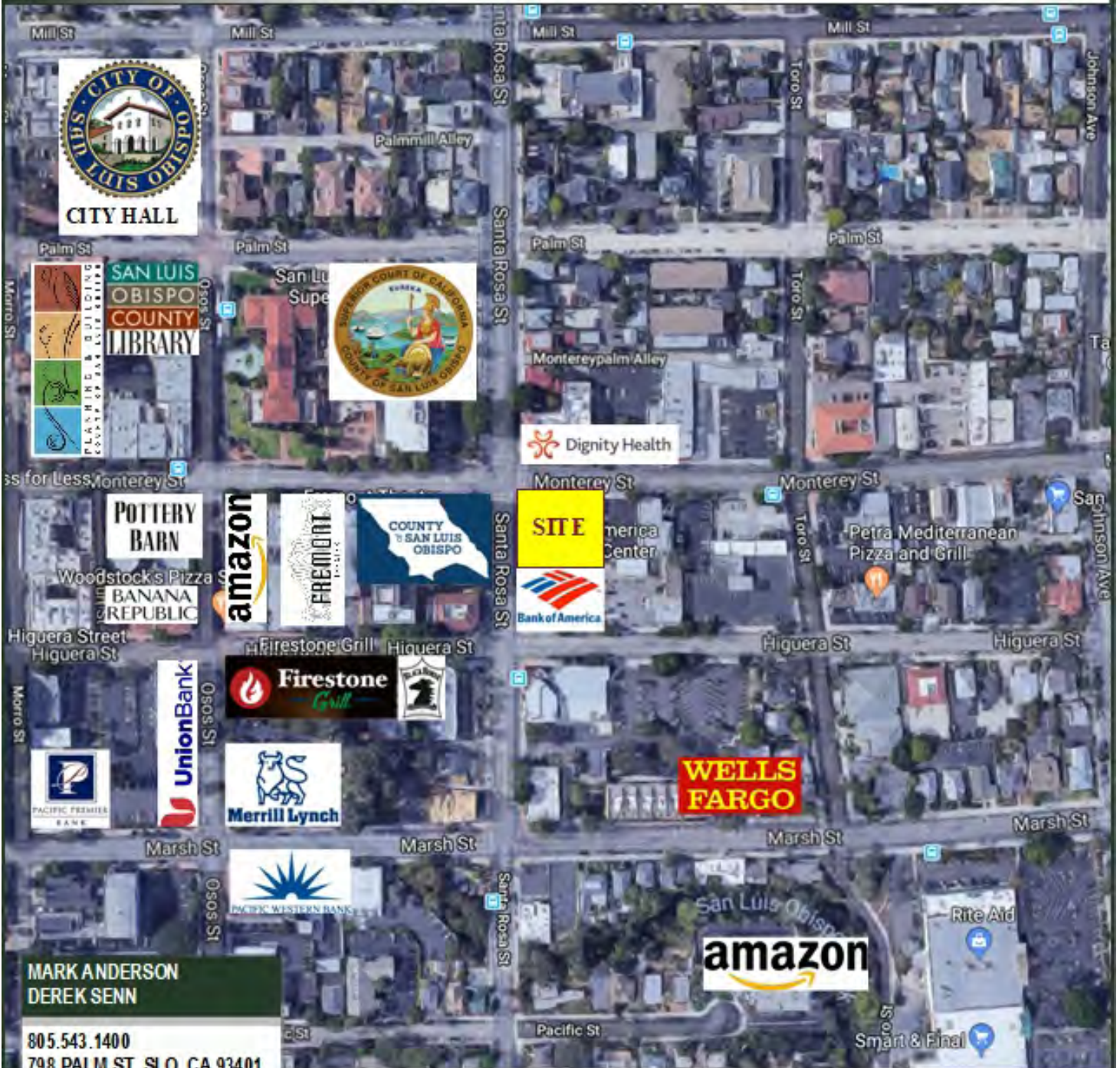
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