



1135 Santa Rosa Street, Suite 210

Property Description:

- City: San Luis Obispo, CA
- Size: Approximately 1,992 Leasable Square Feet
- Price: \$2.95/Square Foot, NNN (\$0.90)
- Type: Office
- Notes: This second floor office suite is located in one of the premier office buildings in downtown San Luis Obispo. The building is prominently located on the corner of Santa Rosa and Marsh Streets and has onsite parking. The office suite has three private offices, a conference room, a large open work area, and a kitchenette. The finishes in the suite are first class and are detailed in an attached list of building and office suite amenities.

MARK ANDERSON
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ANDERSON COMMERCIAL

REAL ESTATE SERVICES

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Building Amenities

- Onsite parking in downtown core with parking
- Grade A vertical grain American cedar siding on building envelope
- Stand-alone direct feed 1GB bandwidth fiber-optic connection. Fastest dedicated line in San Luis Obispo
- Expansive historic open stairways and entries in French oak and stainless steel
- Solar array with net neutral capacity
- PVC roof membrane with welded seams and 40 year warranty
- Panning frame steel windows with true divided lights and push out casement functionality
- Fire suppression and fire alarms
- California Coastal Live Oak specimen trees and manicured rose landscaping
- Located in center of prime downtown district. Walking to all amenities
- Cast concrete walls and architectural metals
- Light weight concrete and insulation between all floors for total sound separation between suites
- Elevator served with rich interior appointments
- 1,000 AMP building service, unlimited tenant electrical flexibility

Office Amenities

- Hand milled eleven inch wide long length French oak flooring throughout
- BATHROOMS: All bathrooms contain antique tile floors, Arabesque wall tile, Frameless glass executive showers, Bridge faucets and Toto finishes
- KITCHENS: Hand-made vertical grain walnut cabinetry, Refrigerators complete with ice makers and filtered water, Microwave Ovens and Convection Ovens, Stainless steel appointments, Caesarstone countertops
- Individual generation, supply and climatized suites. No shared HVAC.
- Smooth texture drywall
- 8' hand made solid wood doors
- Individual alarm and camera systems
- Keyless access and entry with audit trail
- 10' Ceilings
- Historic original bank vault clad with reclaimed timbers from 1903 Oakland Ship Yards. Operable vault door
- Frameless glass office suites
- Satellite and cable television
- Dimmable LED lighting throughout. No fluorescents

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