



**1551 Bishop Street, Building A**  
**Suites 110, 130 & 150**

**Property Description:**

City: San Luis Obispo, CA

Size: **Total: 9,409 Square Feet**  
Suite 110: 3,209 Square Feet  
Suite 130: 3,135 Square Feet  
Suite 150: 3,065 Square Feet

Price: \$3,950,000

Type: Medical Office

Notes: A freestanding medical office building consisting of three suites. The property can function as a leased investment or a portion can be owner occupied.

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805.543.1400  
798 PALM ST, SLO, CA 93401  
[AndersonCommercialRE.com](http://AndersonCommercialRE.com)  
DRE #001252131



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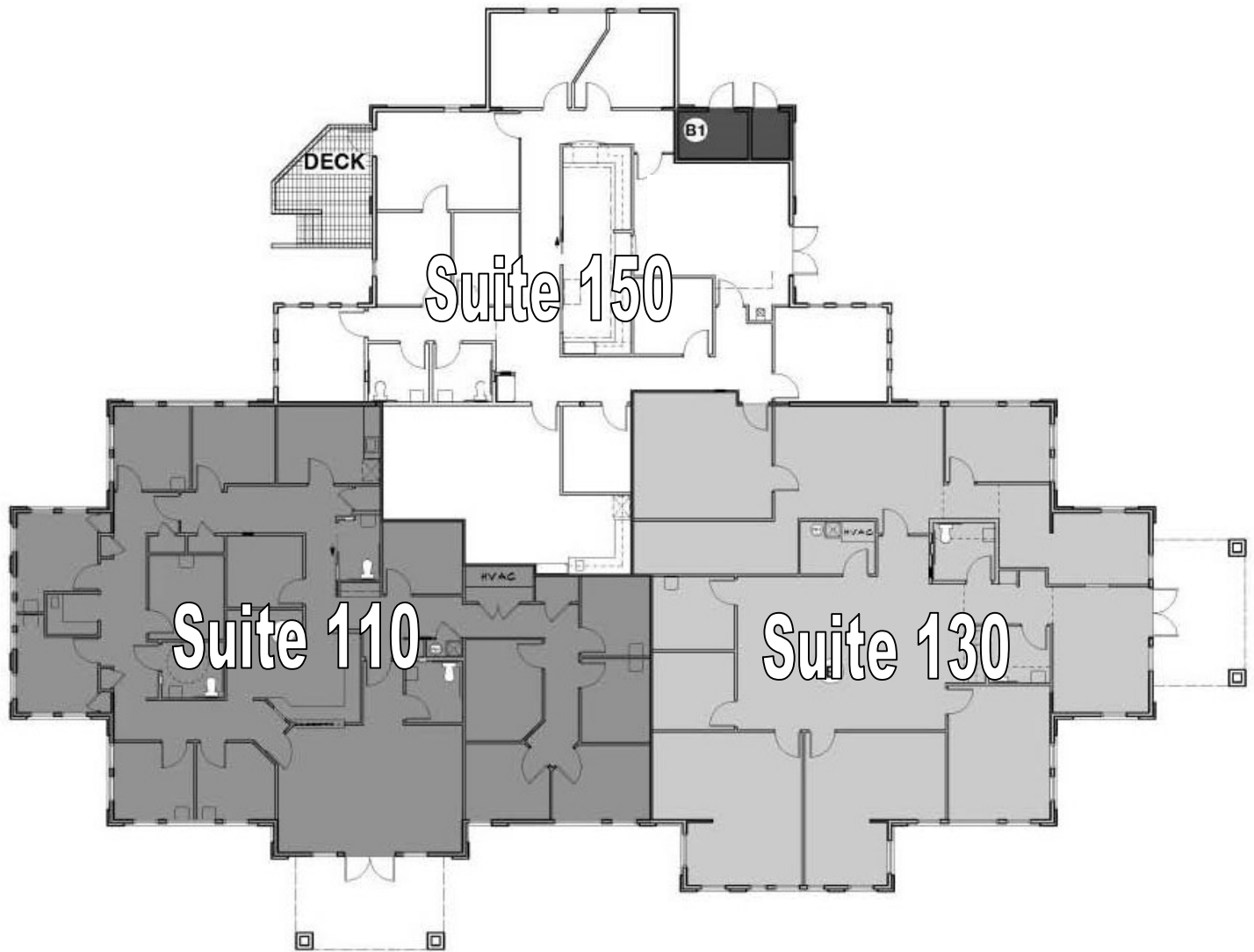
REAL ESTATE SERVICES

# 1551 BISHOP #110/130/150



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## Rent Roll

<u>SUITE</u>	<u>110</u>	<u>130</u>	<u>150</u>	<u>TOTALS</u>
<i>TENANT</i>	Central Coast Renal Care	Balance Treatment SLO, Inc.	Vacant	
<i>SIZE</i>	3,209 SF	3,135 SF	3,065 SF	9,409 SF
<i>BASE RENT/M (PRICE/SF)</i>	\$7,757 (\$2.42)	\$7,200 (\$2.30)	\$7,663* (\$2.50)	\$22,620
<i>NNN</i>	\$2,176	\$2,104	\$2,022*	\$6,302
<i>DATE: EXP</i>	12/01/2024	02/28/2028		
<i>OPTIONS</i>	Two 5 year	One 5 year		
			*Asking Rent & NNN	

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