



862 Meinecke Ave, Suite 200

Property Description:

City: San Luis Obispo, CA

Size: 2,699 Square Feet

PRICE

REDUCED: \$1,150,000 ~~\$1,310,000~~

Type: Office

Notes: A medical office suite with excellent on-site parking. The suite is currently configured as a dental office but can be modified as needed. Great natural light with views of Cerro San Luis and Bishop's Peak. 83 on-site parking spaces provide ample parking for all tenants in the complex, including covered parking with elevator access. The building sits on a flag lot with mature trees. A very central location at the crux of HWY 1, U.S. 101, Cal Poly, and Sierra Vista Hospital, allowing patient access from several areas of the County. This suite has its own exterior balcony and rear staircase, in addition to the main entrance. HOA dues of \$1,005/Month.

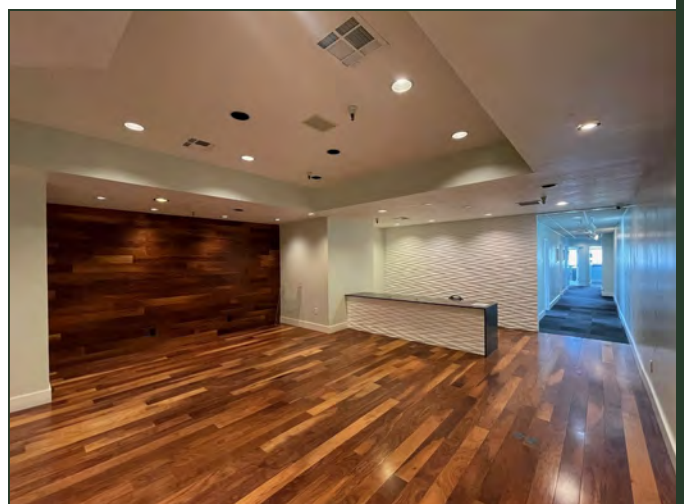
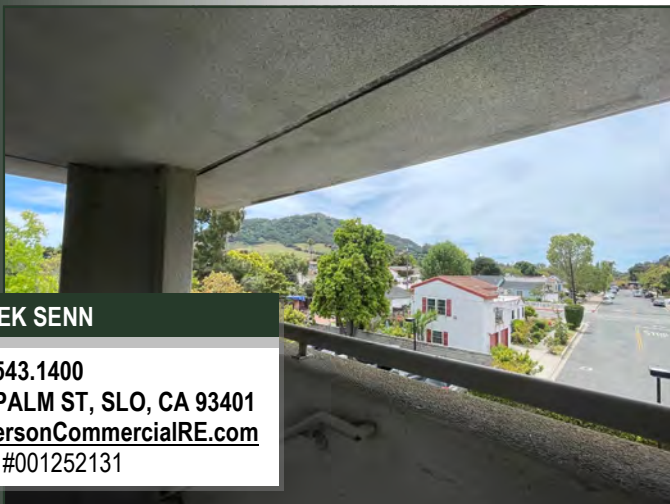
DEREK SENN

805.543.1400
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862 MEINECKE #200



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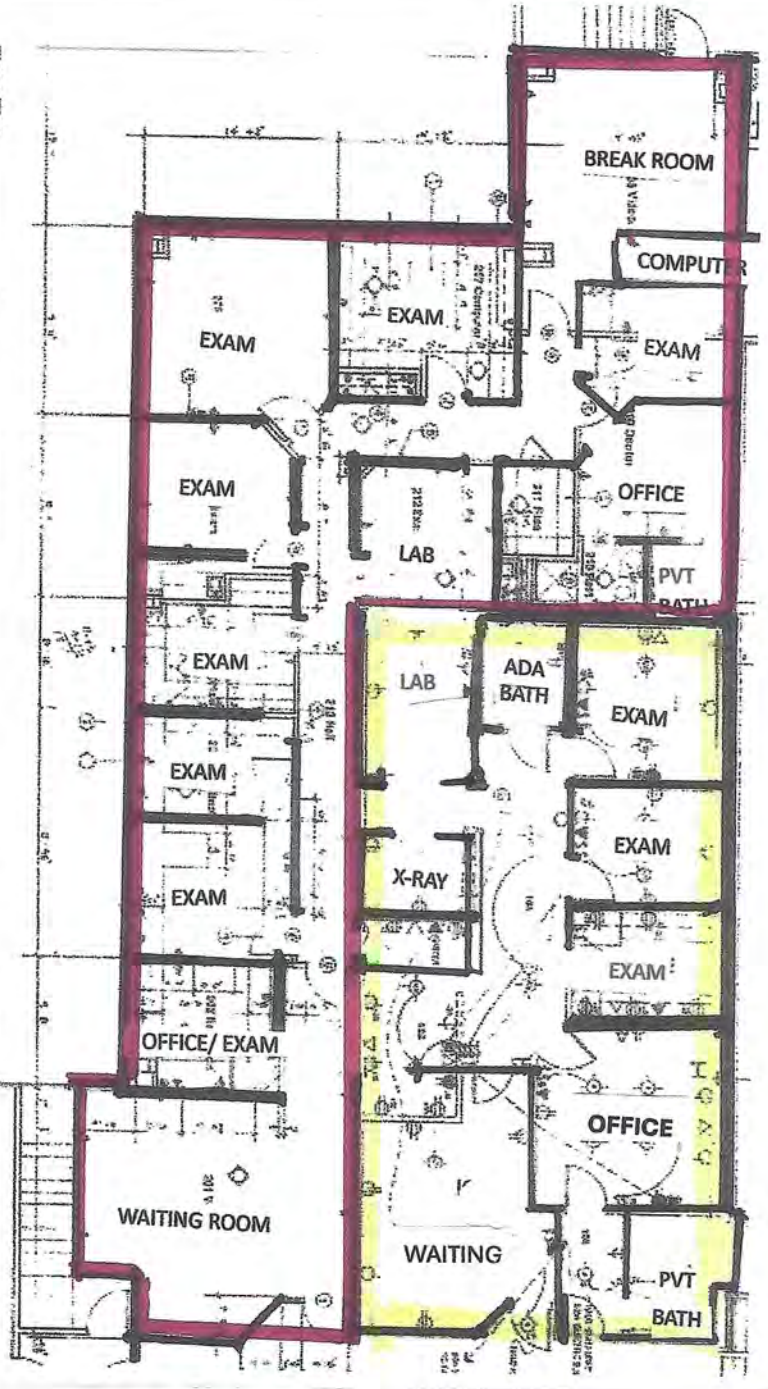
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DISCLOSURE NOTICE
 Purchasing Standard Industrial Building under lease only, subject to the provisions of the lease agreement. The information herein is for informational purposes only and does not constitute an offer of real estate services. The information herein is not intended to be used as a basis for any investment decision. The information herein is not intended to be used as a basis for any investment decision. The information herein is not intended to be used as a basis for any investment decision.

Floor Plan



Electrical Symbol Legend

Symbol	Description
⊕	Outlet for 120V
⊖	Outlet for 240V
⊙	200 volt receptacle
⊚	250 volt receptacle
⊛	300 volt receptacle
⊜	400 volt receptacle
⊝	500 volt receptacle
⊞	600 volt receptacle
⊠	750 volt receptacle
⊡	1000 volt receptacle
⊣	1500 volt receptacle
⊥	2000 volt receptacle
⊦	3000 volt receptacle
⊧	4000 volt receptacle
⊨	5000 volt receptacle
⊩	6000 volt receptacle
⊪	7000 volt receptacle
⊫	8000 volt receptacle
⊬	9000 volt receptacle
⊭	10000 volt receptacle
⊮	11000 volt receptacle
⊯	12000 volt receptacle
⊰	13000 volt receptacle
⊱	14000 volt receptacle
⊲	15000 volt receptacle
⊳	16000 volt receptacle
⊴	17000 volt receptacle
⊵	18000 volt receptacle
⊶	19000 volt receptacle
⊷	20000 volt receptacle
⊸	21000 volt receptacle
⊹	22000 volt receptacle
⊺	23000 volt receptacle
⊻	24000 volt receptacle
⊼	25000 volt receptacle
⊽	26000 volt receptacle
⊾	27000 volt receptacle
⊿	28000 volt receptacle
⊠	29000 volt receptacle
⊡	30000 volt receptacle
⊣	31000 volt receptacle
⊥	32000 volt receptacle
⊦	33000 volt receptacle
⊨	34000 volt receptacle
⊩	35000 volt receptacle
⊫	36000 volt receptacle
⊭	37000 volt receptacle
⊯	38000 volt receptacle
⊱	39000 volt receptacle
⊳	40000 volt receptacle
⊵	41000 volt receptacle
⊷	42000 volt receptacle
⊹	43000 volt receptacle
⊻	44000 volt receptacle
⊽	45000 volt receptacle
⊿	46000 volt receptacle
⊠	47000 volt receptacle
⊡	48000 volt receptacle
⊣	49000 volt receptacle
⊥	50000 volt receptacle
⊦	51000 volt receptacle
⊨	52000 volt receptacle
⊩	53000 volt receptacle
⊫	54000 volt receptacle
⊭	55000 volt receptacle
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⊽	63000 volt receptacle
⊿	64000 volt receptacle
⊠	65000 volt receptacle
⊡	66000 volt receptacle
⊣	67000 volt receptacle
⊥	68000 volt receptacle
⊦	69000 volt receptacle
⊨	70000 volt receptacle
⊩	71000 volt receptacle
⊫	72000 volt receptacle
⊭	73000 volt receptacle
⊯	74000 volt receptacle
⊱	75000 volt receptacle
⊳	76000 volt receptacle
⊵	77000 volt receptacle
⊷	78000 volt receptacle
⊹	79000 volt receptacle
⊻	80000 volt receptacle
⊽	81000 volt receptacle
⊿	82000 volt receptacle
⊠	83000 volt receptacle
⊡	84000 volt receptacle
⊣	85000 volt receptacle
⊥	86000 volt receptacle
⊦	87000 volt receptacle
⊨	88000 volt receptacle
⊩	89000 volt receptacle
⊫	90000 volt receptacle
⊭	91000 volt receptacle
⊯	92000 volt receptacle
⊱	93000 volt receptacle
⊳	94000 volt receptacle
⊵	95000 volt receptacle
⊷	96000 volt receptacle
⊹	97000 volt receptacle
⊻	98000 volt receptacle
⊽	99000 volt receptacle
⊿	100000 volt receptacle

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