



1400 Madonna Road

Property Description:

City: San Luis Obispo, CA

Size: 7,614 Square Feet

Price: \$2,950,000

Type: Office

Notes: Situated at the signalized corner of Los Osos Valley road and Madonna Road, this is one of the most visible office buildings in town. The front suite will be vacated on April 30, 2025, thus allowing for an owner-user or new tenant to occupy this 5,259 SF suite. The rear 2,355 SF suite is leased to a veterinarian. The property has excellent on-site parking.

DEREK SENN

805.543.1400

798 PALM ST, SLO, CA 93401

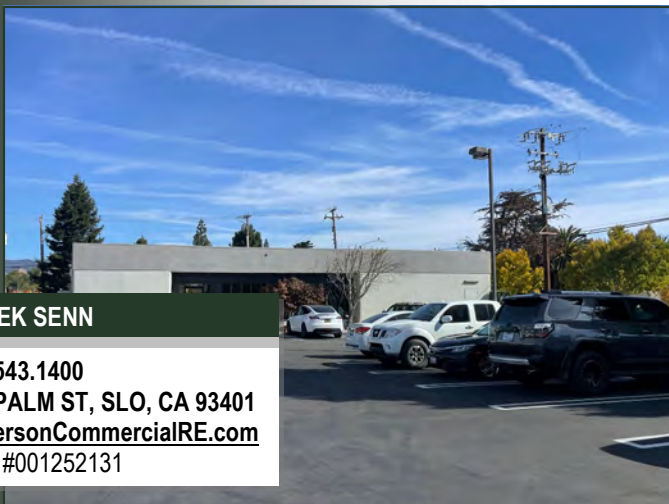
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1400 MADONNA



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Rent Roll

<u>SUITE</u>	<u>1400</u>	<u>1450</u>	<u>TOTALS</u>
<i>TENANT</i>	The Management Trust	Laguna Veterinary	
<i>SIZE</i>	5,259 SF	2,355 SF	7,614 SF
<i>BASE RENT/M (PRICE/SF)</i>	\$9,716 (\$1.85)	\$4,427 (\$1.88)	\$14,143
<i>NNN</i>	\$3,366	\$1,500	\$4,866
<i>DATE: EXP</i>	04/30/25	12/31/26	
<i>OPTIONS</i>	NO	Two 5 Year	

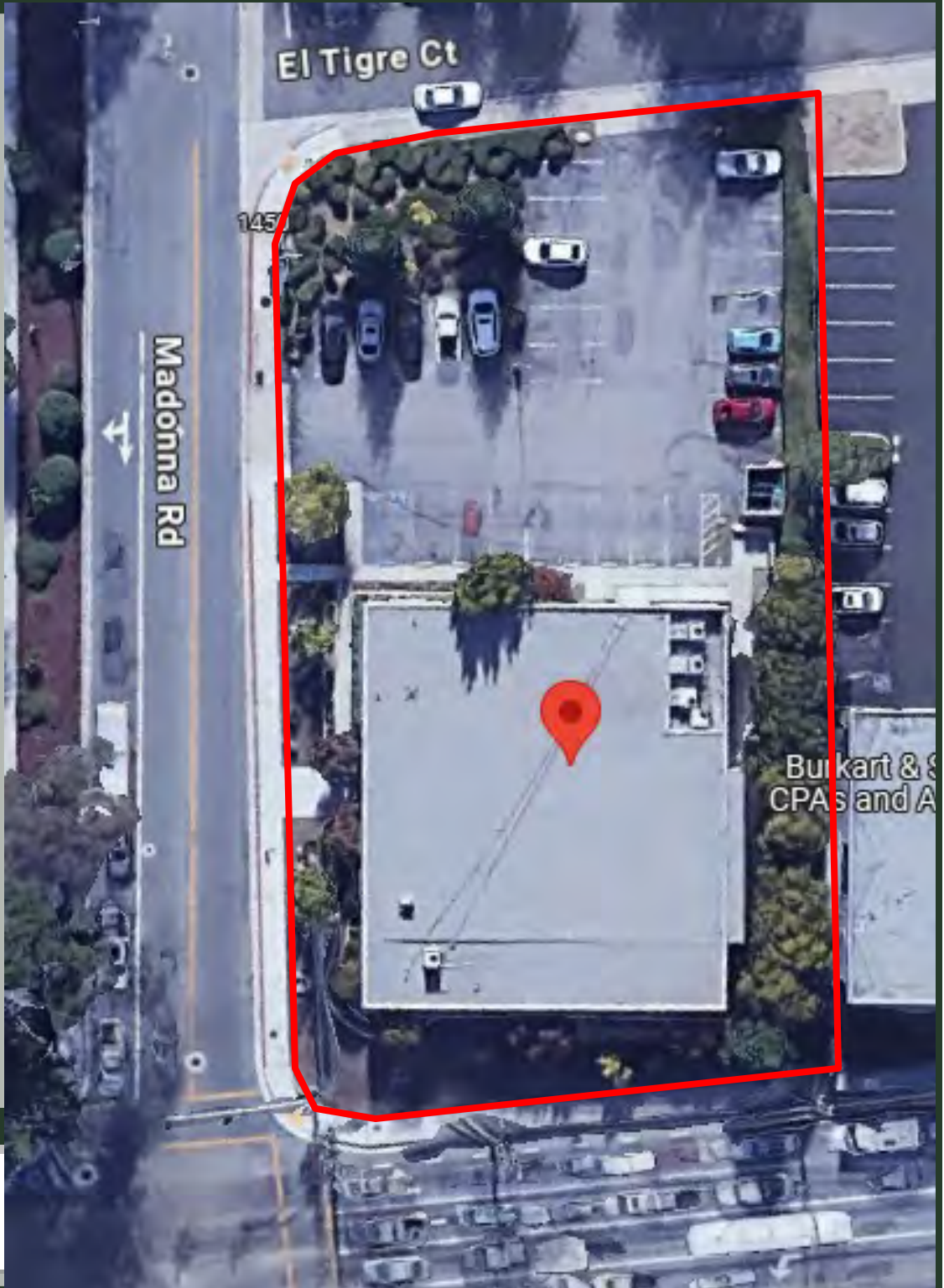
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