

Commercial Rent For Rent

1,992 Sqft - 1135 Santa Rosa Street, San Luis
Obispo, California, 93401



Building Amenities
<ul style="list-style-type: none">• Onsite parking in downtown core with parking• Grade A vertical grain American cedar siding on building envelope• Stand-alone direct feed 108 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 alarm• 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
<ul style="list-style-type: none">• 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 fixtures• 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



Basic Details

Status:	Active
Listing Type:	For Rent
Property Type:	Commercial Rent
Property SubType:	Office
Price:	\$0
Square Footage:	1,992 Sqft
Lot Area:	0.26 Sqft
Year Built:	2017
View:	Mountain(s)
Country:	US
State:	California
County:	San Luis Obispo
City:	San Luis Obispo
Zipcode:	93401
Listing ID:	SC23056187

Features

✓	Lot Features:	2-5 Units/acre
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MLS [Addon](#)

Parcel Number:	002435015
Lot Size Square Feet:	11,223 Sqft
TaxAnnualAmount:	\$0
Taxes:	\$0
Guest House SqFt:	0 Sqft
Approx Lot SqFt:	0 Sqft

Agent [Info](#)



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