

FOR SALE

711 Tank Farm Road – Office Building
San Luis Obispo
24,658 SF

ROSSETTI
COMPANY
COMMERCIAL REAL ESTATE



FEATURES

Comments: This is your chance to own the most prestigious office building in the City of San Luis Obispo. Concrete tilt up building, built in 2005 with high end professional finishes. Great tenant mix with national and local professional office tenants. Spectacular plot at the intersection of Tank Farm Road and Broad Street with 26,000 ADT. The cornerstone to the “new” office submarket in San Luis Obispo. All NNN leases. Building has potential upside with increased rents and charges for common areas. Priced below replacement cost. If you want to own a leased investment on the Central Coast, this is it! Proforma 5.5% capitalization rate.

Location: 711 Tank Farm Road, San Luis Obispo, CA

Type: Professional Office Building

Sale Price: \$8,500,000.00

Size: 24,658 SF Gross, 22,118 SF Net

Proforma NOI: \$492,156/Year, NNN (see attached rent roll)

Zoning: Office - O

Parking: 3.5/1,000 SF



CONTACT

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