

# MEDICAL/OFFICE BUILDING FOR SALE OR LEASE

2271 South Depot  
Santa Maria, CA



## Sale Price:

- "As-Is" Condition: \$1,600,000
- "Turn Key" Medical Build-Out: \$2,200,000\*

## Lease Price:

- "Turn Key" Medical Build-Out: \$2.00/RSF NNN

## Property Details:

- Building Size: +/-7,247 SF
- APN #111-060-088
- Splittable into 2 or 3 suites
- High visibility from West McCoy Lane
- Clear span construction

New construction, Class A medical/office building in a desirable part of Santa Maria just a couple blocks off South Broadway along West McCoy lane. Appealing architecture and well designed with clear span interior and the ability to split into 2 or 3 suites. Owner will provide a turn-key medical/office build-out or sell "as-is" in shell condition with electric meter, water meter, and parking lot. Adjacent to Central Coast Kidney Center and across from the Foxenwood Country Club.



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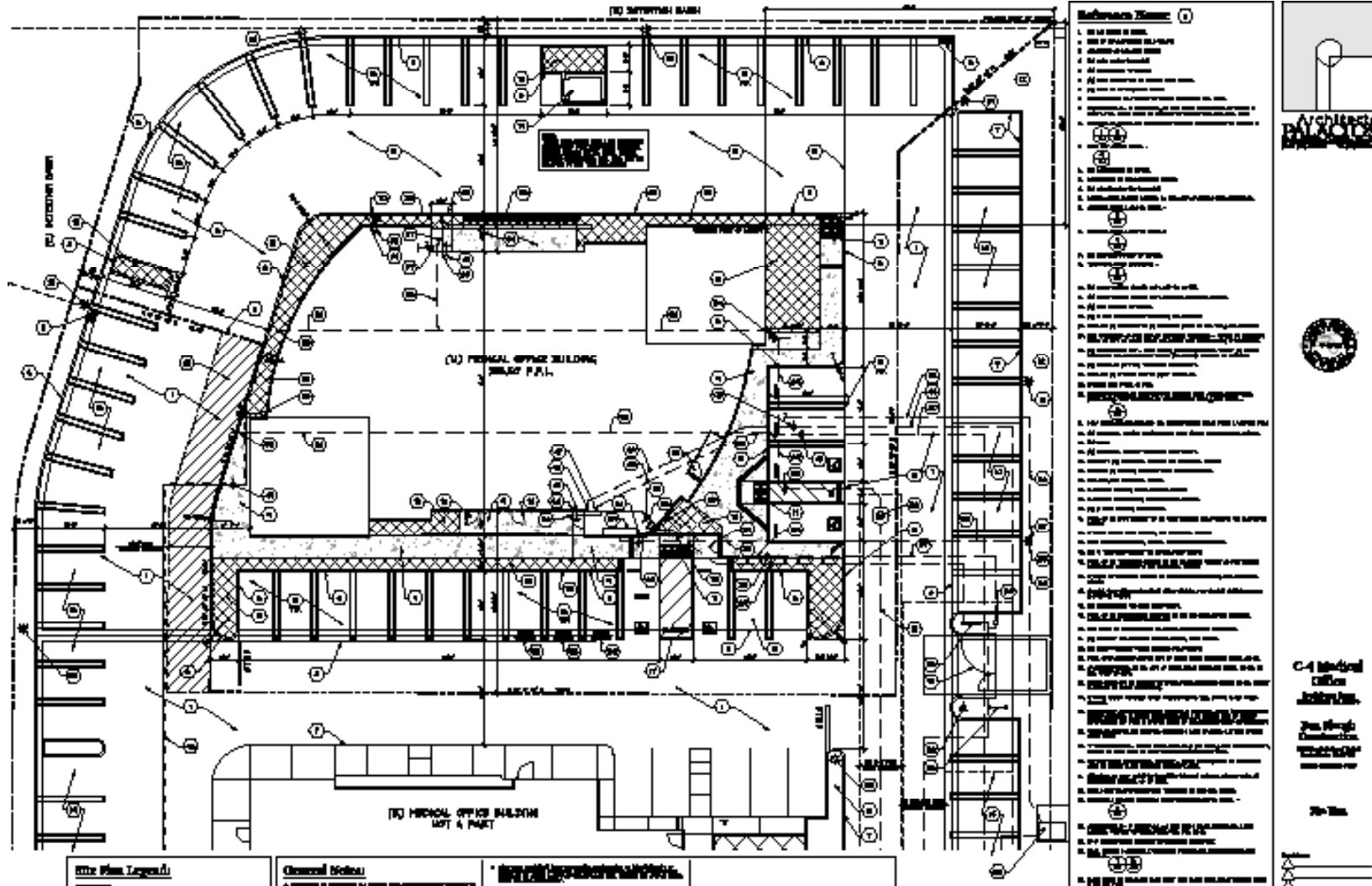
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Information contained herein has been obtained from the owner of the property or from other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

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Site Plan



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