

# OFFICE CONDOMINIUM FOR SALE

2342 Professional Parkway, Suite 300  
Santa Maria, California



The finest office space in the perfect location. Excellent view of Santa Maria Valley from the 3rd floor suite. The facility has easy access from Broadway, McCoy Lane and Professional Parkway. This recently constructed medical building has all the desirable amenities, which include a common area conference room and a food & beverage kiosk located on the east side of the building. The building has ample patient parking, as well as covered owners' parking.



**PACIFICA**  
COMMERCIAL REALTY

2520 Professional Parkway  
Santa Maria, CA 93455  
(805) 928-2800 Fax: (805) 349-9375  
www.pacificasantamaria.com

## Property Details

- Suite 300: up to  $\pm$  3,653 SF (net), Office Condominium
- Smaller configurations are also available
- Zoning: PD-C2
- Construction: New, steel with plaster finish
- HVAC Units: Included and "stubbed in"
- Elevators - Two (2)
- Covered Owner's Parking
- Food and Beverage Kiosk Located On Site
- Shared Use Conference Room

## Sale Details

- Sale Price: \$825,000.00 ( $\pm$ 3,653 SF)
- Inquire for smaller configurations
- Lease Details: Inquire

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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.



PARKWAY MEDICAL CENTER	
1st FLOOR	
100	David Sterling, DPM STAR Physical Therapy Patrick Wayland, MPT
2nd FLOOR	
200	Central Coast Orthopedics Dennis Blackburn, DO Paul Castello, MD James Kasper, MD Jeffrey Spoo, MD
210	Parkway Laboratory & Imaging
220	Conference Room
260	Family Practice Ryan Allen, DO Michael Haverly, MD Joy Vanterpool, MD
3rd FLOOR	
300	Space Available
310	Family Medicine Dianne Dawes, PA-C Thomas Dawes, Jr, MD



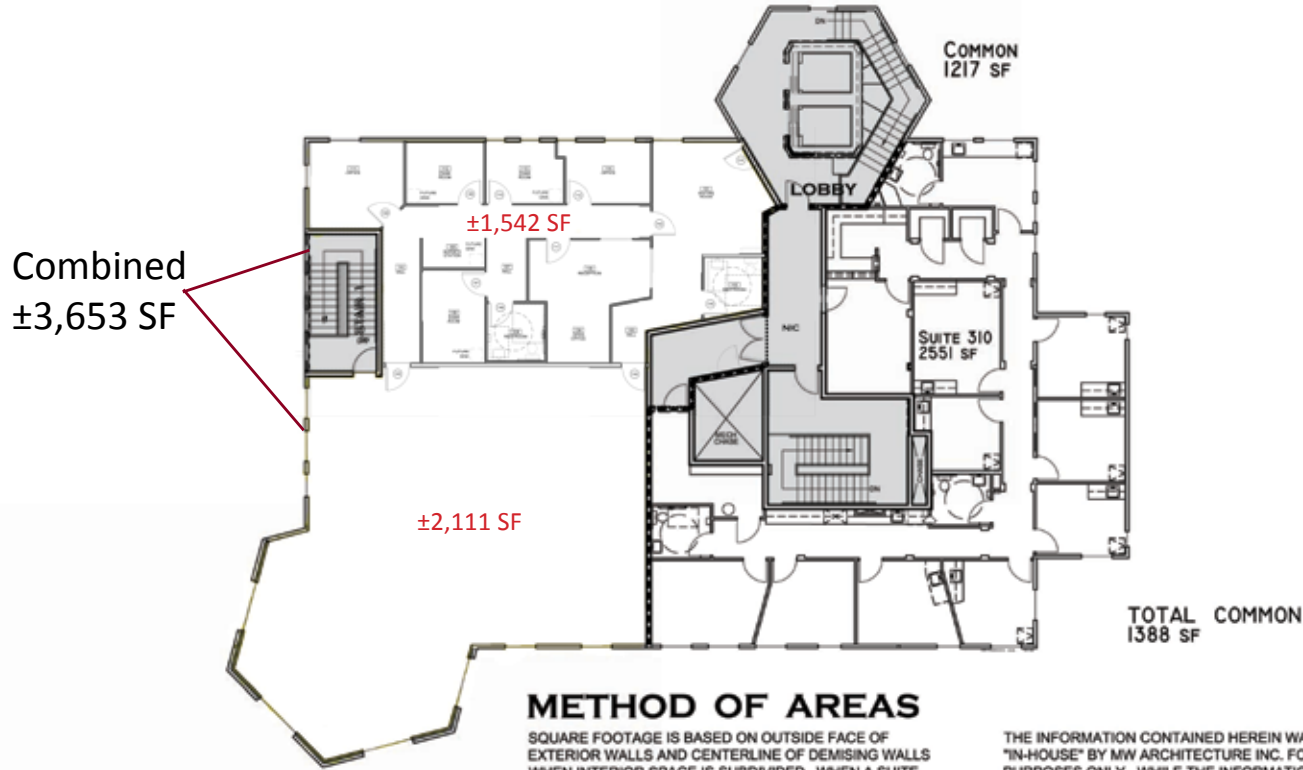
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# Parkway Medical Center



MICHAEL C. PEACKEY  
ARCHITECT  
229 PRIMO ROAD, SUITE G  
SANTA MARIA, CALIFORNIA 93455  
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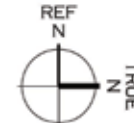
## METHOD OF AREAS

SQUARE FOOTAGE IS BASED ON OUTSIDE FACE OF EXTERIOR WALLS AND CENTERLINE OF DEMISING WALLS WHEN INTERIOR SPACE IS SUBDIVIDED. WHEN A SUITE ADJOINS A COMMON SPACE THE AREA IS TAKEN TO THE INSIDE FACE OF COMMON WALL AND OUTSIDE FACE OF SUITE.

ALL AREAS ARE CALCULATED ON THE MOST CURRENT DRAWINGS PREPARED BY MW ARCHITECTURE INC. USING CAD SOFTWARE. NO MEASUREMENTS AND/OR MEASUREMENTS HAVE BEEN VERIFIED IN THE FIELD.

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PARKWAY PROFESSIONAL  
3RD FLOOR EXHIBIT

LX-3

JN:03140 DATE: 03.12.07

## THIRD FLOOR EXHIBIT



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