

MEDICAL OFFICE SUITES FOR LEASE

336 S. Halcyon Road, Arroyo Grande, CA



Extremely well located medical office building directly across the street from Arroyo Grande Hospital. This building would be ideal for a medical group requiring good visibility and proximity to the Arroyo Grande hospital. Landlord is offering a \$15.00/psf Ti allowance to help with Tenant build out. See building floor plan on reverse for suite layout.



Lease Details:

- Asking Rate: \$1.75/sf/Mo, Mod. Gross
- Term: 3-5 Years
- Ti Allowance: \$15.00/psf

Property Details:

- Suite Sizes:
 - Suite 120: ±1,084 SF
- Zoning: Office/Mixed Use
- Improvement Type: Medical
- Parking: Shared Private Lot
- Building Age: ±38 Years
- Available: Immediately
- APN # 077-204-024



Brian LaCabe
(805)928-2800 ext. 103
BLacabe@PacificaRealEstate.com
BRE# 01026699

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

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.



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

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.

336 South Halcyon Road, Arroyo Grande, CA
Available Suites

SUITE 140/150

3763 Loaded
3120 SF Net

SUITE 120

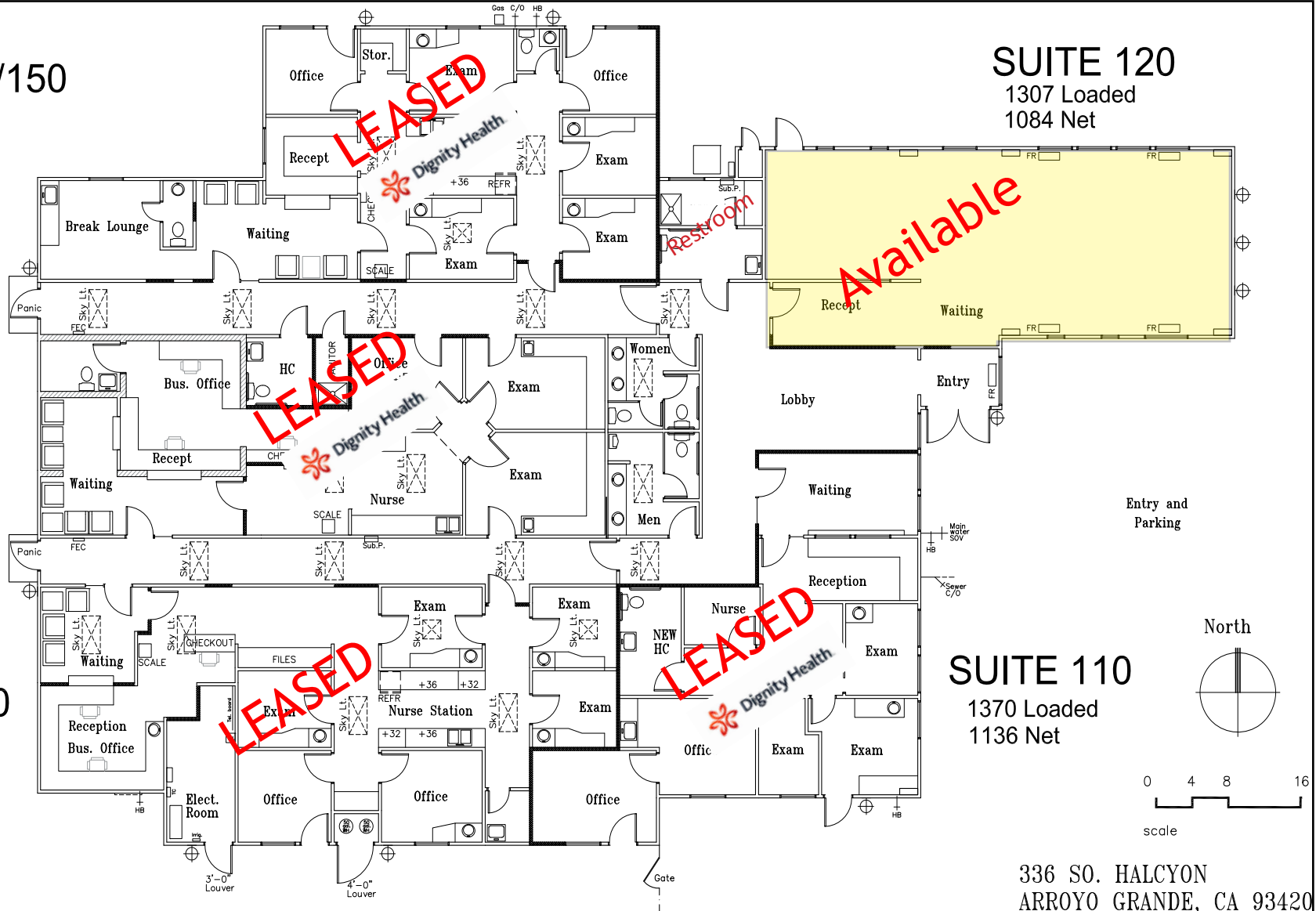
1307 Loaded
1084 Net

SUITE 130

1767 Loaded
1465 Net

SUITE 110

1370 Loaded
1136 Net



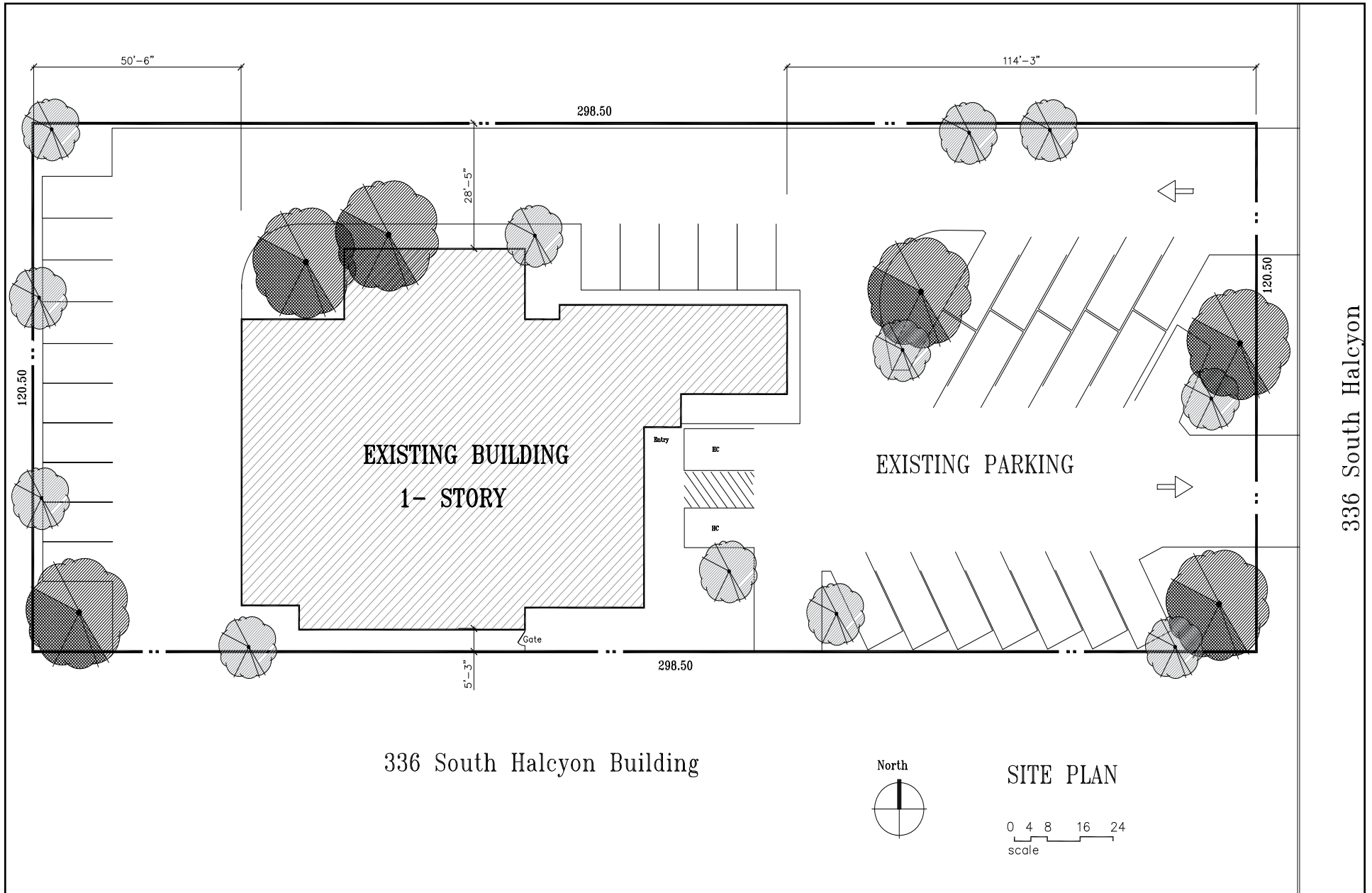
Halcyon Road



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

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.

336 South Halcyon Road, Arroyo Grande, CA Site Plan



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

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.