



FOR LEASE

OFFICE / FLEX SUITE · SAN LUIS OBISPO

3195 McMillan Drive, Suite B-2

San Luis Obispo, California 93401

AVAILABLE

±1,275 SF

LEASE RATE

\$1.40 / SF · NNN

NNN (EST.)

\$0.45 / SF

AVAILABLE ±1,275 square feet	LEASE RATE \$1.40 / SF / mo, NNN	ALL-IN (EST.) \$2,359 per month	PARKING 3 dedicated spaces
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THE SPACE

A versatile ±1,275 SF suite in one of San Luis Obispo's most established commercial corridors. Primarily a polished, move-in-ready office build-out — reception and lobby, a dedicated conference room, several private offices and an open work area — with the rare bonus of a roll-up door for flexible storage, shop or service use.

Excellent visibility and access off McMillan with three dedicated parking spaces serving the suite. Ideal for office, professional-services or office/flex users seeking turnkey space in a premier Central Coast market.

SUITE HIGHLIGHTS

- Turnkey office build-out
- Reception & welcoming lobby
- Private conference room
- Multiple private offices
- Open work / bullpen area
- Roll-up door — flex & storage
- 3 dedicated parking spaces



A CLOSER LOOK

Inside the Suite

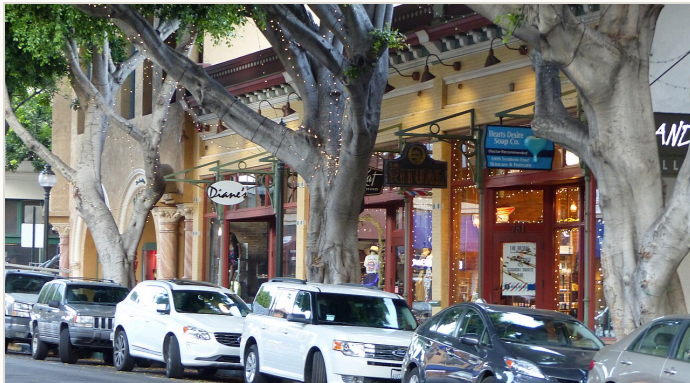


CENTRAL COAST, CALIFORNIA

San Luis Obispo



San Luis Obispo sits on California's Central Coast, almost exactly midway between Los Angeles and the San Francisco Bay Area along Highway 101. The county seat, "SLO" pairs a vibrant, walkable downtown — anchored by the historic 1772 mission, Higuera Street and the celebrated Thursday-night Farmers' Market — with a Mediterranean climate and an outdoor lifestyle of beaches, hiking and wine country minutes away. Home to Cal Poly, it blends a highly educated workforce with a diversified, resilient economy, and is consistently ranked among the happiest and most desirable places to live in the United States.



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AREA SNAPSHOT (APPROXIMATE)

Market & Access

48,500 City of SLO population	~282,000 SLO County population	~22,000 Cal Poly students — talent pipeline
\$73,700 City median household income	7.7M Annual county visitors (2025)	\$2.37B Annual tourism spending (2025)

Top employers span Cal Poly, the County of San Luis Obispo, French Hospital / Dignity Health and Sierra Vista Regional Medical Center, with health care, retail and education the largest sectors and a growing technology and professional-services base. Served by the SLO County Regional Airport (SBP) with daily commercial flights.

DRIVE TIMES

Downtown SLO	~5 min
Regional Airport (SBP)	~5 min
Highway 101	~5 min
Cal Poly	~10 min
Pismo Beach / coast	~15 min
Paso Robles wine country	~30 min



**FOR LEASING INFORMATION****Patrick Wilkinson**

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All information provided is from sources deemed reliable but is not guaranteed. Square footage, lease rate, NNN charges, demographic figures and drive times are approximate and should be independently verified by prospective tenants for suitability. Demographic, market and tourism figures are drawn from publicly available sources (U.S. Census/ACS, Cal Poly, Visit SLO CAL) and are approximate. Imagery of San Luis Obispo is courtesy of Wikimedia Commons and is illustrative. This is not an offer to lease and is subject to change, prior lease or withdrawal without notice. Broker of Record: Archer Wilkinson, Inc. CA DRE# 02125991.