



218-222 W. Carmen Lane

| Santa Maria, CA



# FOR SALE

OFFICE BUILDING | ±25,000 SF

Professional office project in central Santa Maria location. Various suite floor plans and sizes available. Two story building with elevator, ample parking, courtyard with fountain and lush landscaping. Buildings are 100% leased.

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.

## Contact Us

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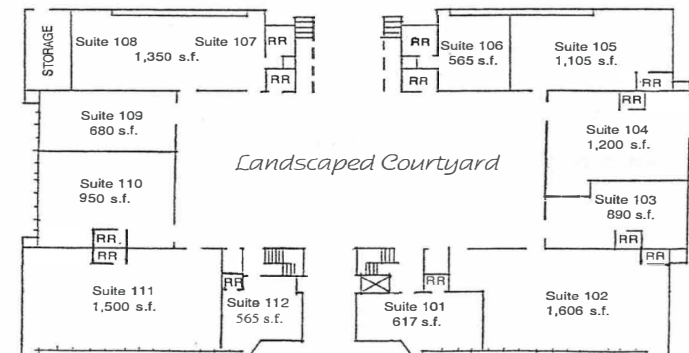
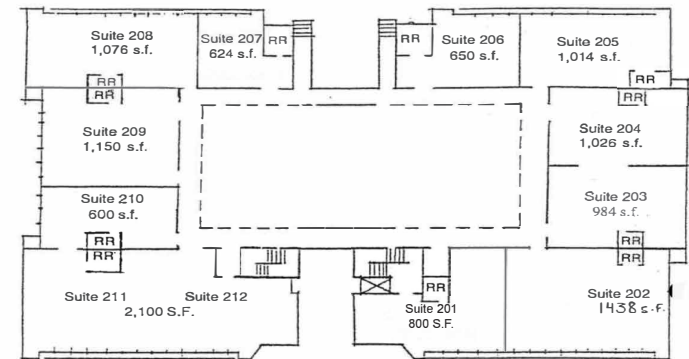
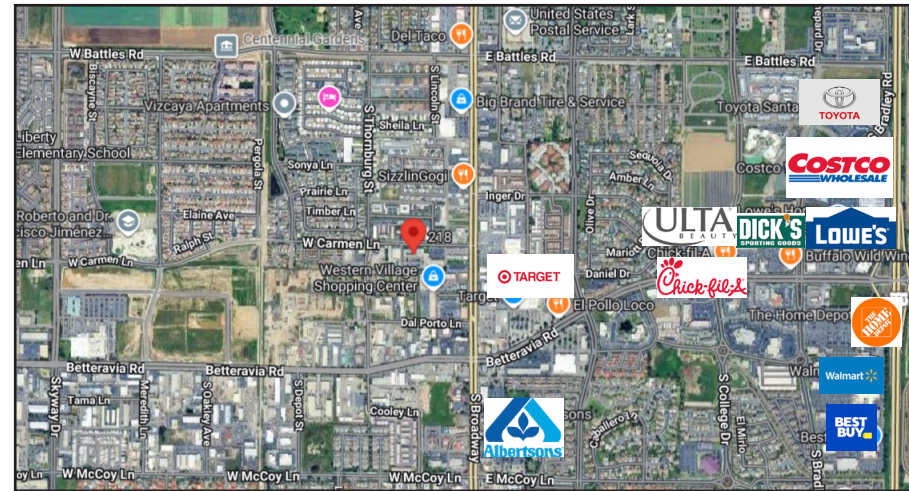


### Sale Information:

- Asking Price: \$4,950,000.00
- NOI: \$325,000
- Cap Rate: 6.57%

### Building Information:

- Building Size: Approximately 25,000 SF
- Suite Sizes: Range from 624-1,350 SF
- Construction Type: Frame/Stucco
- Year Built: 1982, (Remodeled in 2006)
- Zoning: PD C-2
- Elevator
- Restrooms: Private & Common
- 100% HVAC
- Parking: 144 Total Spaces (4/1,000 SF)
- Class B
- APN: 117-483-006/117-483-005



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## CARMEN PROFESSIONAL CENTER

- |  |   |
|--|---|
| <b>101</b> Star Drug Testing                     | <b>201</b> S.B.C. BWell Prevention      |
| <b>102</b> Good Samaritan Shelter                | <b>202</b> Good Samaritan Shelter       |
| <b>103</b> Access Central Coast                  | <b>203</b> Bomar Security               |
| <b>104</b> S.B. Co. Dept. of Behavioral Wellness | <b>204</b> Bomar Security               |
| <b>105</b> S.B. Co. Dept. of Behavioral Wellness | <b>205</b> People Creating Success      |
| <b>106</b> S.B. Co. Dept. of Behavioral Wellness | <b>206</b> Santa Maria Hospice          |
| <b>107</b> Life Steps Foundation                 | <b>207</b> Pathway Family Service, Inc. |
| <b>108</b> Life Steps Foundation                 | <b>208</b> Pathway Family Service, Inc. |
| <b>109</b>                                       | <b>209</b> Pathway Family Service, Inc. |
| <b>110</b> Emmanuel's Tax & Bookkeeping          | <b>210</b> New Heights Ventures, Inc.   |
| <b>111</b> Good Samaritan Shelter                | <b>211</b> Good Samaritan Shelter       |
| <b>112</b> Thor C. Gjerdrum, MD, QME             | <b>212</b> New Heights Ventures, Inc.   |

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