

650 Alamo Pintado Rd, #302
SOLVANG, CA 93463

PROFESSIONAL/MEDICAL OFFICE
FOR LEASE



LENA BERCH | OWNER/BROKER
DRE #00864783
lena@sapphireselectproperties.com

CRISTINA BERCH | LEASING COORDINATOR
DRE #02193142
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SAPPHIRE  SELECT
PROPERTIES, INC.

DRE #02193853
805.694.6355

WWW.SAPPHIRESELECTPROPERTIES.COM





Suite 302 SPECIFICS

LEASE PRICE: \$2.25/sf = \$2,470

NNN \$0.75/sf = \$824/ MONTH ESTIMATED

UNIT SIZE: 1,098 SF

LOT SIZE: 34,412 SF (0.79AC)

BUILDING SIZE APPROX 10,000 SF

FLOORS: 3

LEASE TERM: 3-5 YEARS

ESCALATIONS: 3% BUMPS

ZONING: PO (PROFESSIONAL OFFICE)

PARKING: PARKING LOT (UNASSIGNED 5.6/1000 SF)

HVAC: YES

YEAR: 1988

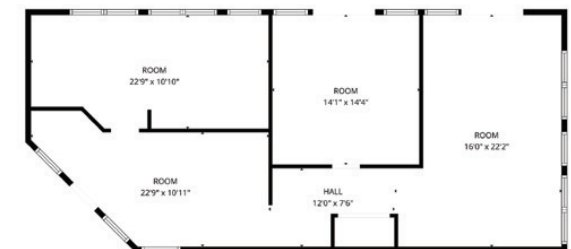
ELEVATORS: YES

RESTROOMS: COMMON

Lease Rate
\$3,294/month

Suite 302 is a third-floor elevator-served professional office located in the well-maintained Village One Professional Building near SYV Cottage Hospital. This professional medical building features landscaped walkways, patio areas, and ample two-level parking. The suite includes a welcoming reception area, one executive office, one coworking room, and a large conference/ entertaining room with kitchenette and storage to spare. A relaxing balcony extends the length of the back two suites, for the mid-day breath of fresh air. Conveniently located within walking distance to shopping, dining, medical services, the hospital, and a local transit stop - ideal for medical, wellness practices or professional office.

**LOCATED NEAR
SYV COTTAGE
HOSPITAL**



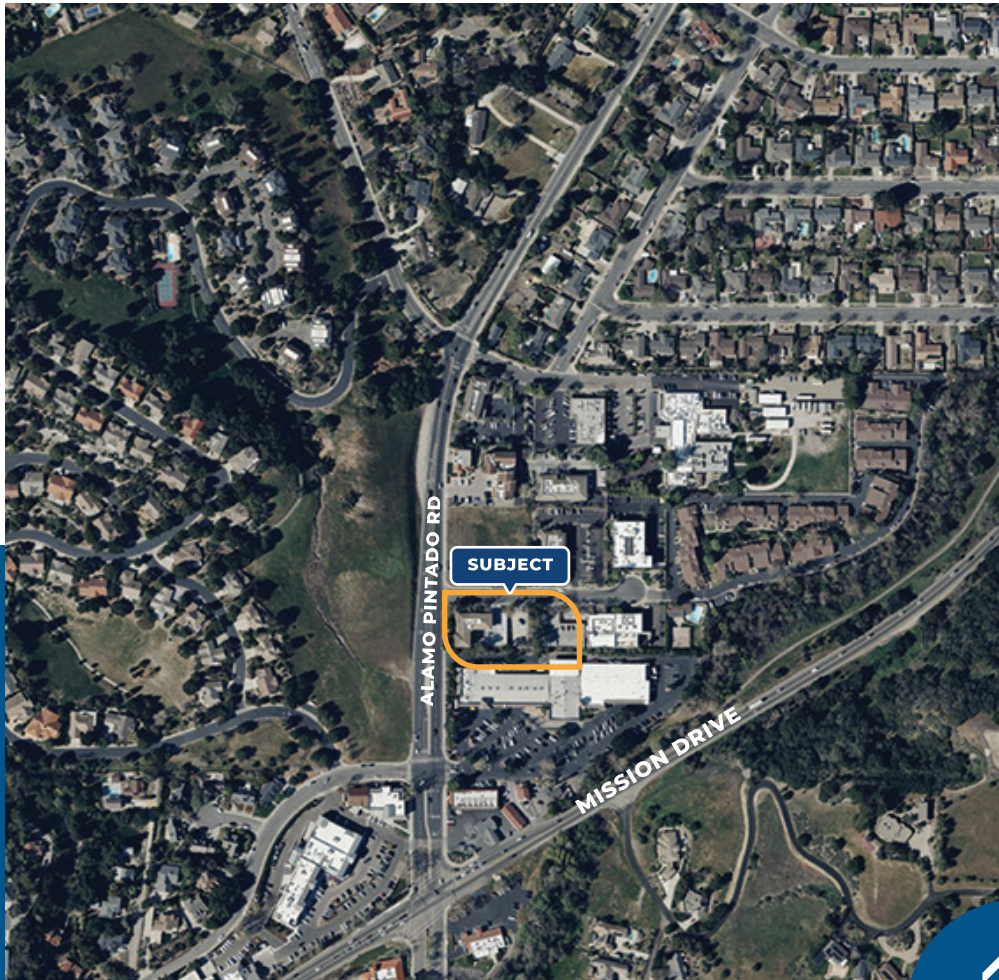
The information provided here has been obtained from the owner of the property or from other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

Property
GALLERY
PROFESSIONAL/MEDICAL OFFICE



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Property AREA OVERVIEW



SAPPHIRE  SELECT
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