



SAN LUIS OBISPO COLLECTION

WORKSPACE

PREMIUM OFFICE IN DOWNTOWN SAN LUIS OBISPO



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It would be easy to frame San Luis Obispo by talking about its historic Spanish Mission, built in 1774, but that would be missing the point. This is a city that has always punched well above its weight, and has always looked forward just as much as it treasures its unique place in California history. Today's SLO (as locals call it) is experiencing a renaissance on many fronts, from the phenomenal growth of its tech sector, to the completion of numerous premier hotel properties and mixed-use developments in and around the downtown core. Cal Poly's growing status as a leading tech-focused university, has brought a younger, well-healed demographic to the region. Its pleasant year-round climate, beautiful coastline, pristine beaches, and an increasingly energetic wine and spirits industry has made San Luis Obispo a magnet for visitors and entrepreneurs alike.

Each workspace in the San Luis Obispo Collection is unique. Historic buildings in the downtown core have been re-envisioned to provide innovative, modern office spaces. Newer mixed use developments are uniquely situated adjacent to City and County Government centers, and have been appointed with the contemporary features you'd expect from premium downtown offices. Each of these spaces sits in the center of Downtown San Luis Obispo's vibrant *Urban Coastal* culture, with quick access to all the amenities of today's downtown lifestyle.

PREMIUM OFFICE IN DOWNTOWN SAN LUIS OBISPO

CONNECTIONS

CENTRALLY LOCATED

WITHIN THE COUNTY, SAN LUIS OBISPO SERVES AS THE CULTURAL, CIVIC AND FINANCIAL HUB OF THE REGION.

WITHIN THE STATE, POSITIONED ON CALIFORNIA'S COASTAL HIGHWAY 101, **MIDWAY BETWEEN SAN FRANCISCO AND LOS ANGELES**, SAN LUIS OBISPO IS A SHORT DRIVE TO THE MOST IMPORTANT METROPOLITAN AREAS IN THE STATE.

A FIVE-MINUTE DRIVE FROM DOWNTOWN, SAN LUIS OBISPO COUNTY REGIONAL AIRPORT HAS **DIRECT CONNECTIONS TO LOS ANGELES, SAN FRANCISCO, SEATTLE, PORTLAND, DENVER, SAN DIEGO, PHOENIX & DALLAS.**

ONE OF THE WEST COAST'S MOST COMPETITIVE UNIVERSITIES, CAL POLY AND ITS **DEEP INTEGRATION WITH THE TECHNOLOGY INDUSTRY** HAS LED TO SIGNIFICANT GROWTH OF BOTH HOMEGROWN START-UPS AND MAJOR SILICON VALLEY CONCERNS DOING BUSINESS WITHIN THE CITY.

BY THE NUMBERS

DOWNTOWN **DAYTIME POPULATION** IN EXCESS OF 100,000

MISSION DE TOLOSA ATTRACTS 3+ MILLION TOURISTS ANNUALLY

TRADE AREA (25 MILE RADIUS) IS **400,000**

TWO PUBLIC COLLEGES **33,000 COLLEGE STUDENTS. 5000 UNIVERSITY STAFF**

SAN LUIS OBISPO IS THE SLO **COUNTY SEAT**

7800 TECHNOLOGY JOBS (GROWTH OF 20% IN 5 YEARS)

4000 DOWNTOWN **PARKING SPACES**

GRADUATES OF CAL POLY'S HOT HOUSE HAVE STARTED 75 NEW COMPANIES AND ATTRACTED MORE THAN **\$150 MILLION IN START-UP FUNDING.**

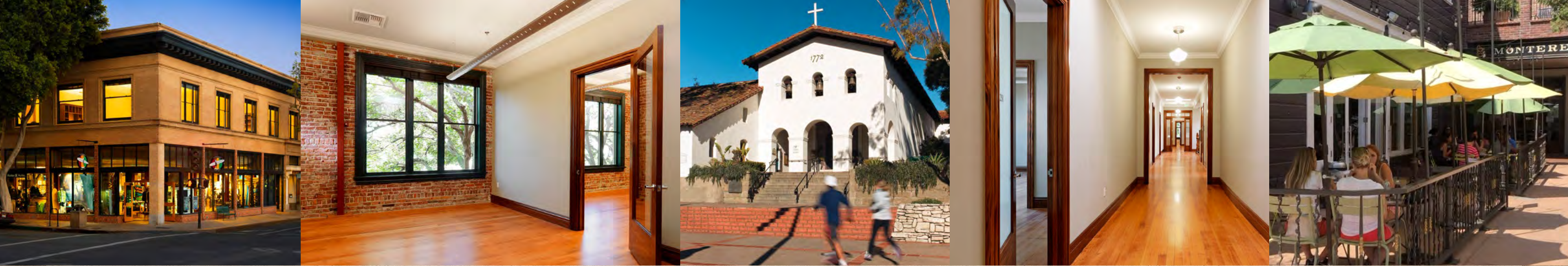
MEDIAN HOME VALUES

SAN LUIS OBISPO \$800,000

COASTAL CITIES \$1.3 - 2.8 MILLION

EDNA VALLEY \$3 MILLION





1026 CHORRO OFFICES

400-1012 SQUARE FEET

Leasing Information

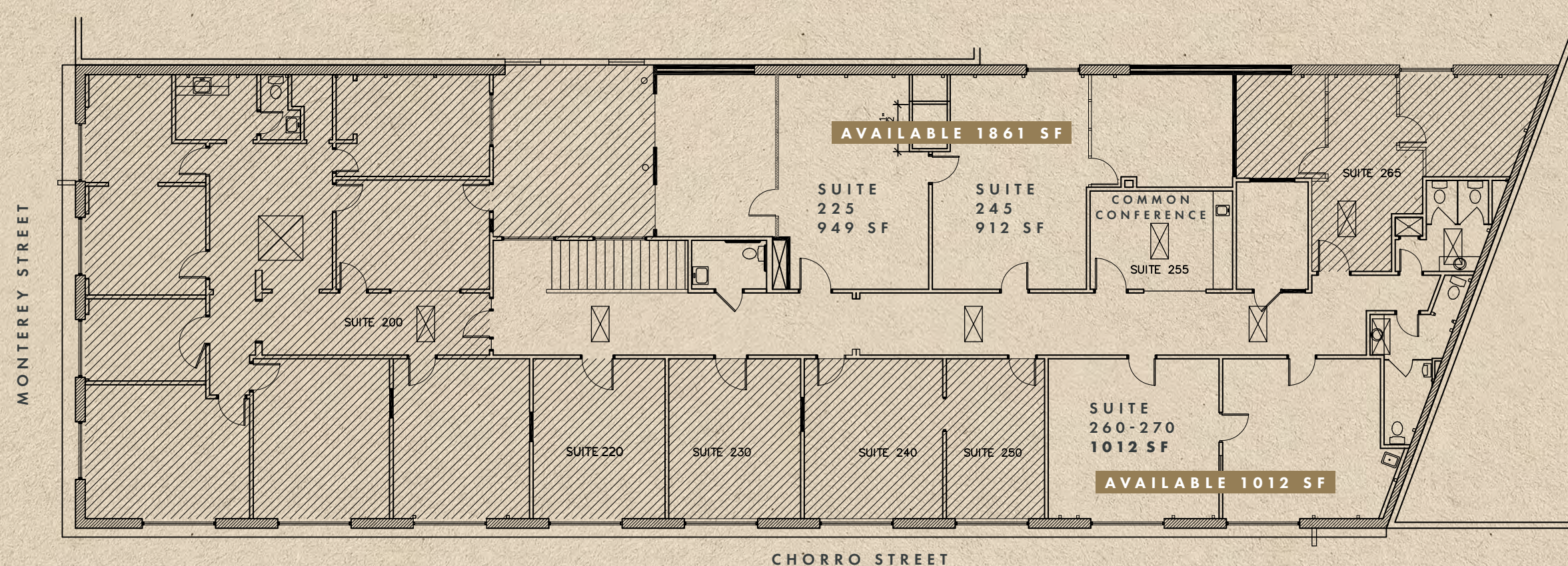
Therese Cron West Coast JT Realty Therese.Cron@JamestownLP.com 805.785.0511
Preston H. Thomas Colliers Preston.H.Thomas@Colliers.com 805.544.3900

SECOND LEVEL OFFICE SPACE WITH SECURE ELECTRONIC ENTRY

IMMACULATLY RESTORED HISTORIC BUILDING LOCATED ADJACENT TO MISSION SAN LUIS OBISPO DE TOLOSA

FEATURES DISTINCTIVE MAHOGANY MILLWORK, LEAFY MISSION VIEWS, AND COMMON AREAS WITH EXECUTIVE RESTROOM AND CONFERENCE ROOM.

JUST STEPS AWAY FROM THE CITY'S FINEST RETAIL, RESTAURANTS, ENTERTAINMENT and CITY & COUNTY GOVERNMENT CENTERS



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COURT STREET OFFICE SUITES

764-2500 SQUARE FEET

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TOP FLOOR OFFICE SPACE WITH
EXCLUSIVE ELEVATOR ACCESS

2 SETS OF RESTROOMS (ONE IS ACCESSIBLE WITH SHOWER)

DIRECT ACCESS TO THE COURT STREET TERRACE
& SHOPPING CENTER

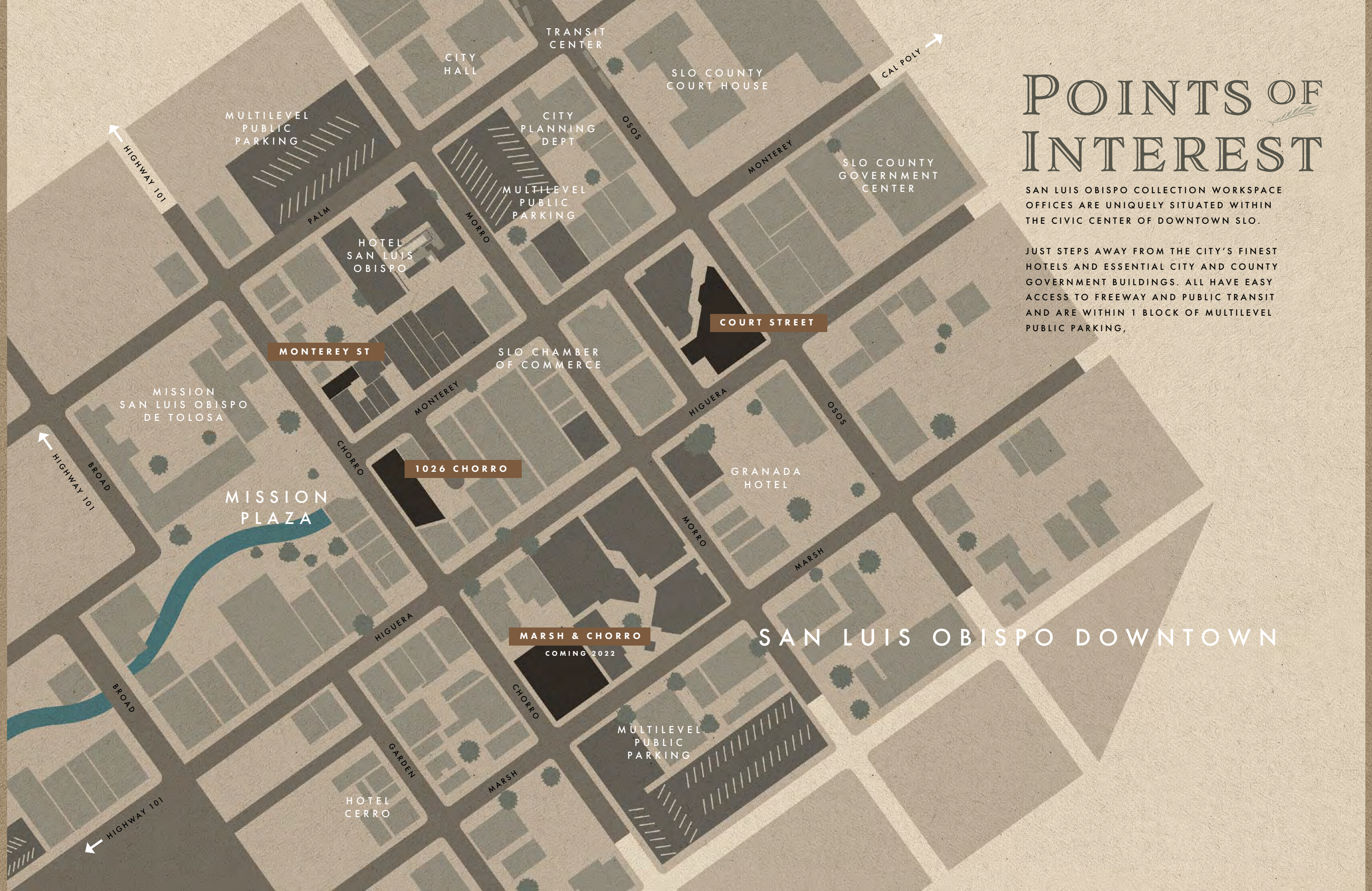
LOCATED IN THE HEART OF DOWNTOWN

FEATURES DISTINCTIVE CASEWORK

JUST STEPS AWAY FROM THE CITY'S FINEST RETAIL,
RESTAURANTS, ENTERTAINMENT and CITY & COUNTY
GOVERNMENT CENTERS



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POINTS OF INTEREST

SAN LUIS OBISPO COLLECTION WORKSPACE OFFICES ARE UNIQUELY SITUATED WITHIN THE CIVIC CENTER OF DOWNTOWN SLO.

JUST STEPS AWAY FROM THE CITY'S FINEST HOTELS AND ESSENTIAL CITY AND COUNTY GOVERNMENT BUILDINGS. ALL HAVE EASY ACCESS TO FREEWAY AND PUBLIC TRANSIT AND ARE WITHIN 1 BLOCK OF MULTILEVEL PUBLIC PARKING,

SAN LUIS OBISPO DOWNTOWN

IT'S OK TO PARTAKE

SAN LUIS OBISPO COLLECTION WORKSPACE
OFFICES ARE LITERALLY SURROUNDED BY
THE CITY'S BEST RESTAURANTS, BREWERIES
BARS, AND COFFEE HOUSES

HERE ARE A FEW OF OUR FAVORITES



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LEASING INFORMATION

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