

SAN LUIS OBISPO COLLECTION

# WORKSPACE

PREMIUM OFFICE IN DOWNTOWN SAN LUIS OBISPO



# SAN LUIS OBISPO COLLECTION

# WORKSPACE

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 CONCERN'S 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

BIG SUR

SAN FRANCISCO  
SAN JOSE

CAL POLY

DOWNTOWN  
CORE

AMTRAK

SAN LUIS  
OBISPO

HWY 101



SAN LUIS  
OBISPO  
COUNTY  
REGIONAL  
AIRPORT

EDNA  
VALLEY  
WINE  
AVA

LOS ANGELES  
SAN DIEGO



## 1026 CHORRO OFFICES

750-1861 SQUARE FEET

### Leasing Information

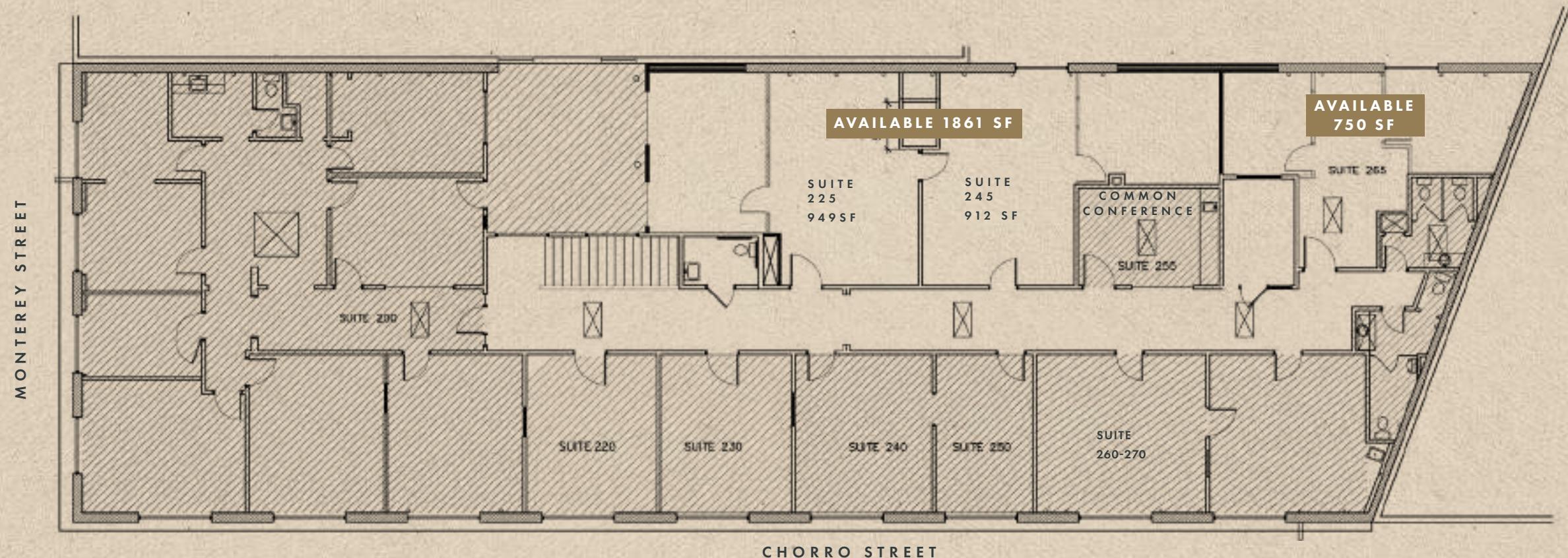
Therese Cron West Coast JT Realty [Therese.Cron@JamestownLP.com](mailto:Therese.Cron@JamestownLP.com) 805.878.1684  
 Preston H. Thomas Colliers [Preston.H.Thomas@Colliers.com](mailto:Preston.H.Thomas@Colliers.com) 805.544.3900

SECOND LEVEL OFFICE SPACE WITH SECURE ELECTRONIC ENTRY

IMMACULately 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



SAN LUIS OBISPO COLLECTION  WORKSPACE



## COURT STREET OFFICE SUITES

1000 - 2500 SQUARE FEET

### Leasing Information

Therese Cron West Coast JT Realty [Therese.Cron@JamestownLP.com](mailto:Therese.Cron@JamestownLP.com) 805.878.1684  
 Preston H. Thomas Colliers [Preston.H.Thomas@Colliers.com](mailto:Preston.H.Thomas@Colliers.com) 805.544.3900

TOP FLOOR OFFICE SPACE WITH  
EXCLUSIVE ELEVATOR ACCESS

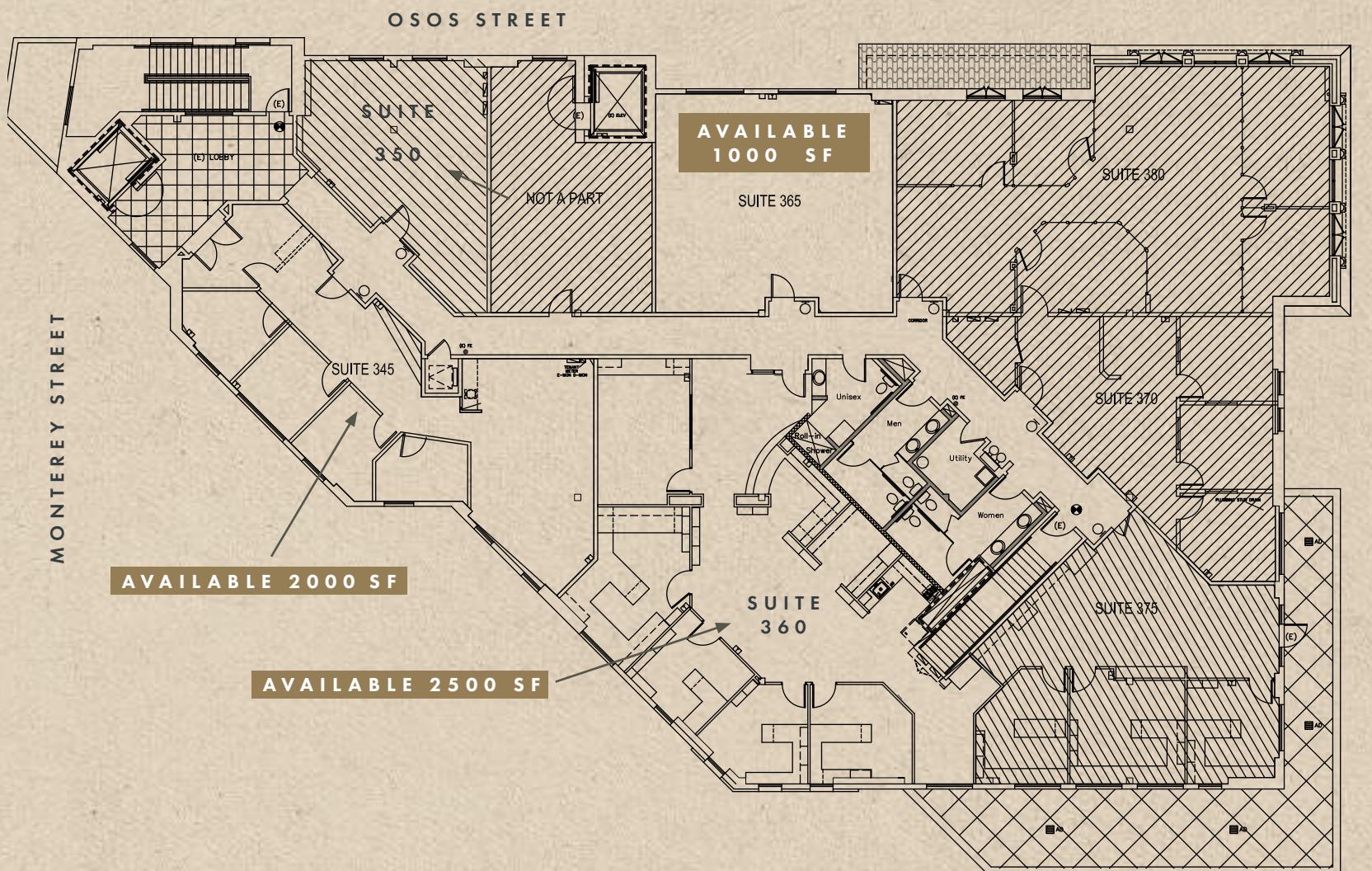
2 SETS OF RESTROOMS (ONE IS ACCESSIBLE WITH SHOWER)

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

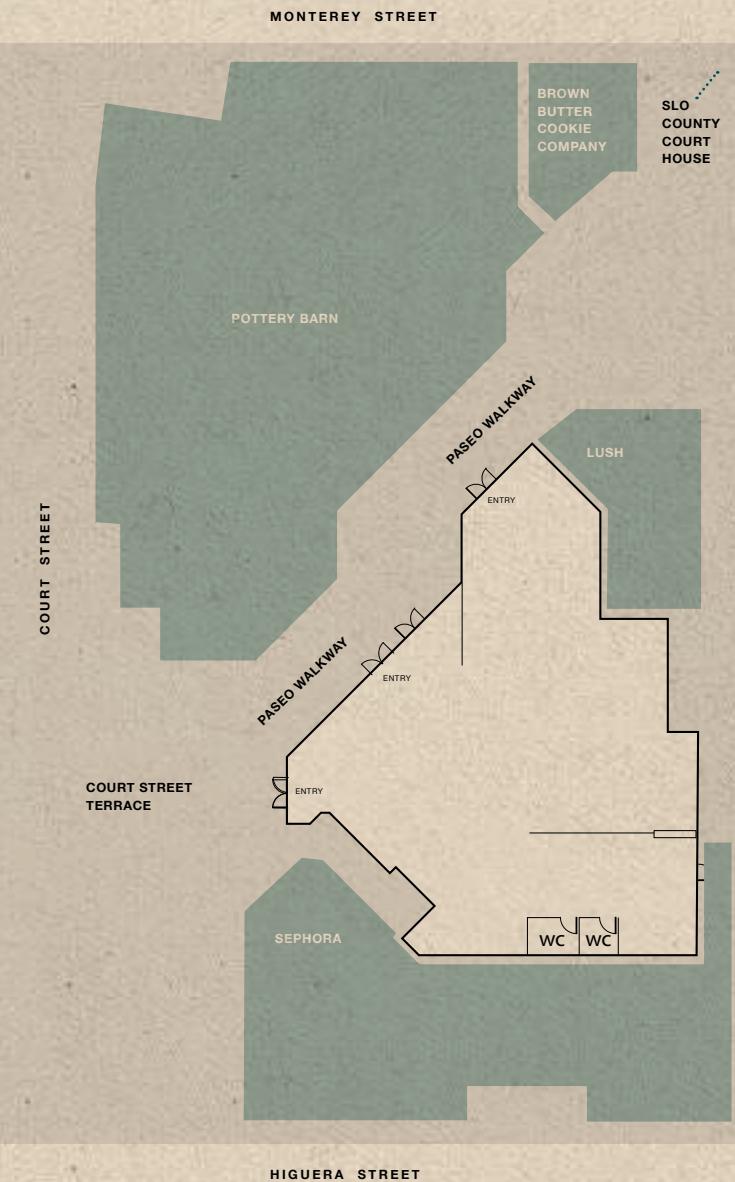
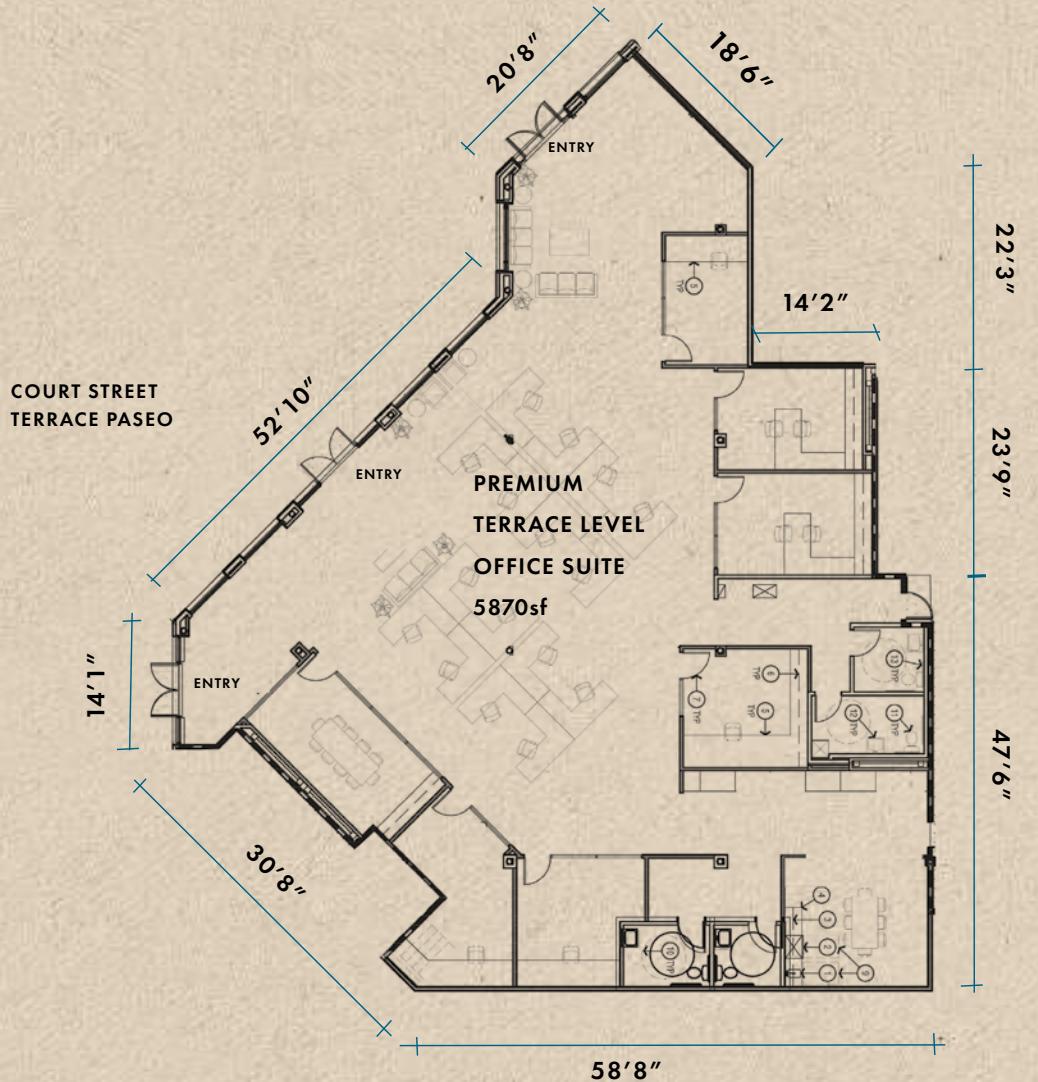


SAN LUIS OBISPO COLLECTION  WORKSPACE



## COURT STREET TERRACE

5870 SQUARE FEET



PREMIUM TERRACE LEVEL OFFICE SPACE  
WITH EASY ACCESS TO EXPANSIVE  
COMMON AREA PATIO

FEATURING DISTINCTIVE INTERIOR  
DESIGN, THIS COMPLETELY REMODELED  
OFFICE SUITE IS LOCATED ABOVE  
DOWNTOWN SLO'S LIVELIEST DISTRICT

ACCESS TO CONVENIENT PARKING, AND  
THE DOWNTOWN PUBLIC TRANSPORTA-  
TION CENTER.

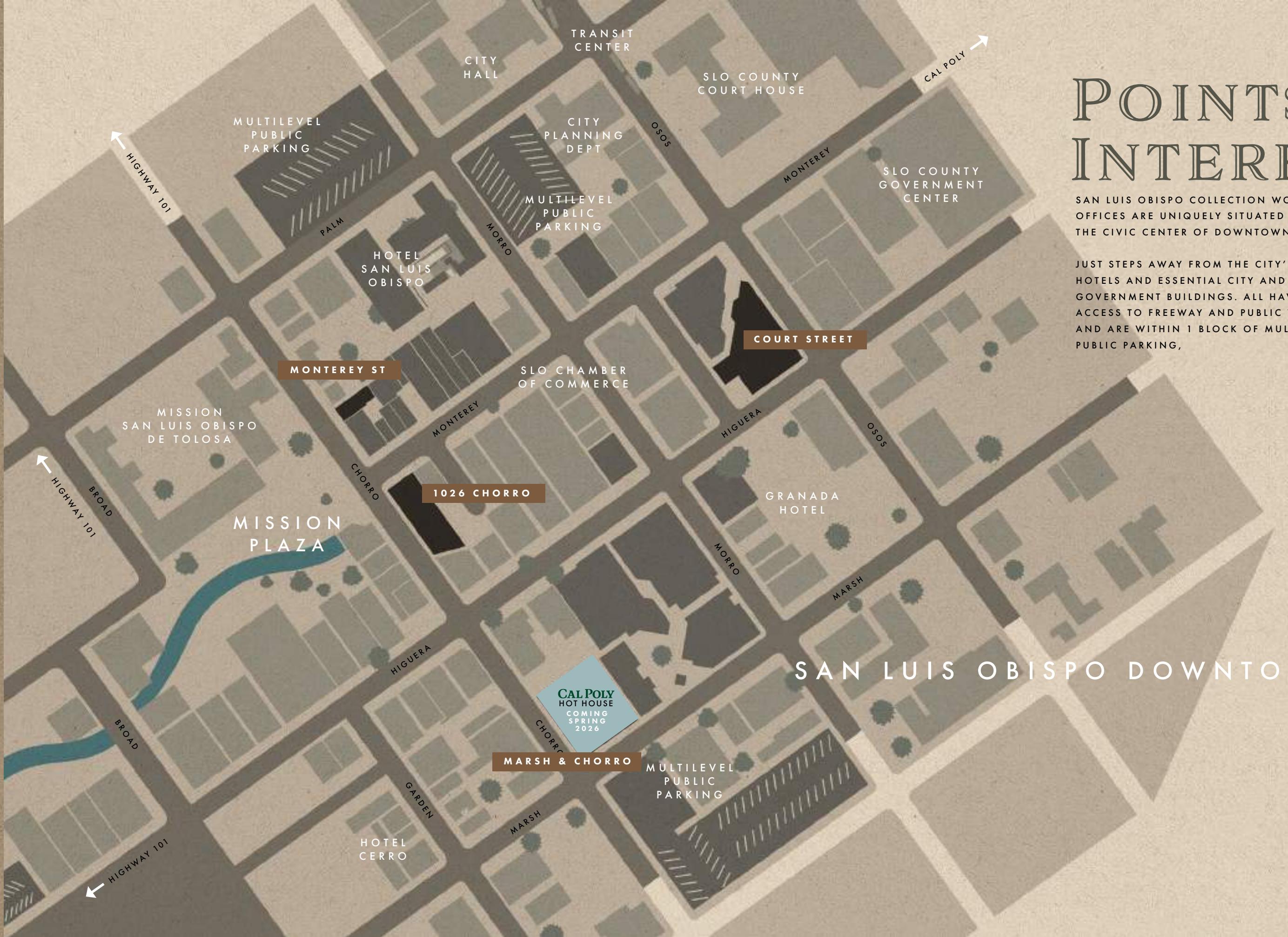
JUST STEPS AWAY FROM THE CITY'S FIN-  
EST RETAIL, RESTAURANTS, ENTERTAIN-  
MENT and CITY & COUNTY GOVERNMENT  
OFFICES

### Leasing Information

Therese Cron West Coast JT Realty  
Therese.Cron@JamestownLP.com 805.878.1684

Preston H. Thomas Colliers  
Preston.H.Thomas@Colliers.com 805.544.3900

SAN LUIS OBISPO COLLECTION  WORKSPACE



# 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,



# LET'S DO LUNCH (OR DINNER)

SAN LUIS OBISPO COLLECTION WORKSPACE  
OFFICES ARE LITERALLY SURROUNDED BY  
THE CITY'S BEST RESTAURANTS.  
HERE ARE A FEW OF OUR FAVORITES

SAN LUIS OBISPO DOWNTOWN



SAN LUIS OBISPO COLLECTION

# WORKSPACE

PREMIUM OFFICE IN DOWNTOWN SAN LUIS OBISPO

#### LEASING INFORMATION

**Therese Cron** **West Coast JT Realty**

[Therese.Cron@JamestownLP.com](mailto:Therese.Cron@JamestownLP.com) 805.878.1684

**Preston H. Thomas** **Colliers**

[Preston.H.Thomas@Colliers.com](mailto:Preston.H.Thomas@Colliers.com) 805.544.3900

Jamestown