

Downtown Office Space

6955 El Camino Real
Atascadero, CA



- Property:** +/-5,789 Sq.Ft.
- Lease Rate:** \$1.75 NNN (NNN est at \$.30/SF)
- 2nd Floor:** Divisible into 4 office spaces
- Available:** Occupancy upon completion of tenant improvements

Highly visible office space on the corner of El Camino Real and Morro Rd. Surrounded by shopping, dining, theatre, and easy freeway access. Professional office space with elevator access



HIGH PROFILE SHOPS SURROUNDING LOCATION



Location: Corner of El Camino Real & Morro Rd (Hwy 41) at Hwy 101

Size: +/-5,789 SF (Divisible)

Traffic: Hwy 101 - 62,200 ADT
 El Camino Real - 11,757 ADT
 Morro Rd - 16,000 ADT

2nd Floor

