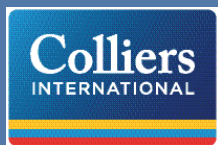




Office Space For Lease

JASON HART
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COLLIERS INTERNATIONAL
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300-350 James Way, Pismo Beach, California

This premier Class A office complex is conveniently located along James Way, just off US Highway 101, nearly 80,000 cars pass by everyday, giving your business exceptional drive-by traffic exposure. Suites have fully improved floor plans making your move simple and efficient. This state-of-the-art office park has ample parking and large sign tower.

300-350 James Way, Pismo Beach, CA

PROPERTY HIGHLIGHTS

- Premier Class A Office Complex
- Spectacular Highway 101 visibility
- Fully improved suites
- Professional & Medical tenant mix
- Large tower signage
- Tenant improvement allowances
- Free rent available
- Available immediately
- Lease Rate: \$1.40- \$1.65 NNN

AVAILABILITY

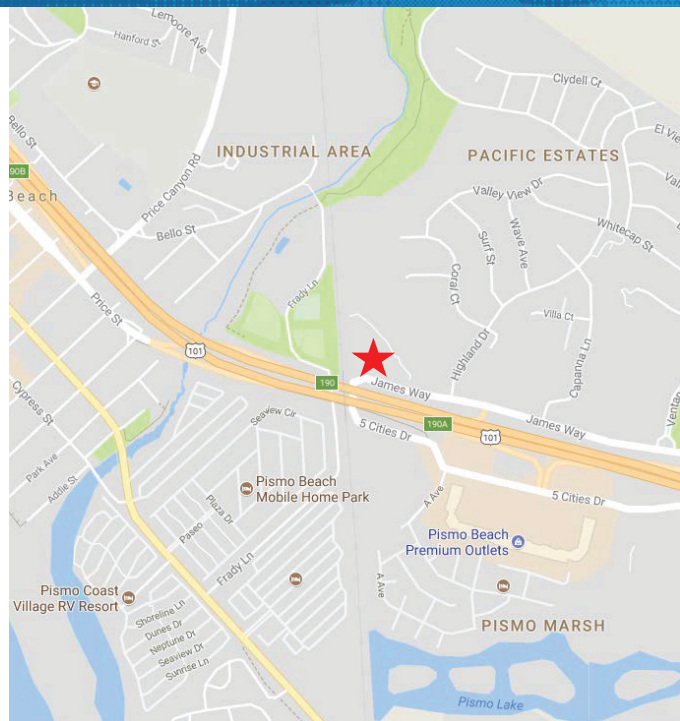
300 James Way

Suite	Available Space (SF)	Rate (per SF)
130	+/- 812	See above
140	+/- 438	

310 James Way

Suite	Available Space (SF)	Rate (per SF)
150-180	+/-1,250-2,500	See above

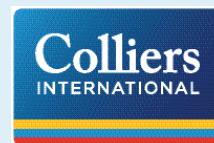
SITE PLAN



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