

# FOR LEASE

## Large Office Suite in Buellton

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# 175 McMurray Rd #E

## BUELLTON, CA

Well located in the center of Buellton's commercial district, this 2nd floor corner office suite has ample light and features a reception/waiting area, front open office, 4 private offices, conference room, kitchenette and 2 private restrooms. The building is elevator served with on-site parking and an outdoor break area. Office space to be delivered vacant.

Suite Size:	±1,957 SF
Lease Rate:	\$1.20/SF/mo
Lease Type:	NNN
Estimated NNN Rate:	\$0.50/SF
Lease Term:	2-3 Years
Available:	Immediately
Restroom:	Private
Zoning:	CR



805.688.5333

[www.BattagliaRE.com](http://www.BattagliaRE.com)

2901 Grand Ave #D, PO Box 540, Los Olivos, CA 93441-0540

Information contained herein was obtained from sources believed reliable. While we do not doubt its accuracy, we do not guarantee it. Buyer to independently verify.



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Rudy's Restaurant

Blenders

Albertsons

CVS

**Subject**

A-Ru Sushi

Carl's Jr

Mobil Gas Station

Chevron Gas Station



Starbucks

Cottage Urgent Care

California Tacos

Tractor Supply Co

Panda Express

The Habit Burger Grill



Future In-n-Out Burger

### Traffic Counts

Hwy 246 at Hwy 101	24,900 AADT*
Hwy 101 at Hwy 246	21,400 AADT*

\* AADT = Annual Average Daily Traffic

Google Earth