



**FOR LEASE**

**425 W Central Ave, Lompoc, CA | First Floor Class A Office | 1,370 SF**

*Experience. Integrity. Trust.*  
*Since 1993*

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222 E. Carrillo Street, Suite 101, Santa Barbara, California 93101 | [HayesCommercial.com](https://www.HayesCommercial.com)

**Property Overview**

Ground-floor office suite available in this Class A building with abundant on-site parking, on a fantastic corner location adjacent to the Walmart Shopping Center and near restaurants, shopping and other amenities. Built out to a high standard in 2008 for Dignity Home Health, who will be moving to a larger location. All improvements in excellent condition, ready to use as is or modify to specific needs.



<b>Address:</b>	425 W Central Ave, Lompoc, CA
<b>Space:</b>	Suite 101-A
<b>Size:</b>	1,370 SF
<b>Rate:</b>	\$2.00 NNN
<b>NNNs:</b>	\$0.65 PSF
<b>Available:</b>	August 1, 2020
<b>Term:</b>	3-5 years (with options)
<b>Parking:</b>	Abundant on-site
<b>Restroom:</b>	Private unisex
<b>HVAC:</b>	Yes, throughout
<b>Sprinklers:</b>	Yes, throughout
<b>Other tenants:</b>	Kendall Shepard Eye Center, Community Health Centers
<b>To Show:</b>	Call listing agent

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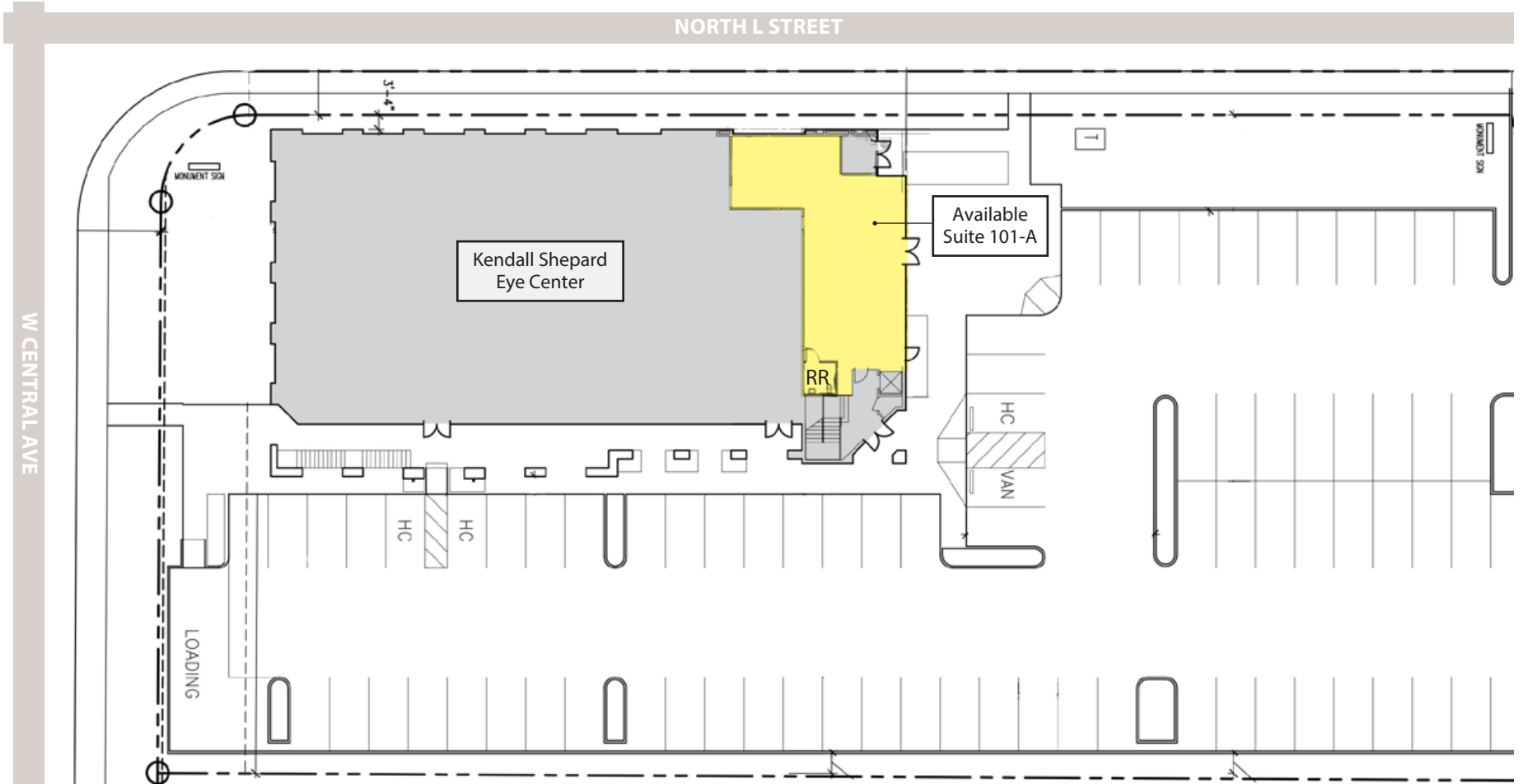
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**Site Plan**



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