

FOR LEASE

1004 Santa Barbara Street, Santa Barbara
Office Space: 2,455 RSF



 **Hayes**
COMMERCIAL GROUP

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Available Space:	2,455 SF
Total Building Size:	14,696 SF
Rental Rate:	\$2.55 NNN (0.79)
Utilities:	\$0.27 per SF
Term:	3 - 5 years
Available:	January 1, 2012
Planned Improvements:	New carpet, paint, lights and ceiling grid
Zoning:	C-2
Parking:	4 spaces (1 additional space available for \$120/month)
Floor:	First
Restrooms:	Common
Comments:	Unique office space in the La Rinconada Building, one of Santa Barbara's most prominent buildings. The spaces enjoy efficient layouts, natural light, and on-site parking. The building is walking distance from the many amenities of downtown Santa Barbara, the court house, the post office and Paseo Nuevo Mall. Also available: 725 sf and 830 sf suites on the second floor.

The information contained herein has been obtained from the owner of the property or from other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

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