

# FOR SUBLEASE

203 Chapala Street, Santa Barbara  
Office/R&D and Warehouse: 1,928 - 9,656 SF

PRICE REDUCTION  
\$1.30 NNN (.45)



 **Hayes**  
COMMERCIAL GROUP

Kristopher Roth  
805-898-4361  
kris@hayescommercial.com  
lic. 01482732

Liam Murphy, CCIM  
805-898-4385  
liam@hayescommercial.com  
lic. 01439777

# FOR SUBLEASE

203 Chapala Street, Santa Barbara  
Office/R&D and Warehouse: 1,928 - 9,656 SF



<b>Size:</b>	9,656 SF (potentially divisible)
<b>Rate:</b>	\$1.30 NNN (.45)
<b>Term:</b>	Master lease expires December 31, 2015
<b>Available:</b>	Now
<b>Zoning:</b>	R-4 (commercial uses acceptable)
<b>Parking:</b>	Nine gated on-site spaces, ample street parking
<b>Restrooms:</b>	Two sets with showers
<b>Power:</b>	400 Amp service
<b>Ceiling Height:</b>	10' - 18'
<b>Roll-Up Doors:</b>	One, grade-level
<b>Comments:</b>	Freestanding office/R&D and warehouse located two blocks from Santa Barbara's waterfront. This building offers a rare combination of office and warehouse space featuring several private offices, multiple kitchen/break rooms, two sets of restrooms, ground-level roll-up door, and a private courtyard area in a beautiful West Beach neighborhood. The property is zoned R-4; however, the City of Santa Barbara recognizes a commercial occupant load of 55 people including office and light manufacturing uses. The landscaping has been upgraded and the building was painted recently.

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.



**Kristopher Roth**  
805-898-4361  
kris@hayescommercial.com  
lic. 01482732

**Liam Murphy, CCIM**  
805-898-4385  
liam@hayescommercial.com  
lic. 01439777

# FOR SUBLEASE

203 Chapala Street, Santa Barbara  
Office/R&D and Warehouse: 1,928 - 9,656 SF

A - 2,890 SF  
B - 1,928 SF  
C - 4,838 SF  
Total - 9,656 SF

