

# FOR LEASE

3700 State Street, Santa Barbara

Class A Office Space: 875; 2,062; 2,608 SF



 **Hayes**  
COMMERCIAL GROUP

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<b>Square Feet:</b>	Suite 110:	2,608 SF	\$2.15 NNN
	Suite 300:	2,062 SF	\$2.15 NNN
	Suite 340:	875 SF	\$2.25 NNN
	<b>Total</b>	<b>5,545 SF</b>	

**NNN Expense:** \$0.66 per SF

**Utilities:** \$0.23 per SF

**Floor Location:** First and third

**Available:** Now

**Term:** 3 - 5 years

**Signage:** Monument signage available for Suite 110

**Restrooms:** Common

**Parking:** 3.7/1,000

**Zoning:** R-O

**Elevator:** Yes

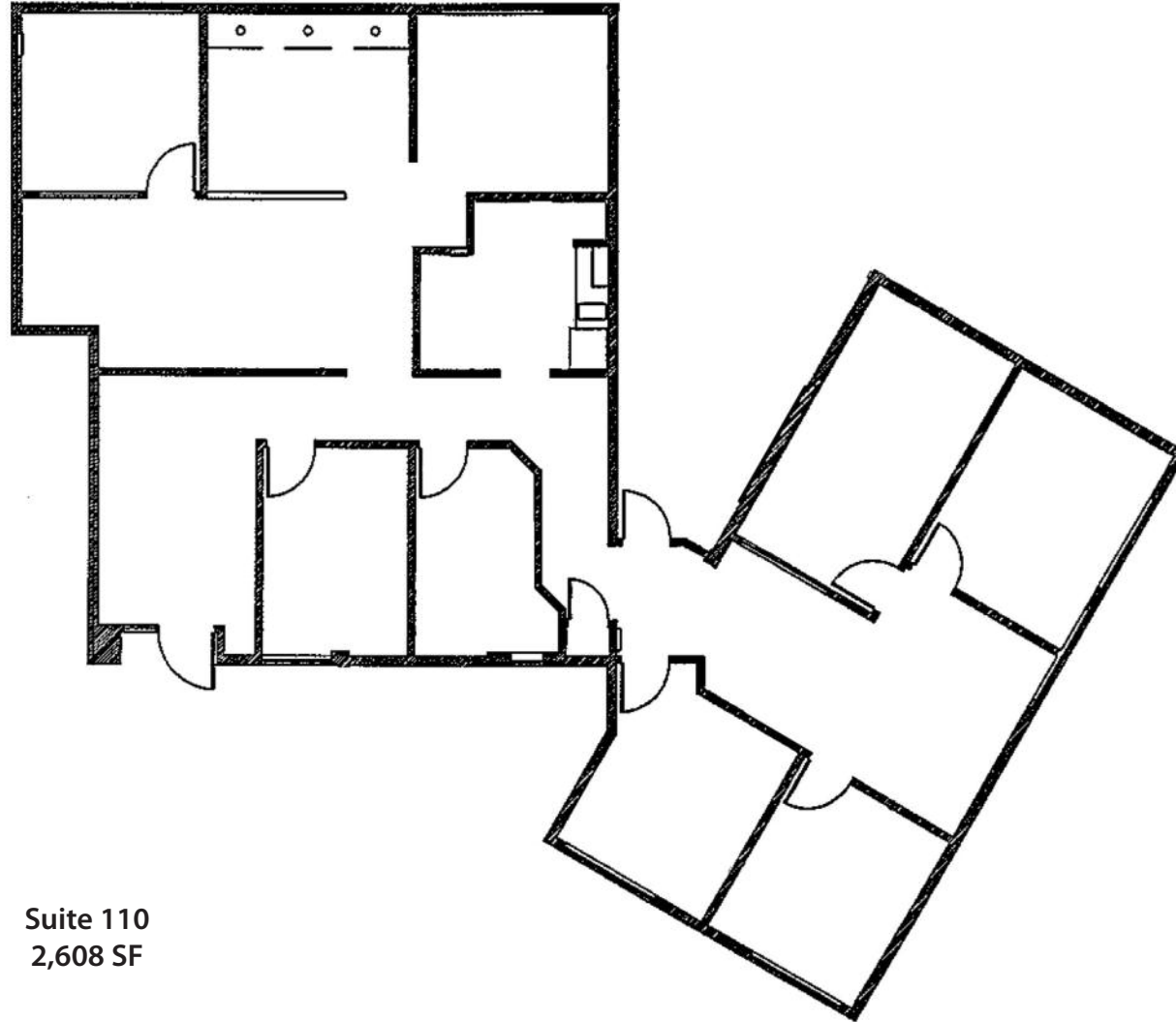
**Load Factor:** 8.68%

**Comments:** Class A office building on upper State Street with excellent parking. Suites can be rented separately or together. Suite 110 has been renovated with designer finishes, new paint and carpet. Owner will consider remodeling Suite 300.

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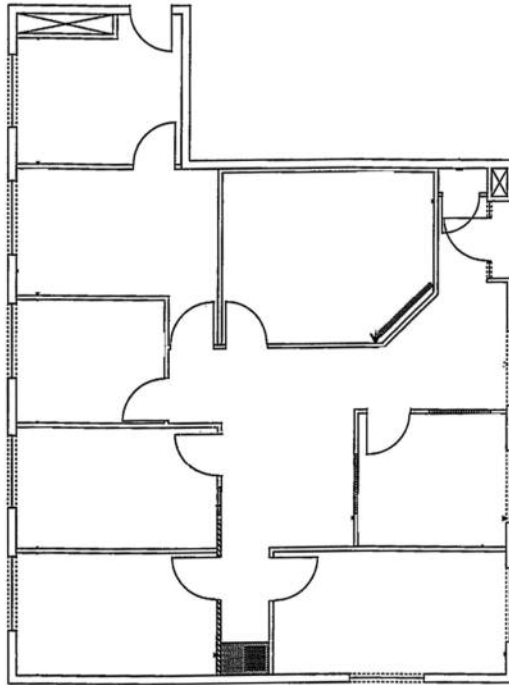


Suite 110  
2,608 SF

# FOR LEASE

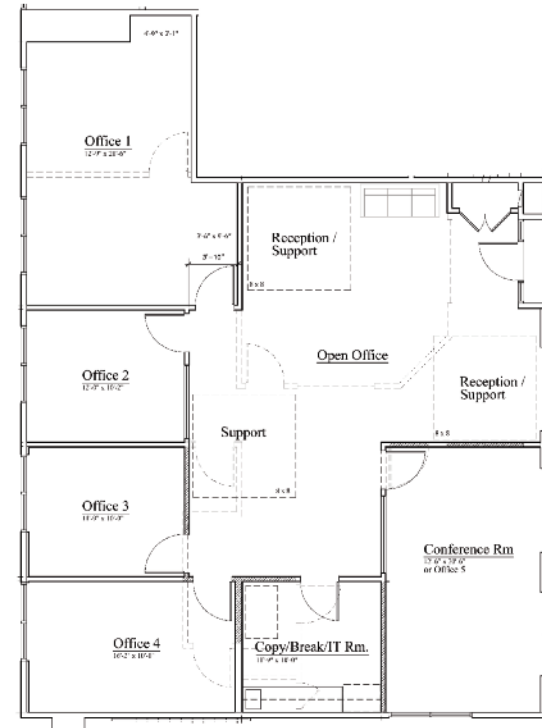
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Existing Floorplan

Suite 300  
2,062 SF

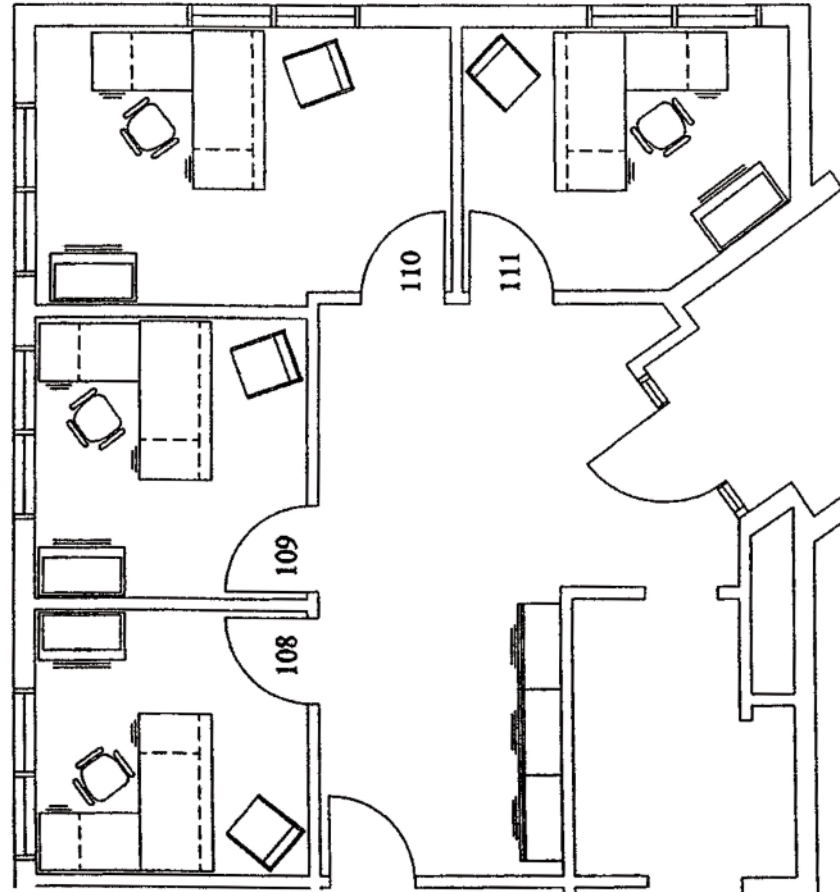


Proposed Floorplan

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Suite 340  
875 SF