

FOR LEASE

475 Pine Ave, Goleta
Office/Warehouse Space: 11,829 SF



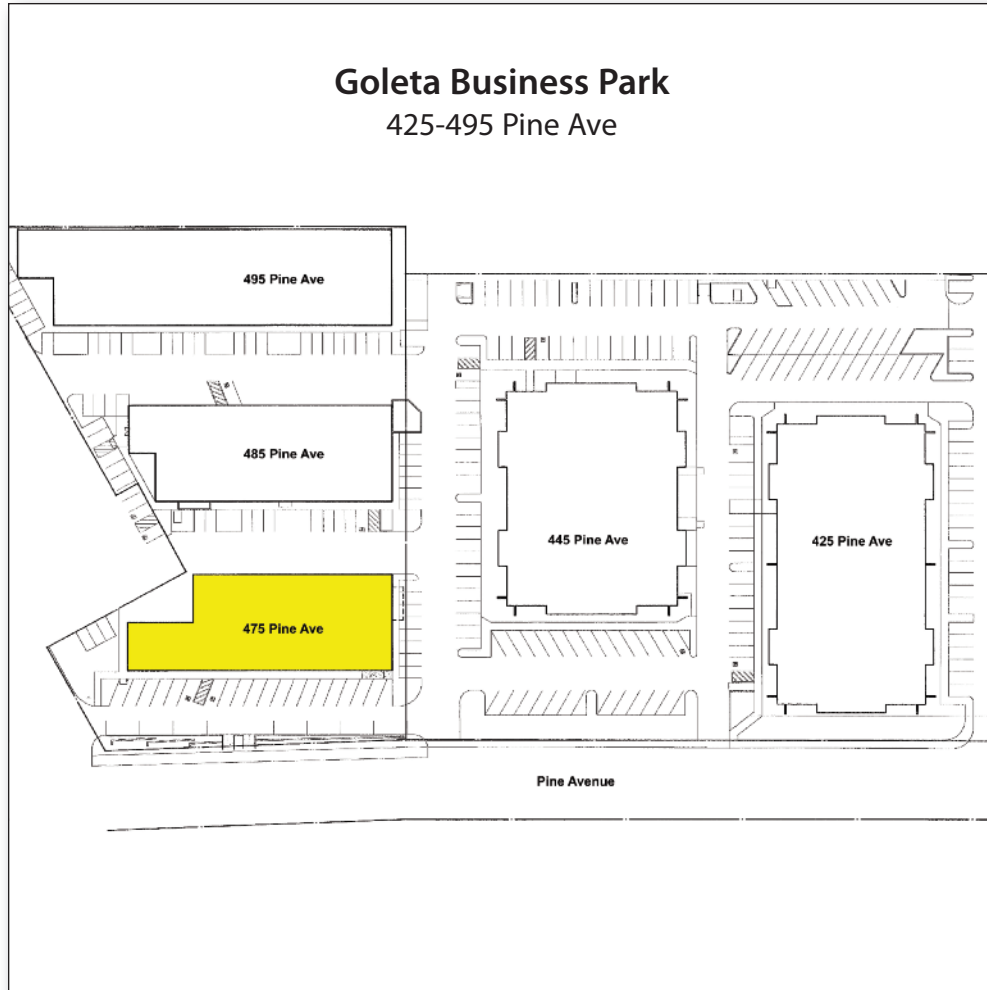
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- Space:** 6,600 SF Office
5,229 SF Production/Warehouse
11,829 SF Total
- Rate:** \$1.20 NNN (\$0.29) Estimated
- Available:** June 1, 2012
- Parking:** 2/1,000
- Roll-Up Doors:** Two, ground level
- Zoning:** MR-P
- Restrooms:** Private, two sets
- HVAC:** Throughout office
- Power:** 400 Amp, 3 Phase
- Description:** Freestanding quality office/R&D building in Goleta Business Park. The office space consists of 12 private offices and an open area suitable for 13 cubicles, a large training room of approx. 2,000 SF, a kitchen, IT room, and two sets of upgraded restrooms. In approximately 2007, the office portion was completely remodeled, including new carpet, electrical, lighting, etc.

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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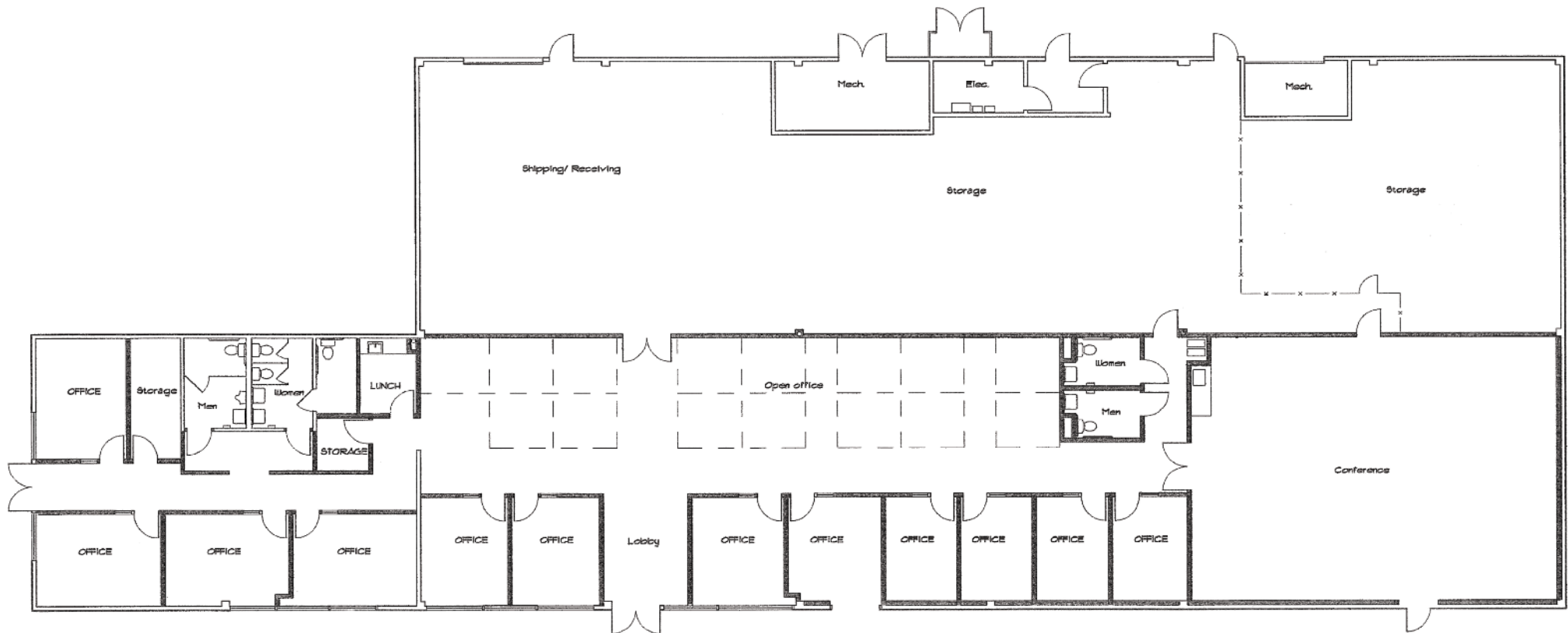
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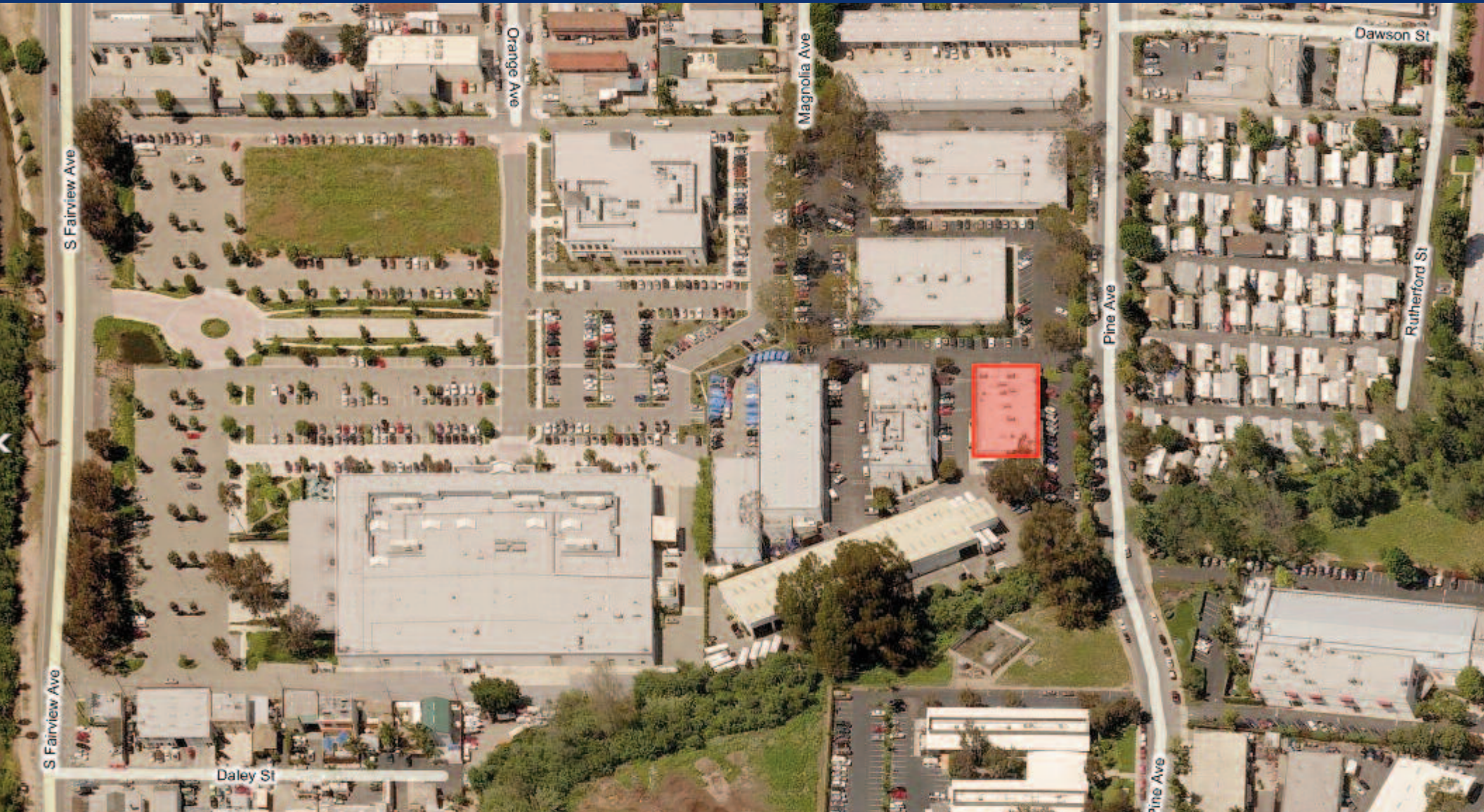
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 **Hayes**
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