

# FOR SUBLEASE

7418 Hollister Ave, Goleta  
Office/R&D Space: 40,000 - 86,330 SF

**PRICE REDUCTION**  
**\$0.95 NNN (.30)**



 **Hayes**  
COMMERCIAL GROUP

Francois DeJohn  
805-898-4365  
fran@hayescommercial.com  
lic. 01144570

Stephen Hayes  
805-898-4370  
steve@hayescommercial.com  
lic. 00827640

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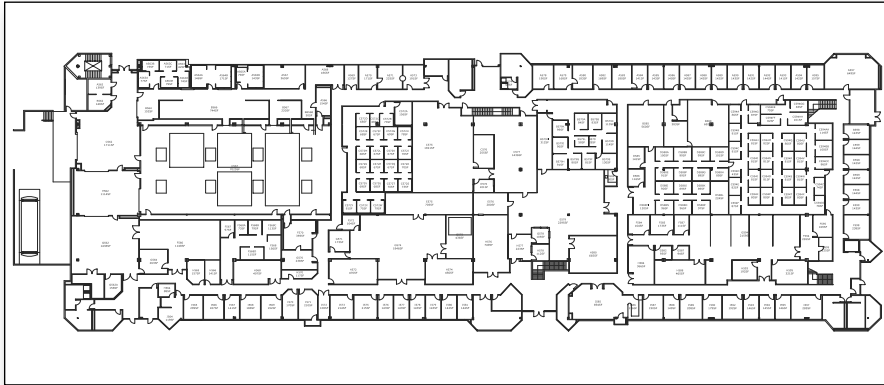
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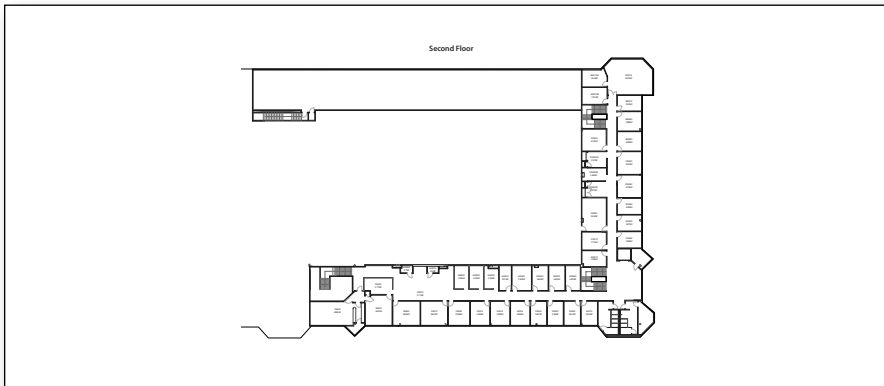
<b>Project Name:</b>	Hollister Business Park
<b>Available SF:</b>	86,330 SF (divisible)
<b>Project SF:</b>	300,000 SF
<b>Rental Rate:</b>	<b>\$0.95 NNN (.30)</b>
<b>Utilities:</b>	Tenant to pay all separately metered utilities
<b>Timing:</b>	Now
<b>Term:</b>	Master Lease expires 9/30/2013
<b>Parking:</b>	2.7/1,000 sf
<b>Zoning:</b>	MR-P
<b>HVAC:</b>	Yes

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First Floor

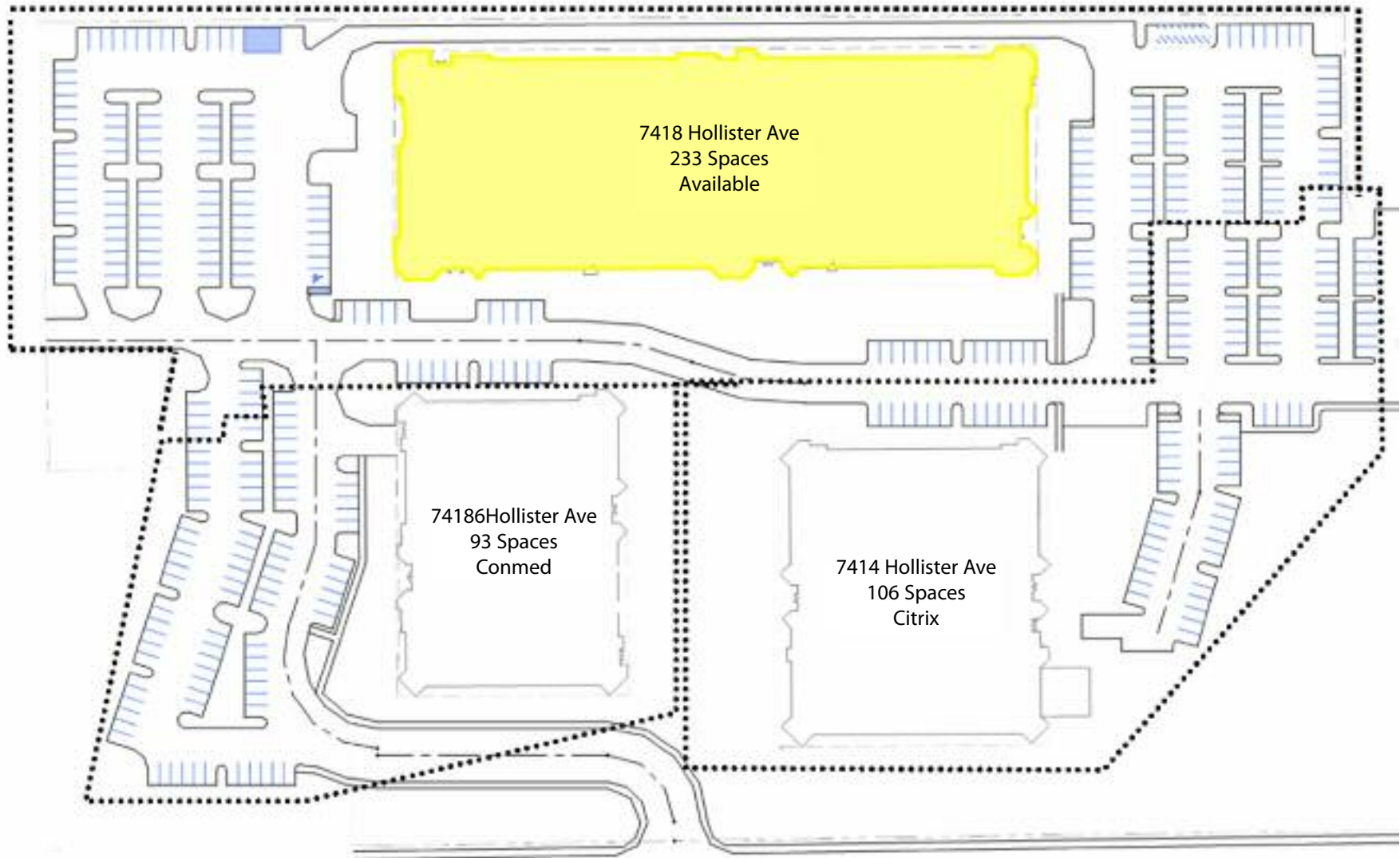


Second Floor

- Roll up:** Yes
- Floors:** 1st and 2nd
- Elevator:** Yes
- Restrooms:** 3 private sets
- Sprinklers:** Yes
- Clean room:** 7,000 SF, 30 ft clear, class 10,000
- Showings:** Call Listing Agents
- Common Areas:** Beautiful outdoor patio/break area
- Location:** Near Sandpiper Golf Course and the Bacara Resort. 1/2 mile from the Camino Real Marketplace.
- Comments:** Eight building campus, previously occupied by Raytheon Company. Current tenants include Citrix Systems, Conmed, Textron Systems, and JDSU.

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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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