

6267 Carpinteria Ave CARPINTERIA, CA



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VIRTUAL TOUR

For Sublease | Office Space in Blufftop Building | **25,000 - 50,000± SF**

Co-listed with

Carlo Brignardello
805.338.6032

Carlo.brignardello@cushwake.com
lic. 01001017



Francois DeJohn

805.898.4365

fran@hayescommercial.com
lic. 01144570

Steve Hayes

805.898.4370

steve@hayescommercial.com
lic. 00827640



PROPERTY SUMMARY

The first and second floor are available separately or together in this Class A office building perched on the bluffs of Carpinteria with spectacular ocean and mountain views. Great blend of executive offices, large open bullpen areas, meeting spaces, and well-appointed break areas with kitchen. Inviting campus setting with ample parking, lush landscaping and outdoor seating areas overlooking the ocean.



Size:	1st flr	25,000± SF
	2nd flr	25,000± SF
	Building	50,000± SF
Available:	Now	
Rental Rate:	\$2.20 NNN	
NNN:	\$0.65 (approx.)	
Utilities:	Tenant to pay pro-rata share of all utilities	
Term:	Through March 31, 2027	
Zoning:	M-RP	
Parking:	2.7/1,000 SF	
HVAC:	Yes	
Restrooms:	One set per floor	
Elevator:	Yes	
Signage:	Potential shared monument sign available	
Amenities:	Outdoor seating areas, easy access to blufftop trails and fields	
To Show:	Call listing agents	

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First floor



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Second floor



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Second floor



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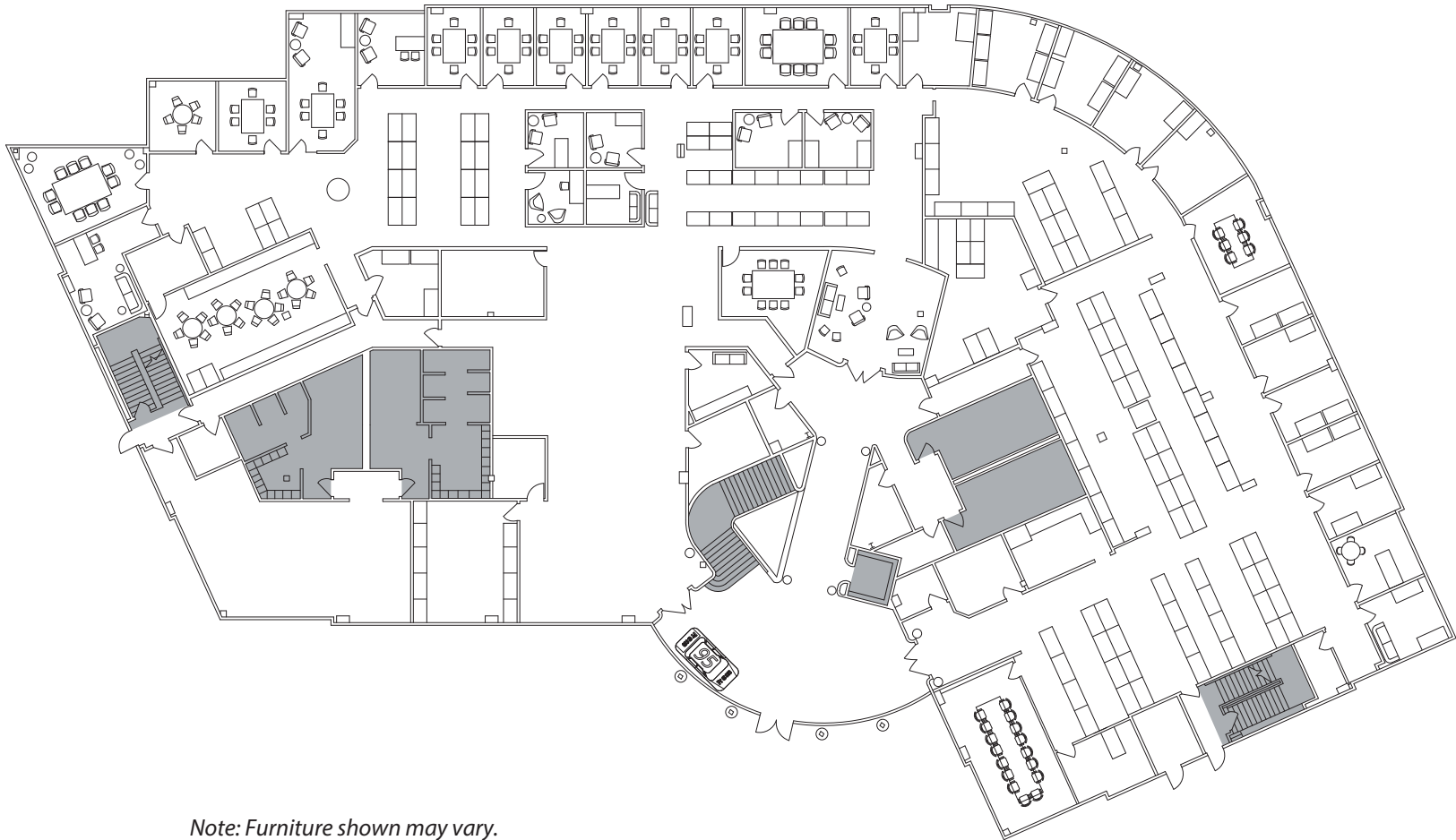
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FIRST FLOOR PLAN



Note: Furniture shown may vary.

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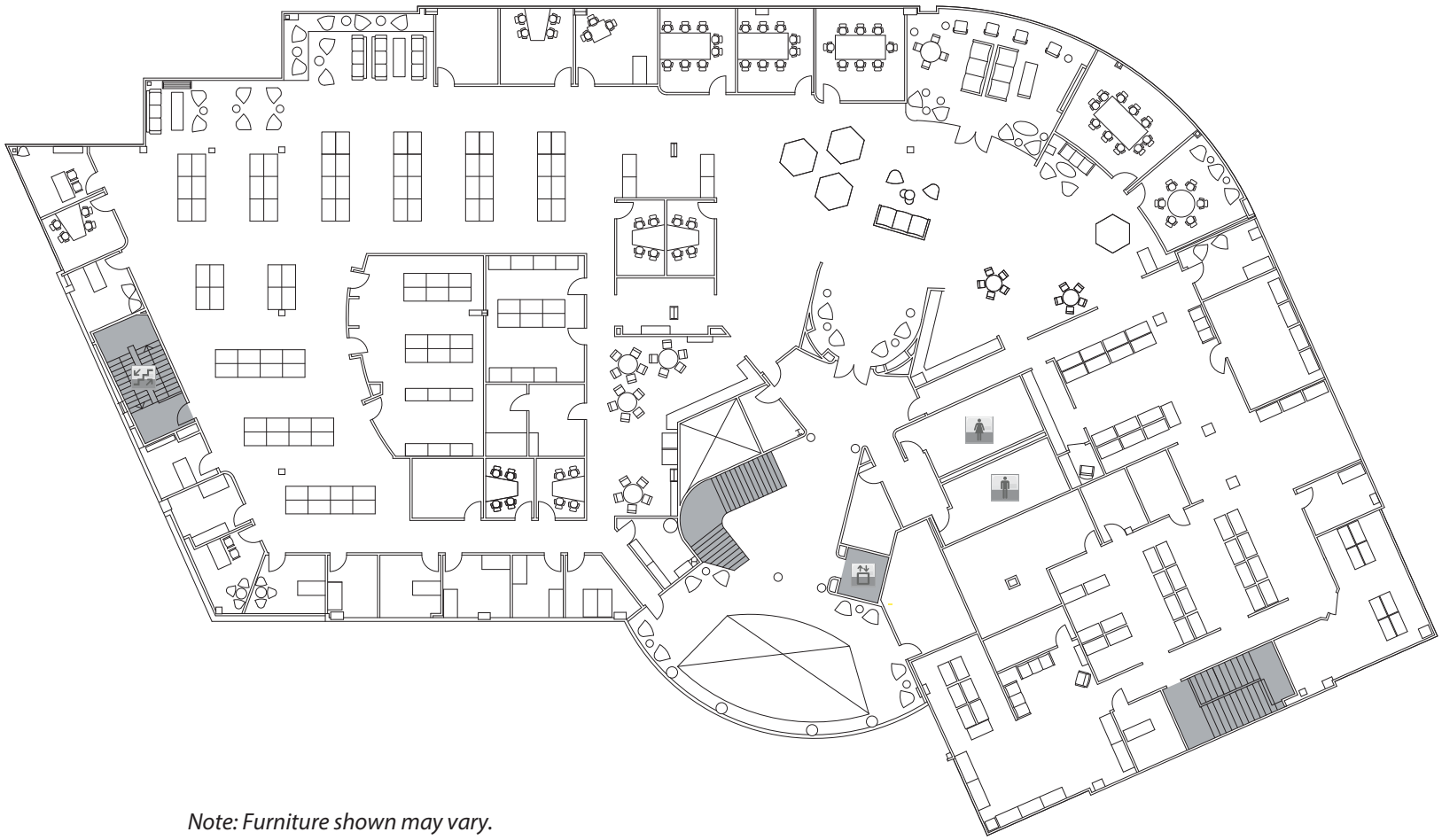
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SECOND FLOOR PLAN



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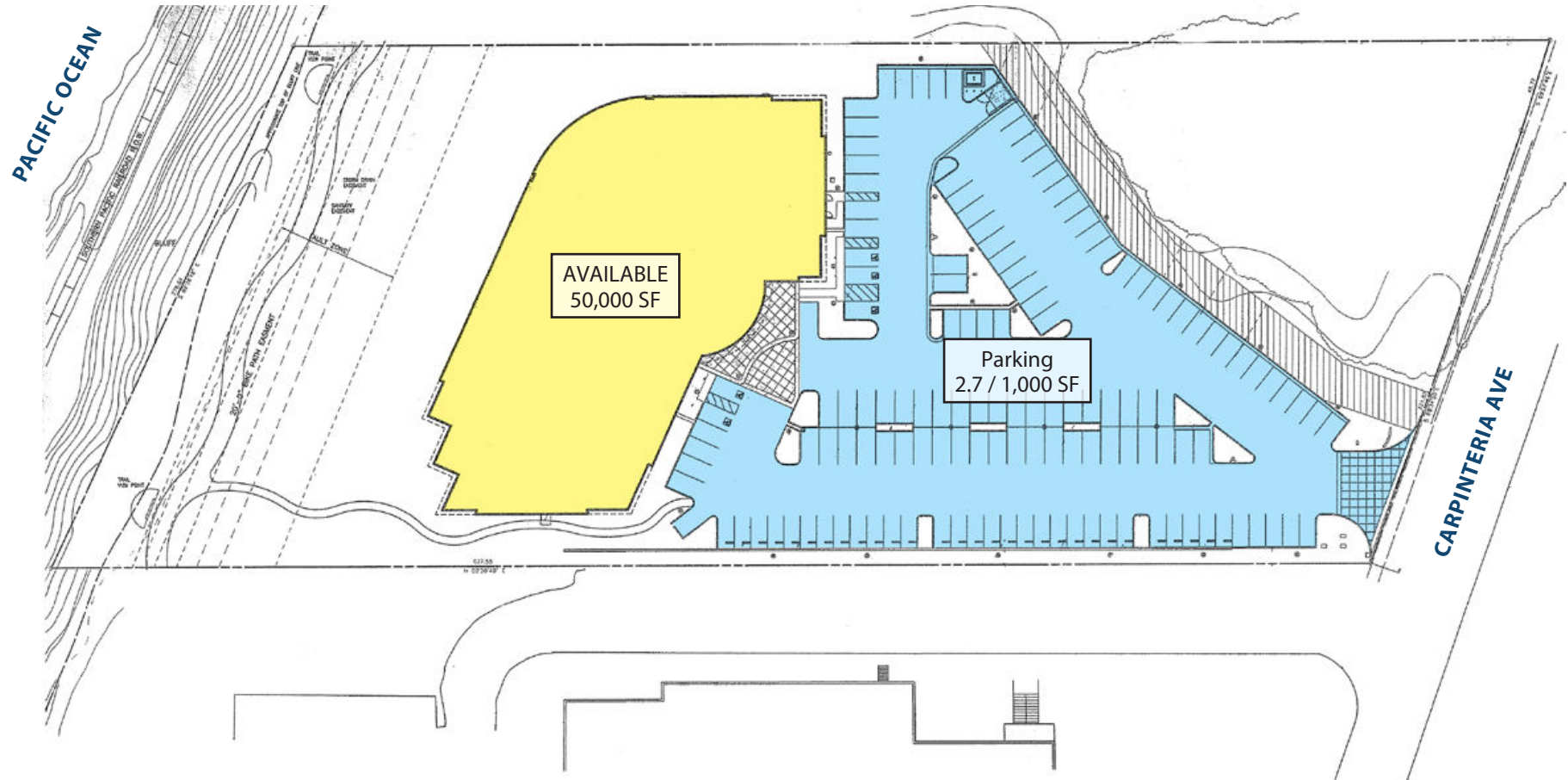
**CUSHMAN & WAKEFIELD**

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**Hayes**
COMMERCIAL GROUP

SITE PLAN



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AREA OVERVIEW

The Bluffs

About five minutes from downtown Carpinteria and a stone's throw from the shore lies The Bluffs, a collection of office/R&D/industrial buildings occupied by strong tenants like Procore and LinkedIn.

With easy US 101 access, temperate climate, and proximity to the beach and downtown, this coastal enclave is in high demand.

The subject property is situated near The Bluffs and a new tenant will inherit the many amenities of the area.



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