

# 6307-B Carpinteria Ave CARPINTERIA, CA



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VIRTUAL TOUR

**For Sublease** | Class A Creative Office in Blufftop Building | **28,493 SF**

*Co-listed with*

**Carlo Brignardello**  
805.338.6032

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lic. 01001017



**Francois DeJohn**

805.898.4365

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lic. 01144570

**Steve Hayes**

805.898.4370

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## PROPERTY SUMMARY

First-floor creative office space available on a Class A campus perched atop the bluffs of Carpinteria with spectacular ocean and mountain views. Great blend of executive offices, large open bullpen areas, meeting spaces, and large cafe area with kitchen. Inviting campus setting with ample parking, lush landscaping and outdoor seating areas overlooking the ocean.



<b>Size:</b>	28,493 SF
<b>Available:</b>	Now
<b>Rate:</b>	\$2.10 NNN
<b>NNN:</b>	\$0.68 (approx.)
<b>Utilities:</b>	Tenant to pay pro-rata share of all utilities
<b>Term:</b>	Through March 31, 2027
<b>Zoning:</b>	M-RP
<b>Parking:</b>	2.5/1,000 SF
<b>HVAC:</b>	Yes
<b>Restrooms:</b>	Two sets, private
<b>Signage:</b>	Potential shared monument sign available
<b>Amenities:</b>	Outdoor seating areas, easy access to blufftop trails and fields
<b>To Show:</b>	Call listing agents

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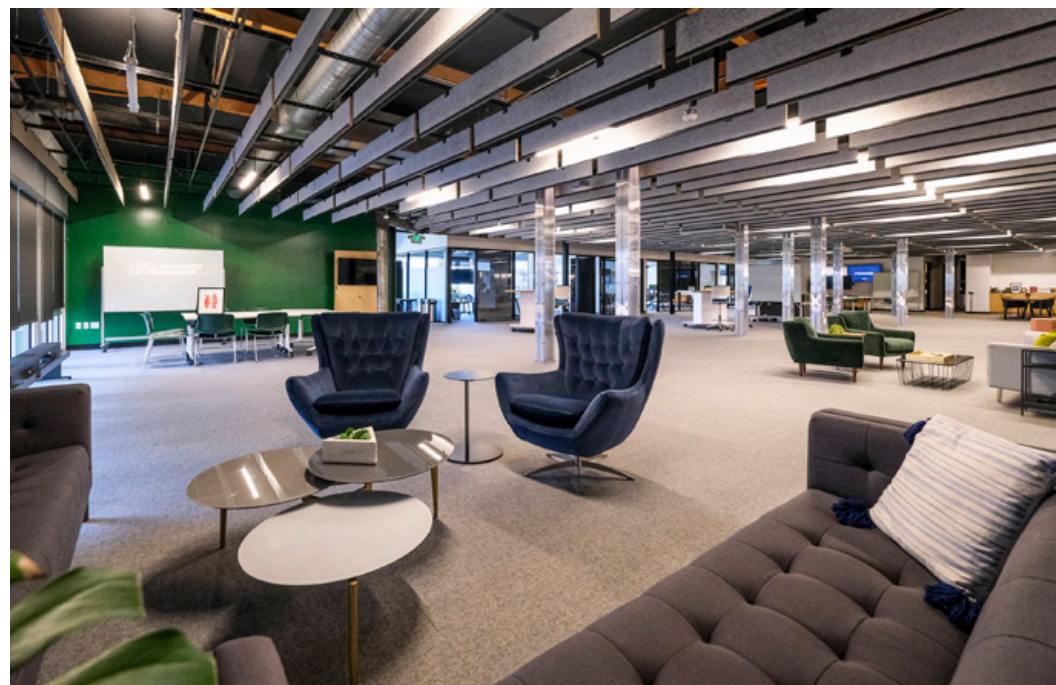
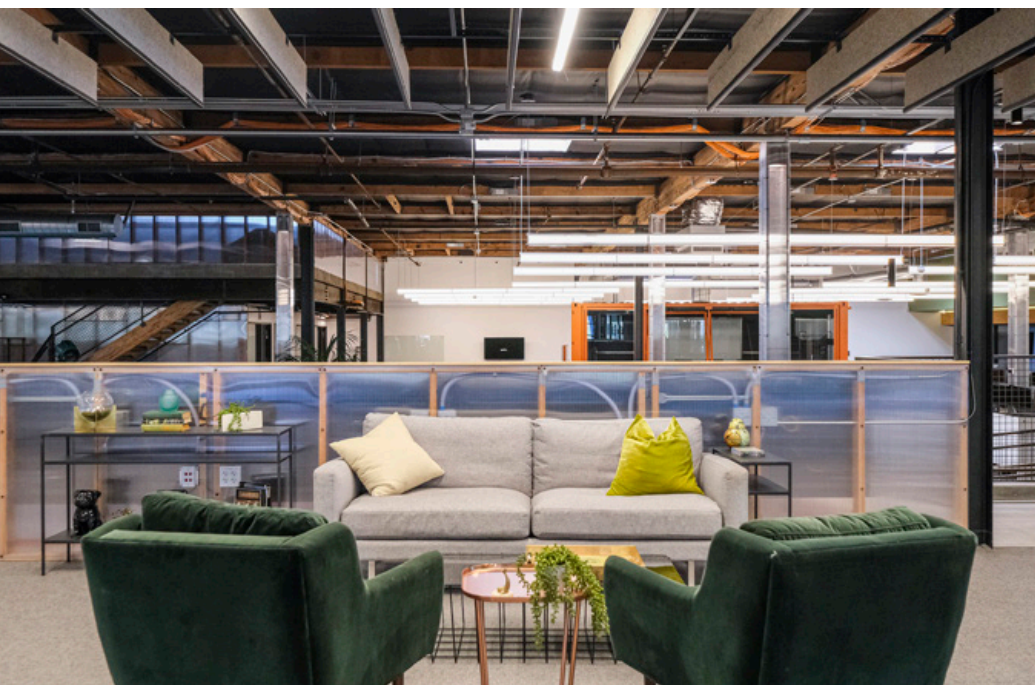
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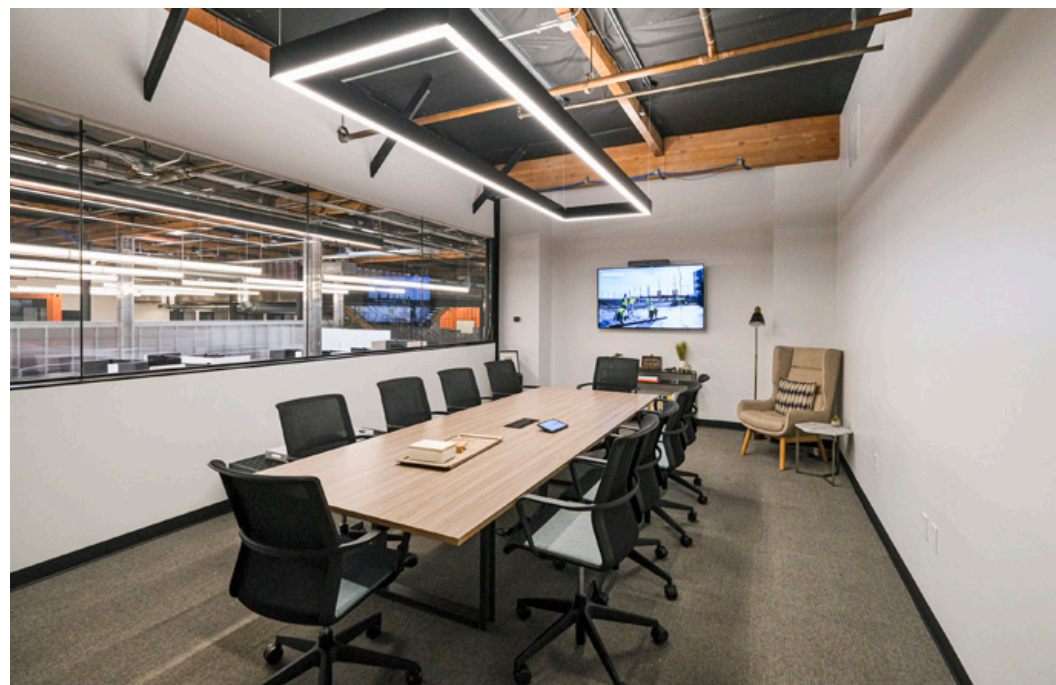
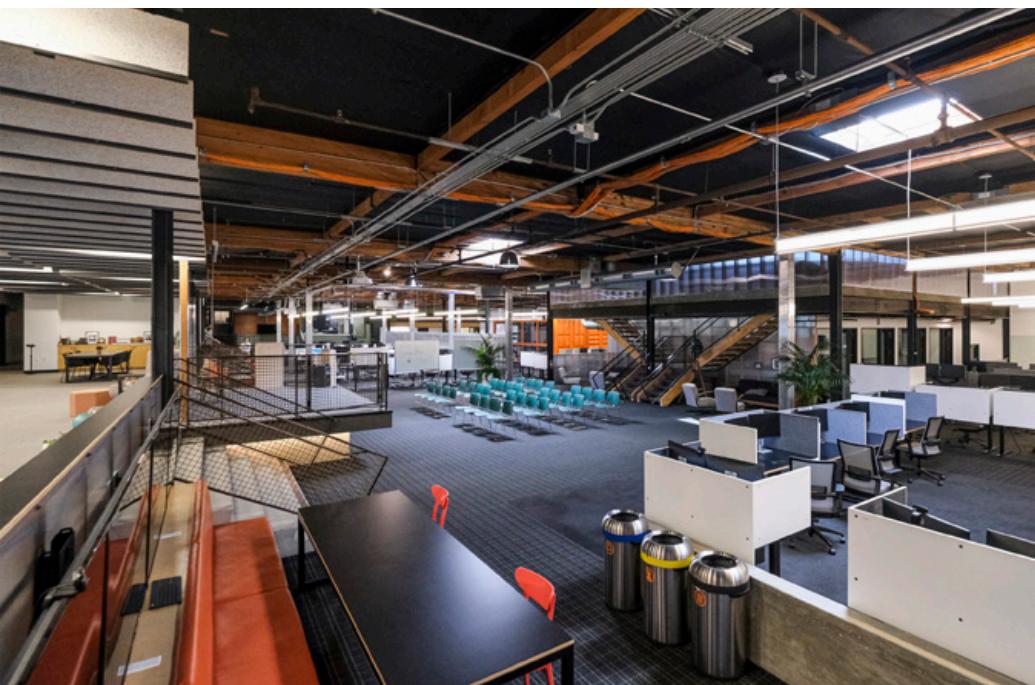


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# FLOOR PLAN



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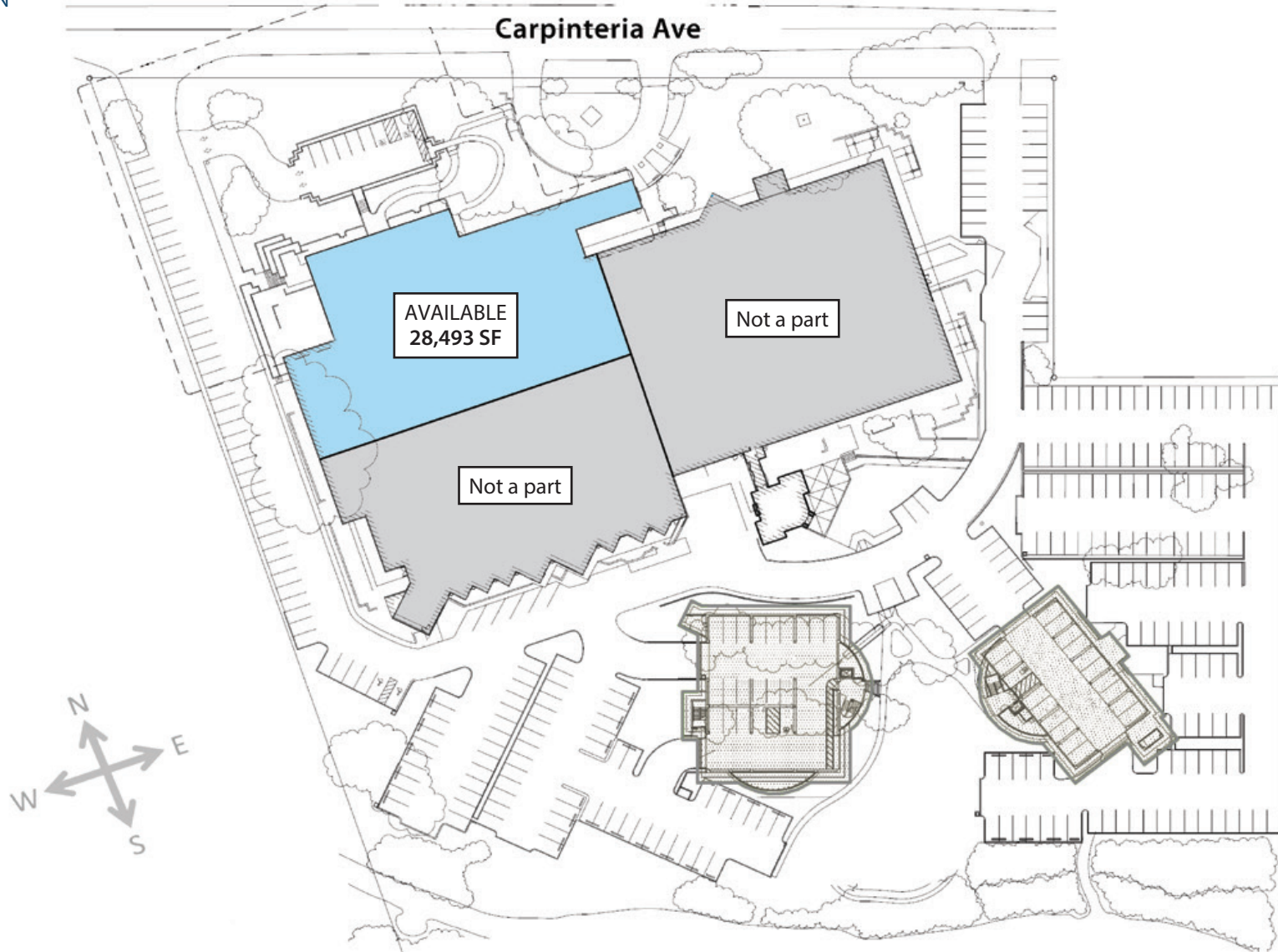
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**Hayes**  
 COMMERCIAL GROUP

## 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.



Linden Ave  
(Downtown Carpinteria)

Carpinteria Nature Preserve

Viola Fields

S&S Seeds

Planned Member Services

**SITE**  
**PROCORE**

Continental Auto

Rincon Engineering

Permanent open space

Montecito 10 mi  
Santa Barbara 13 mi  
Goleta 22 mi

US 101

**Linked in**

Rincon Surf 1.5 mi  
Ventura 15 mi  
Oxnard 25 mi  
Santa Clarita 66 mi  
Los Angeles 83 mi

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