

# 3 E De La Guerra St

## SANTA BARBARA, CA



**For Sublease** | Downtown Office Suite Overlooking State Street | 3,572 SF

*Experience. Integrity. Trust.*  
*Since 1993*

**Francois DeJohn**  
805.898.4365  
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**Steve Hayes**  
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222 E. Carrillo Street, Suite 101, Santa Barbara, California 93101 | HayesCommercial.com

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.

11/17/22





Open area with natural light

## PROPERTY SUMMARY

The entire second floor of this historic corner property in the heart of Santa Barbara is available for sublease. Premier location in the downtown retail district, with two private balconies and surrounded by the many amenities of State Street.

<b>Size:</b>	3,572 SF
<b>Floor:</b>	Second
<b>Rate:</b>	\$2.95 NNN
<b>Est. NNN:</b>	\$1.24 psf
<b>Available:</b>	30 days notice
<b>Term:</b>	Master lease expires 10/31/23; longer term available from landlord
<b>Parking:</b>	Spaces available for rent in city owned and private lots nearby
<b>Furniture:</b>	Negotiable
<b>HVAC:</b>	Yes
<b>Restroom:</b>	Two; one with shower
<b>To Show:</b>	Call listing agent

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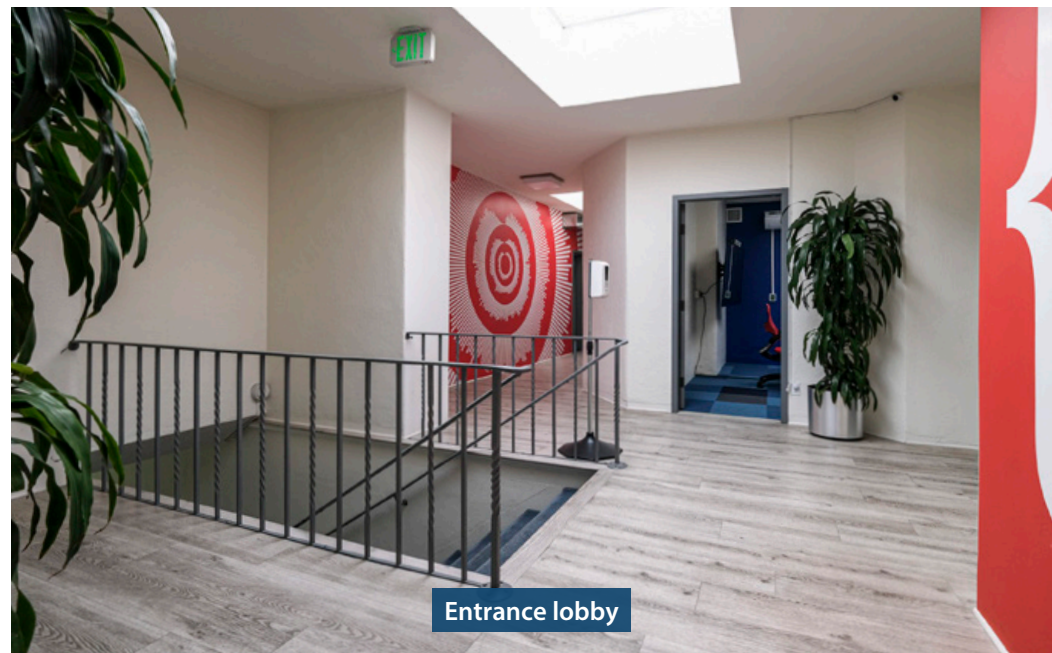
Conference room



Kitchen



Balcony view



Entrance lobby

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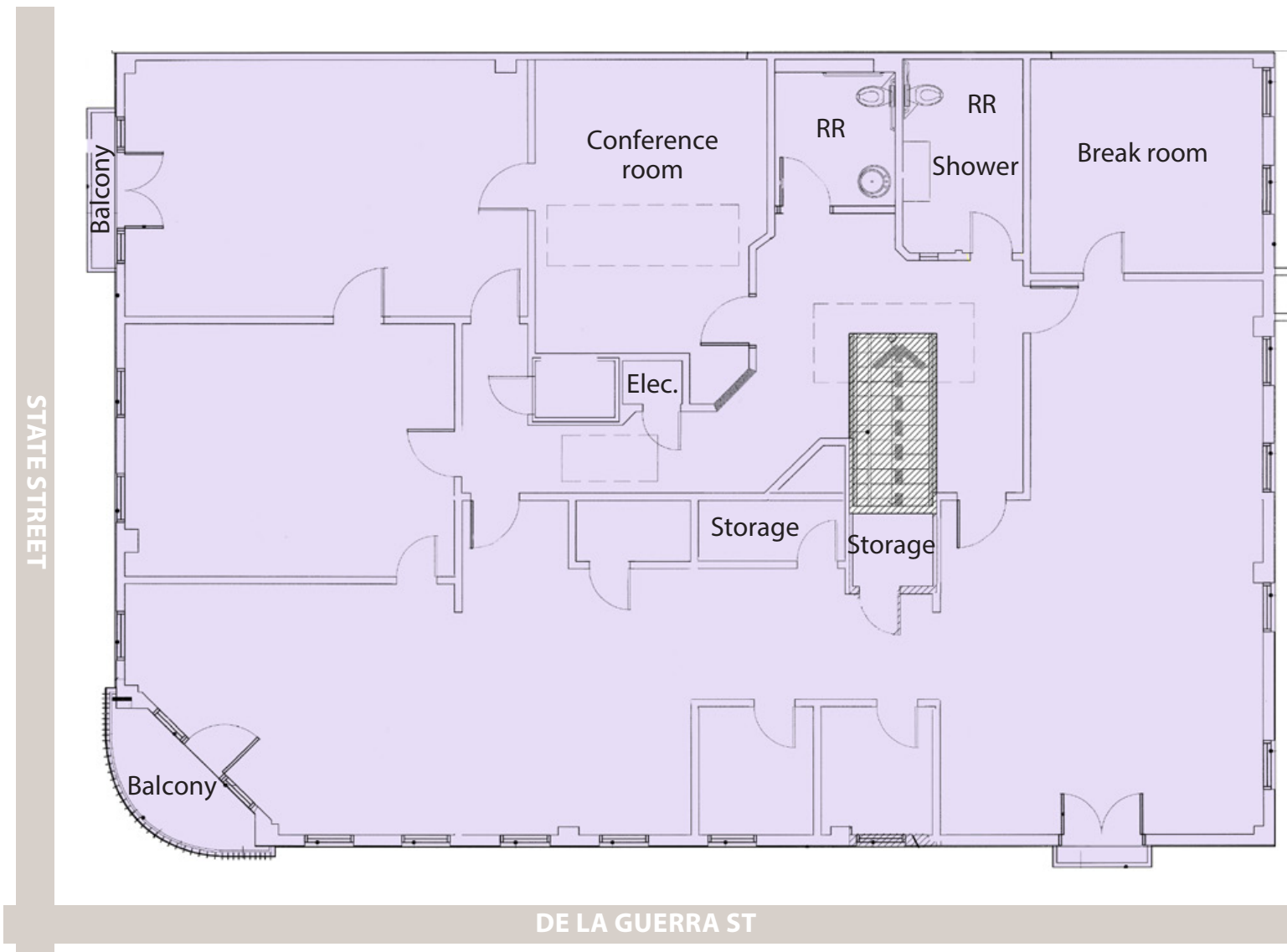
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## SECOND FLOOR PLAN



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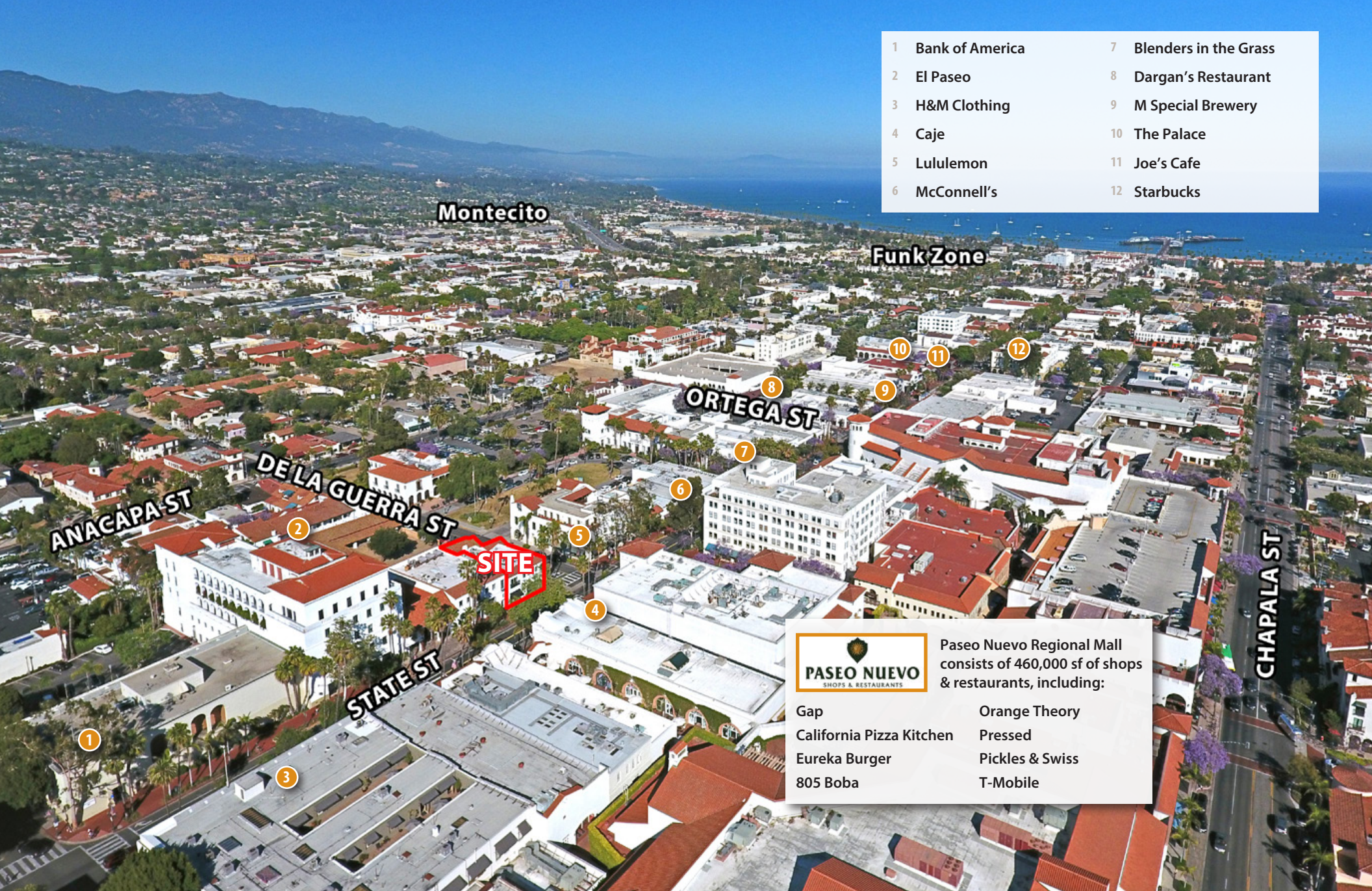


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- |                   |                         |
|-------------------|-------------------------|
| 1 Bank of America | 7 Blenders in the Grass |
| 2 El Paseo        | 8 Dargan's Restaurant   |
| 3 H&M Clothing    | 9 M Special Brewery     |
| 4 Cajé            | 10 The Palace           |
| 5 Lululemon       | 11 Joe's Cafe           |
| 6 McConnell's     | 12 Starbucks            |



Paseo Nuevo Regional Mall consists of 460,000 sf of shops & restaurants, including:

Gap	Orange Theory
California Pizza Kitchen	Pressed
Eureka Burger	Pickles & Swiss
805 Boba	T-Mobile

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