

NEWLY REMODELED

3916 State St
SANTA BARBARA, CA



For Lease | Remodeled Class A Office Suite in Upper State Building | 2,861 SF

Experience. Integrity. Trust.
Since 1993

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PROPERTY SUMMARY

Newly remodeled Class A first-floor office suite available in high-amenity office building in the Upper State neighborhood. Both parking and signage are robust, along with the myriad shopping and dining choices found in the nearby Five Points and La Cumbre Plaza shopping centers. A short drive to Hwy 154, US 101, and La Cumbre Country Club, and mere steps to Gold's Gym next door.

Suite:	1A
Size:	2,861 SF
Rate:	\$2.35 NNN (.95)
Restrooms:	One set, common
Available:	Now
Term:	3 - 10 years
Parking:	3/1,000 SF
Zoning:	O-R (Restricted Office)
Utilities:	Lessee to pay prorata share of all utilities, estimated to be \$0.33 psf
HVAC:	Yes
To Show:	Call listings agents

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SUITE 1A



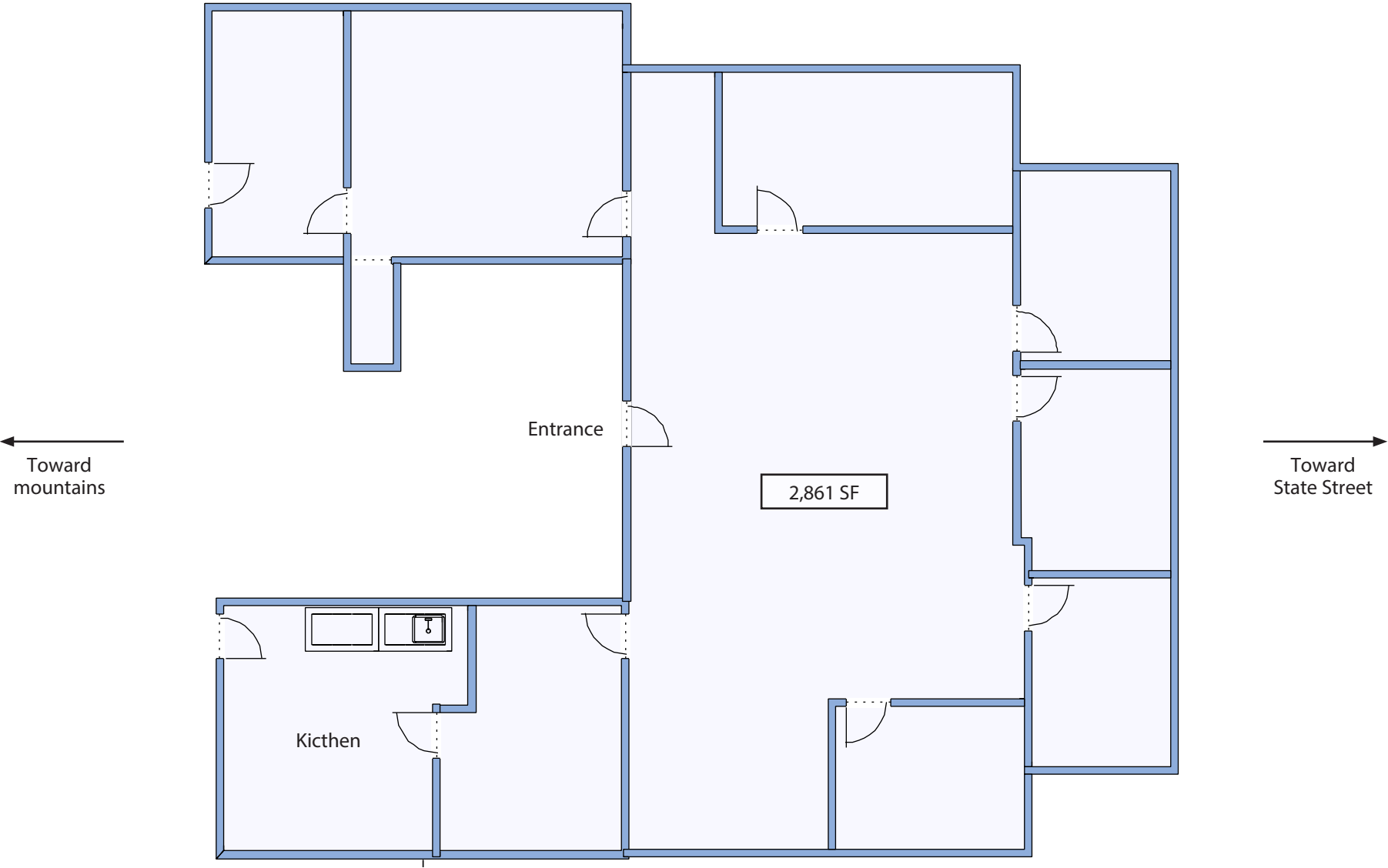
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SUITE 1A FLOOR PLAN



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Whole
Foods

La Cumbre Plaza

Macy's	Wingstop
Islands Restaurant	Chipotle
The Habit	Lure Fish House
AC4 Fitness	Pottery Barn
Starbucks	Bristol Farms

Target

Five Points Shopping Center

Smart & Final
Starbucks
CVS
Ross
T-Mobile
Blaze Pizza
Peet's Coffee
Petco
Fresco Cafe
Luna Grill

La Cumbre
Country Club

SITE

State Street

US
101

The subject property is situated in the **Upper State** area, a highly trafficked and walkable region adjacent to residential areas of San Roque, Samarkand, and Hope Ranch. This area of State Street has become a burgeoning center of new energy and businesses in recent years.

In addition to dining and shopping amenities, the subject property is close to US 101, Highway 154, and two major Sansum medical facilities. The upper State Street corridor is home to a plethora of office-using businesses, including tech, medical practices, wealth & financial services, and real estate.

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