

819 Reddick St
SANTA BARBARA, CA

RATE REDUCED

**4% brokerage fee to
procuring agent**

Cannabis licenses for manufacturing,
delivery, and distribution available for
transfer to new tenant

For Sublease | Freestanding Office/R&D Building | 9,673 SF

*Experience. Integrity. Trust.
Since 1993*

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PROPERTY SUMMARY

This freestanding, two-story office/R&D building features three cannabis licenses (manufacturing, delivery, and distribution) available for transfer to a new tenant. The first floor offers state-of-the-art laboratory space with H occupancy, built for non-volatile extraction with volatile refinement capability. All mechanical and environmental systems installed and provided increased power. The second floor consists of high-quality office. Other property features include ample natural light through extensive window lines, security cameras, multiple entrances (electronic access), and a convenient location near the amenities of Milpas Street.

Size: 9,673 SF

Rate: \$1.55 NNN (non-cannabis use)
\$1.95 NNN (cannabis use;
includes all licenses to operate)

NNNs: \$0.48 psf

Term: Master lease expires 12/31/26
(longer term possible)

Available: Now

Floors: Two

Elevator: No

HVAC: Throughout

Parking: 20 spaces

Equipment: Six bench-top fume hoods,
autoclave, chemical-resistant
workbenches and islands

Zoning: M-1

Loading: Double-door at ground level

To Show: Call listing agent

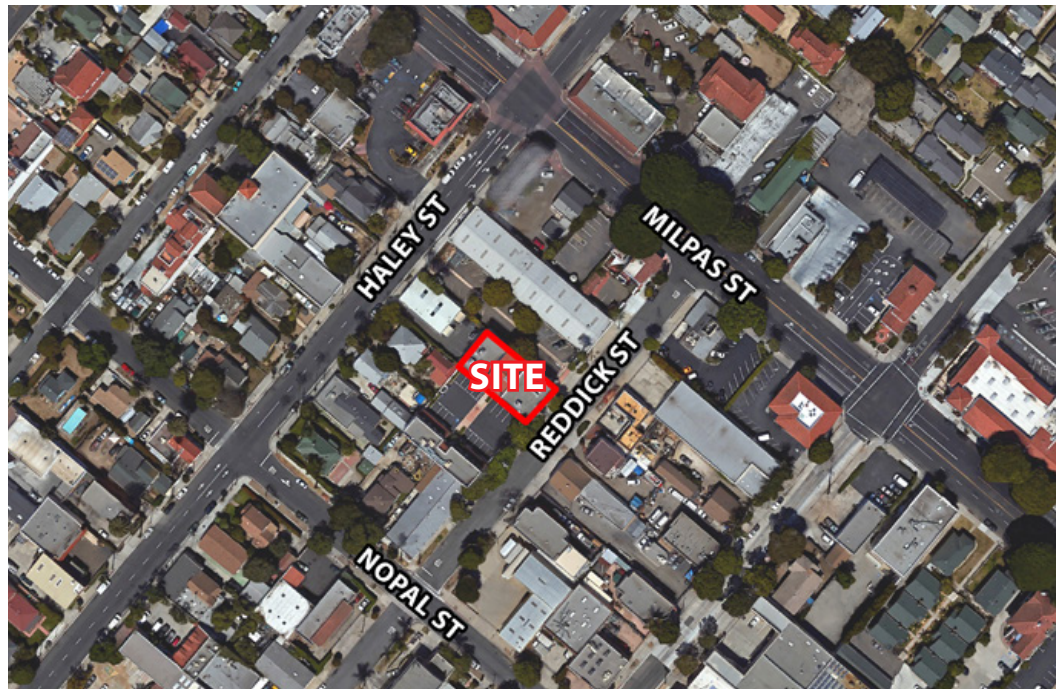


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FIRST FLOOR PLAN



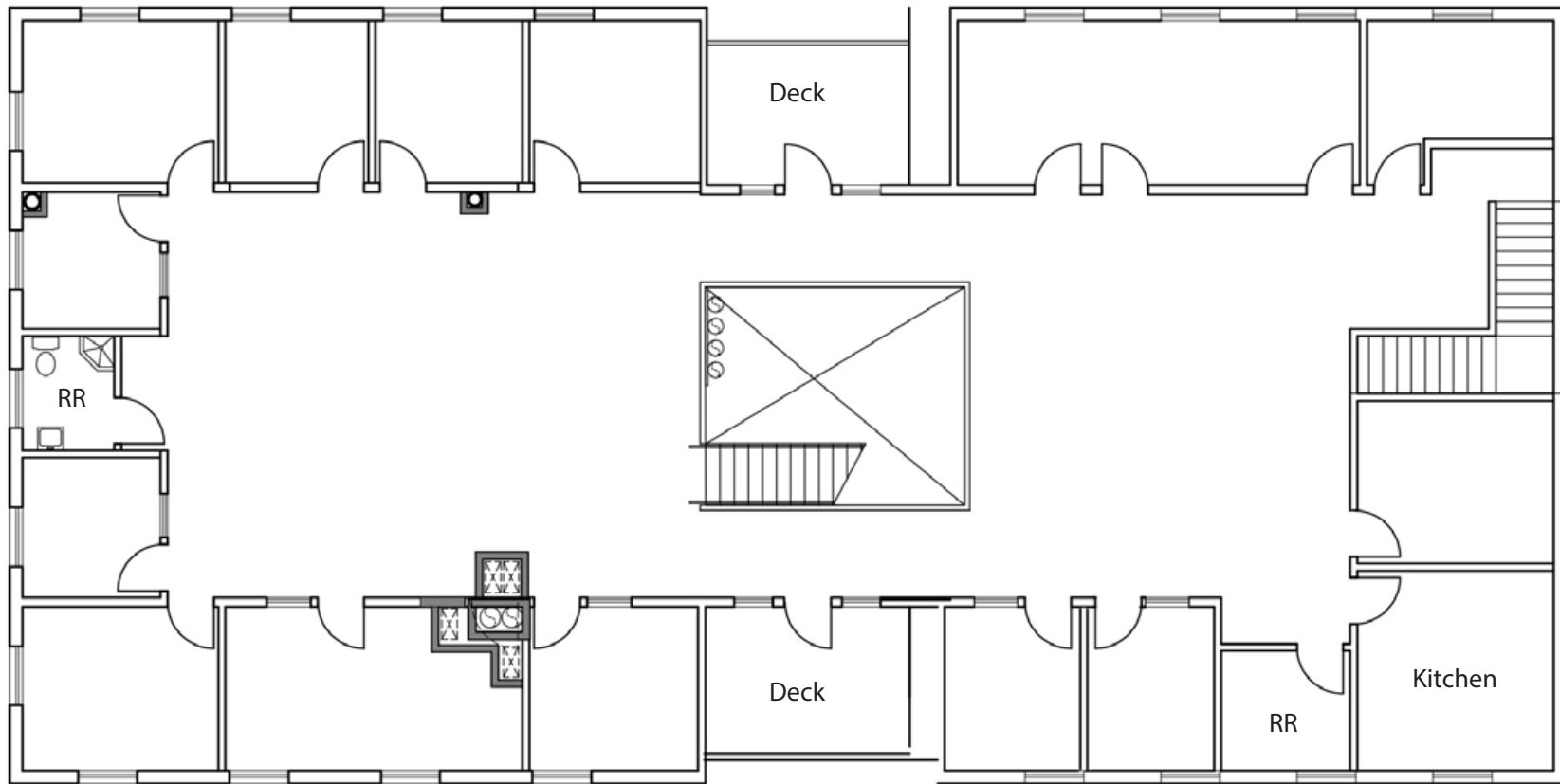
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SECOND FLOOR PLAN



REDDICK ST

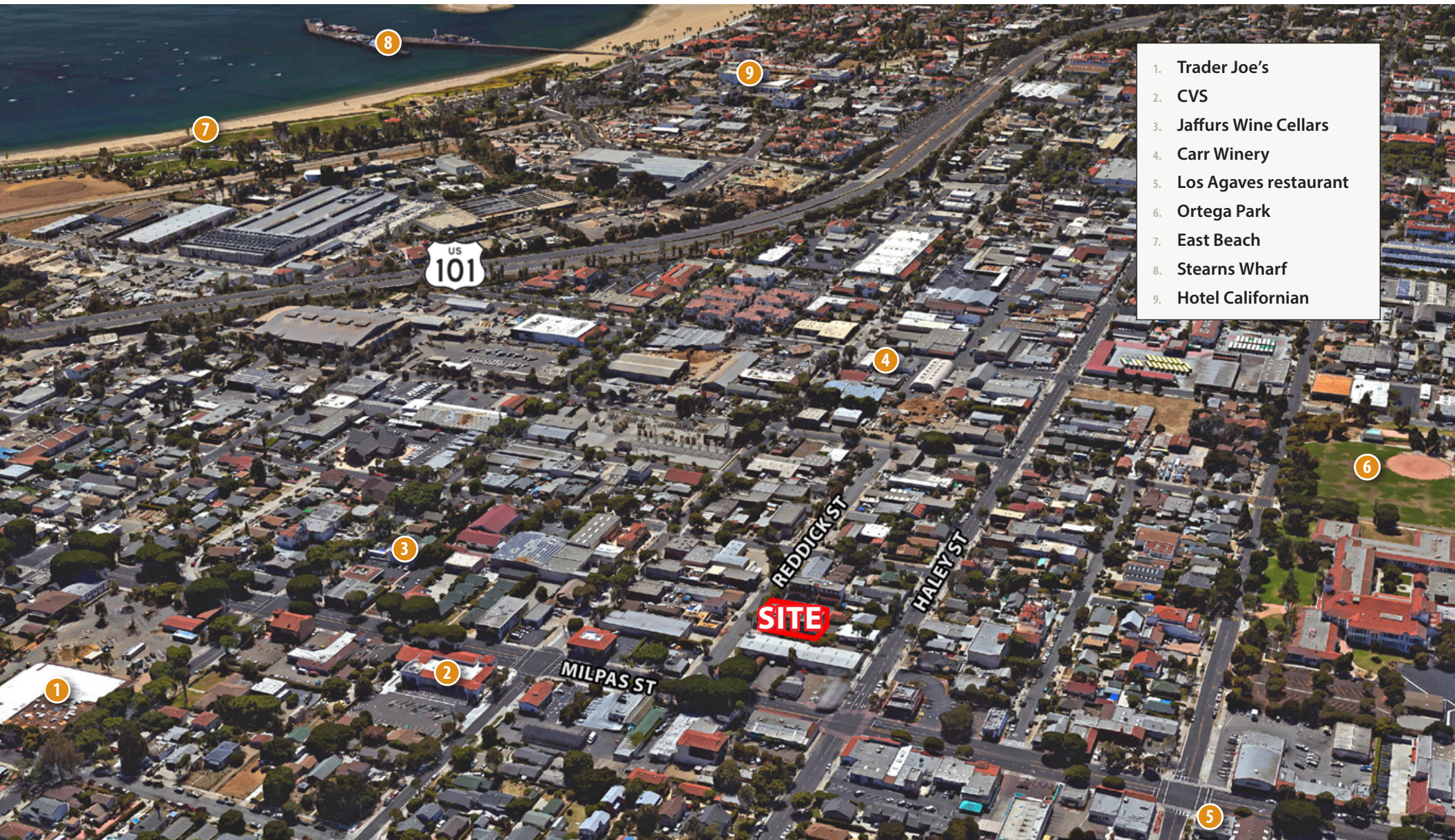
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AREA OVERVIEW



1. Trader Joe's
2. CVS
3. Jaffurs Wine Cellars
4. Carr Winery
5. Los Agaves restaurant
6. Ortega Park
7. East Beach
8. Stearns Wharf
9. Hotel Californian

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