

4175  
State Street  
SANTA BARBARA, CA

**For Lease** | Upper State Creative Office / Showroom | **2,700 SF**

*Experience. Integrity. Trust.*  
Since 1993

**Caitlin Hensel**  
**805.898.4374**  
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lic. 01893341

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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.

8/31/23



Centrally located in a prominent Upper State location with easy access to the freeway, this two-story creative office/showroom features two patio spaces and a kitchenette. The space also has live-work potential; call listing agents for details. Surrounded by charming and well-maintained grounds.



<b>Size:</b>	2,700 SF	<b>Floor:</b>	First & second
<b>Rate:</b>	\$1.75 NNN psf	<b>Parking:</b>	5 spaces reserved
<b>Operating Expenses:</b>	Est. \$0.45 psf	<b>HVAC:</b>	Yes
<b>Available:</b>	1/1/24	<b>Restroom:</b>	Two, private
<b>Live-work potential:</b>	CLA	<b>To Show:</b>	Call listing agent

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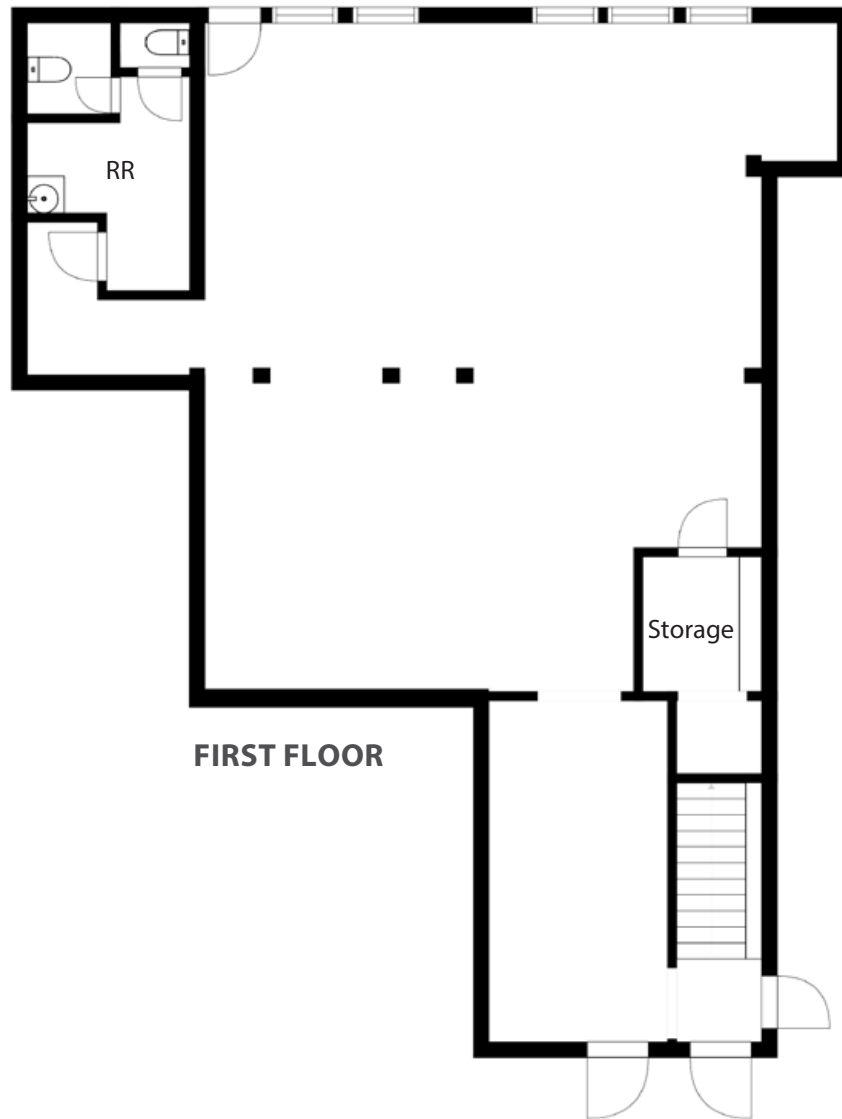
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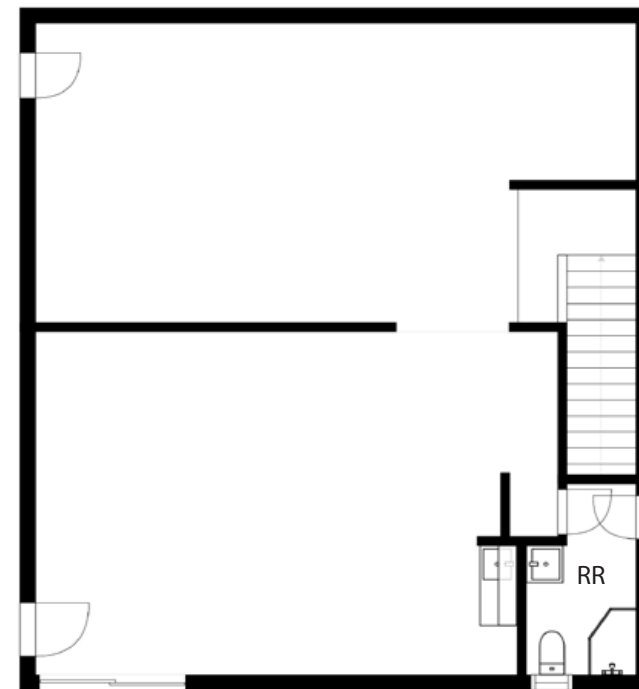
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## Floor Plan



## SECOND FLOOR



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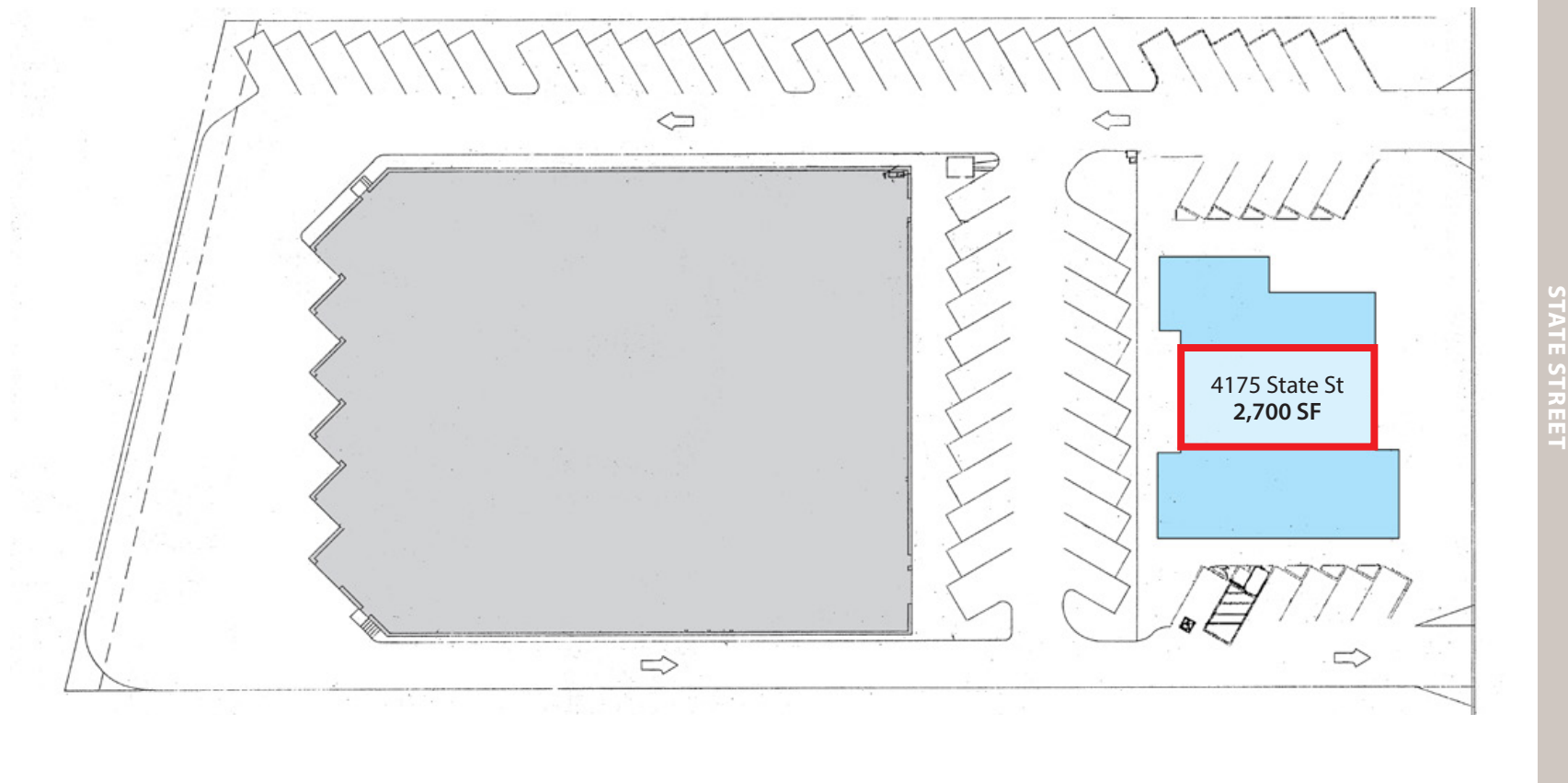


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## Site Plan



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## Aerial Overview



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