

# 104 E Haley St

SANTA BARBARA, CA



State Street

**SIGNIFICANT RATE  
REDUCTION**

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**4% FEE TO  
PROCURING BROKER**

**SITE**



**For Sublease** | Turnkey Downtown Office/Flex Space | 4,280 SF

*Experience. Integrity. Trust.*  
Since 1993

**Christos Celmayster**  
805.898.4388  
[christos@hayescommercial.com](mailto:christos@hayescommercial.com)  
lic. 01342996





<b>Size</b>	4,280 SF
<b>Rate</b>	\$2.10 MGR
<b>Term</b>	Master lease expires Dec. 31, 2026
<b>Available</b>	Immediately
<b>Parking</b>	9 spaces in secured lot
<b>HVAC</b>	Yes, throughout
<b>Furniture</b>	Available
<b>Kitchenette</b>	One per floor
<b>Restrooms</b>	Two per floor, one with shower
<b>Roll-Ups</b>	1 glass roll-up
<b>To Show</b>	Call listing agent
<b>CSO</b>	4%

Second-floor reception

## PROPERTY SUMMARY

Rare, freestanding office/flex building in downtown Santa Barbara available for turnkey opportunity. True “plug and play” offering includes stunning finishes and furniture and a large 3,779 SF yard with secured private parking. Open first floor space with roll-up door and high ceilings provide warehouse potential. Second floor office space offers private offices, kitchenette, and mountain views. Highly versatile C-M zoned property suitable for many uses. Just a few blocks from State Street and the Funk Zone.

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Private offices



Conference room



Roll-up door



Second-floor kitchenette

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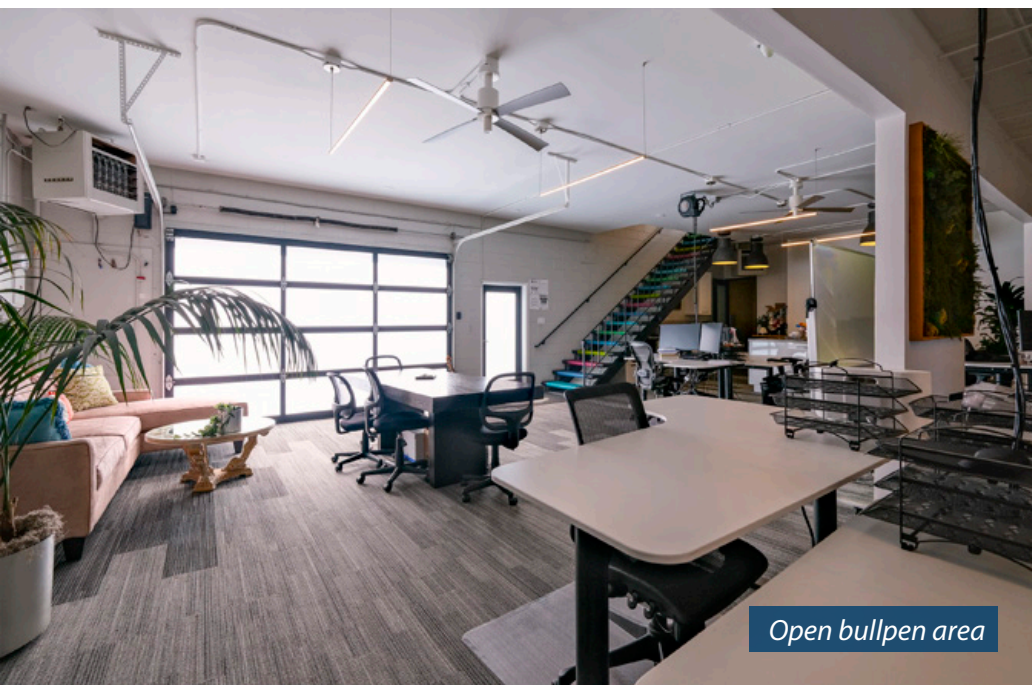




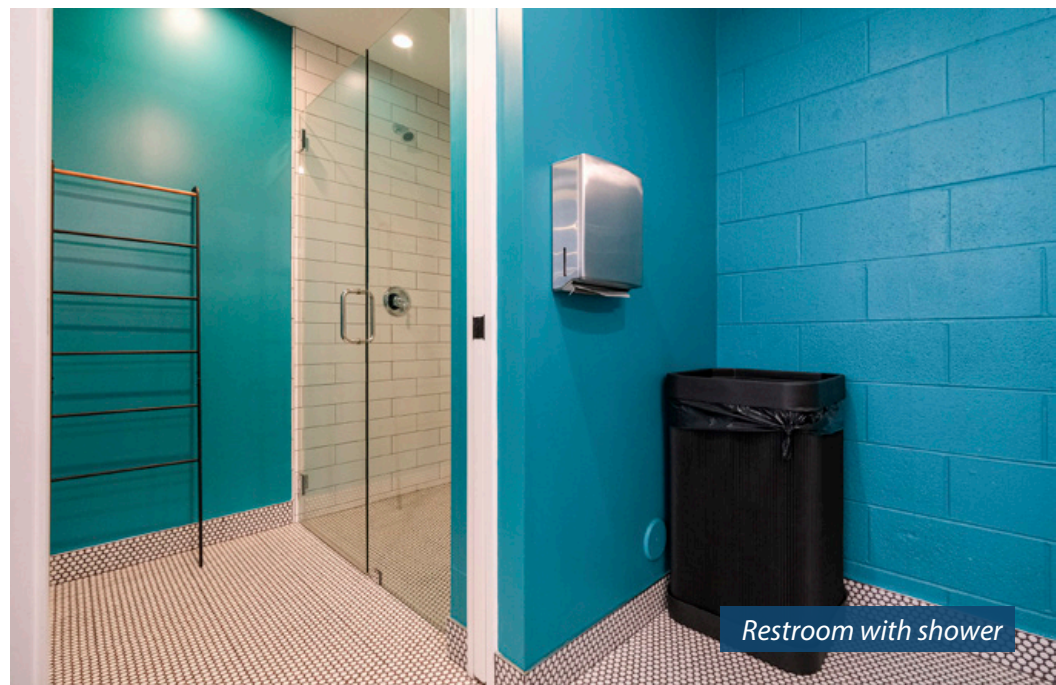
Secure parking



First-floor kitchenette



Open bullpen area



Restroom with shower

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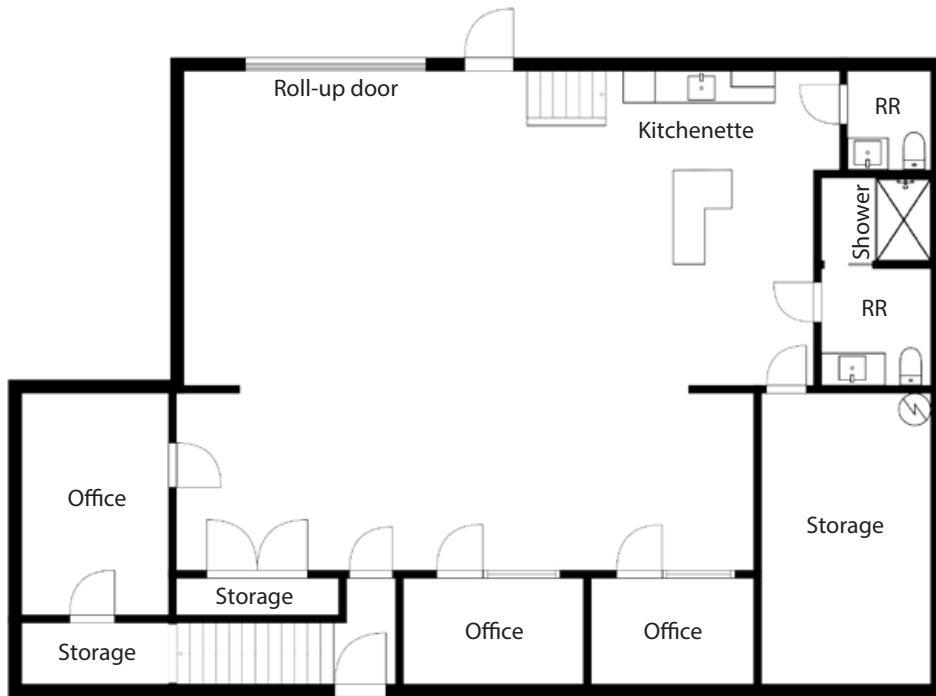


HayesCommercial.com | Santa Barbara, CA

# FLOOR PLAN

Parking

## FIRST FLOOR



## SECOND FLOOR



HALEY STREET

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