

# 121 W De La Guerra St Suite A | Santa Barbara, CA

**FOR SALE or LEASE:** Single-story, ground-level 1,673 SF  
office condominium 1.5 blocks from State Street



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

**Greg Bartholomew**  
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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.

11/9/23



## PROPERTY SUMMARY

Beautifully constructed ground-floor office condo for sale or lease in the One Twenty One mixed-use project located a half-block from Paseo Nuevo and near the many amenities of downtown Santa Barbara. The space features polished concrete floors and an abundance of sleek glass, creating an open and modern feel. The efficient layout is composed of three private offices, conference room, reception, kitchenette, and two restrooms. Gated and secure parking on-site.

<b>Address:</b>	121 W De La Guerra St, Suite A, Santa Barbara
<b>Sale Price:</b>	\$1,345,000
<b>Lease Rate:</b>	\$2.85 NNN (1.10)
<b>Size:</b>	1,673 SF
<b>Available:</b>	60 days notice to current tenant
<b>Term:</b>	3-5 years
<b>Zoning:</b>	G-C
<b>Floor:</b>	Ground floor
<b>Restrooms:</b>	Two
<b>HVAC:</b>	Yes, throughout
<b>Sprinklers:</b>	Yes
<b>Parking:</b>	Two reserved spaces, gated and secured
<b>To Show:</b>	Call listing agent



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Note: Interior photos were taken during previous tenancy — current furnishings will vary.



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COMMERCIAL GROUP

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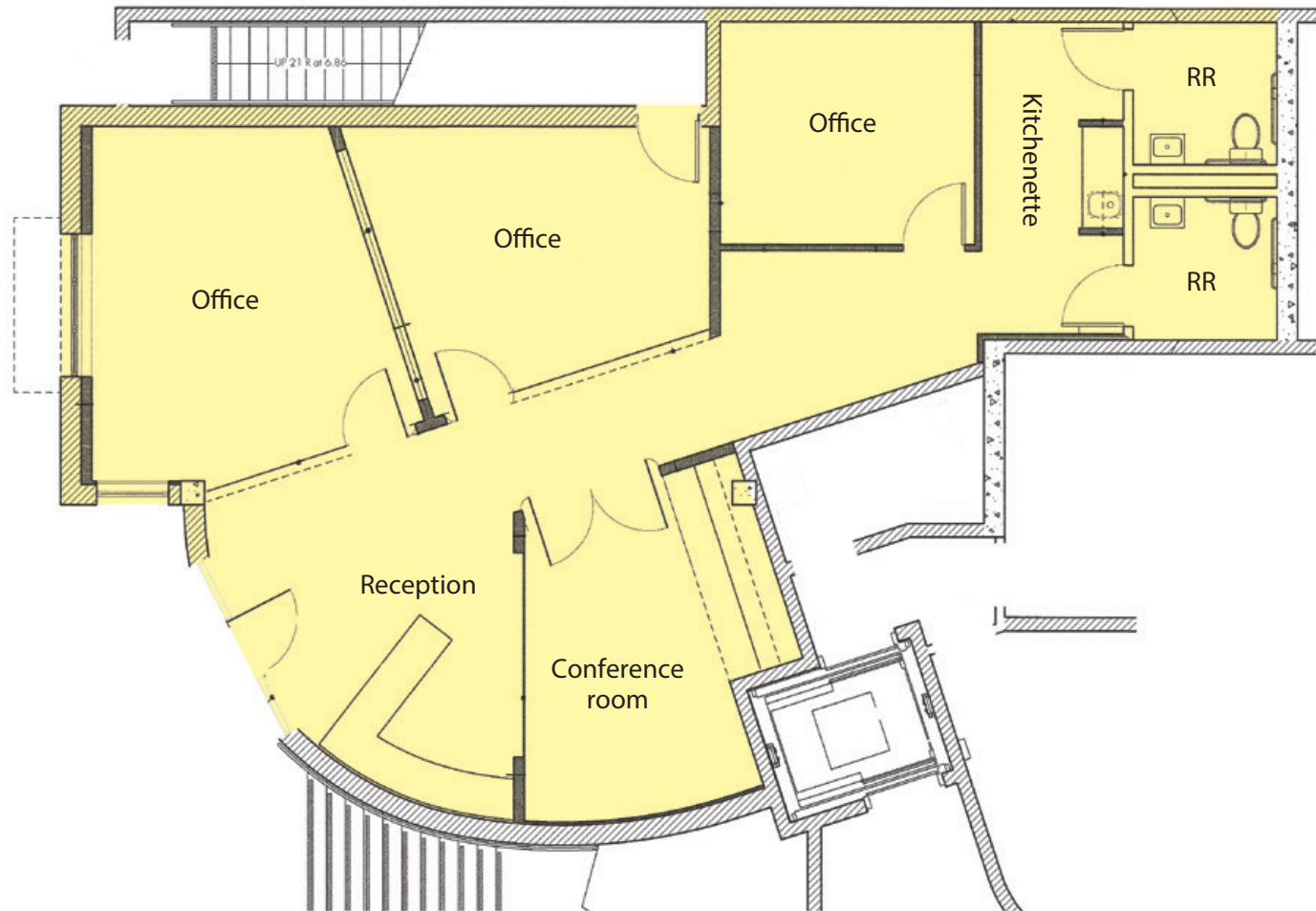
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## FIRST FLOOR PLAN | 1,673 SF



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## AREA OVERVIEW



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