

419 State St

SANTA BARBARA, CA

Rooftop patio | Ambient lighting
Exposed ceilings | Abundant parking



For Lease | Downtown Creative Office with Parking | **27,773 SF**

Experience. Integrity. Trust.
Since 1993

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PROPERTY OVERVIEW

- Office space in the heart of Santa Barbara, among countless shops, eateries, and attractions
- Mix of private offices, conference rooms, meeting rooms, and open bullpen space
- Abundant outdoor space, including rooftop patio overlooking downtown and the mountains
- On-site parking (55 spaces), a rarity in the area, with easy access to Hwy 101 and the beach

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View from third floor

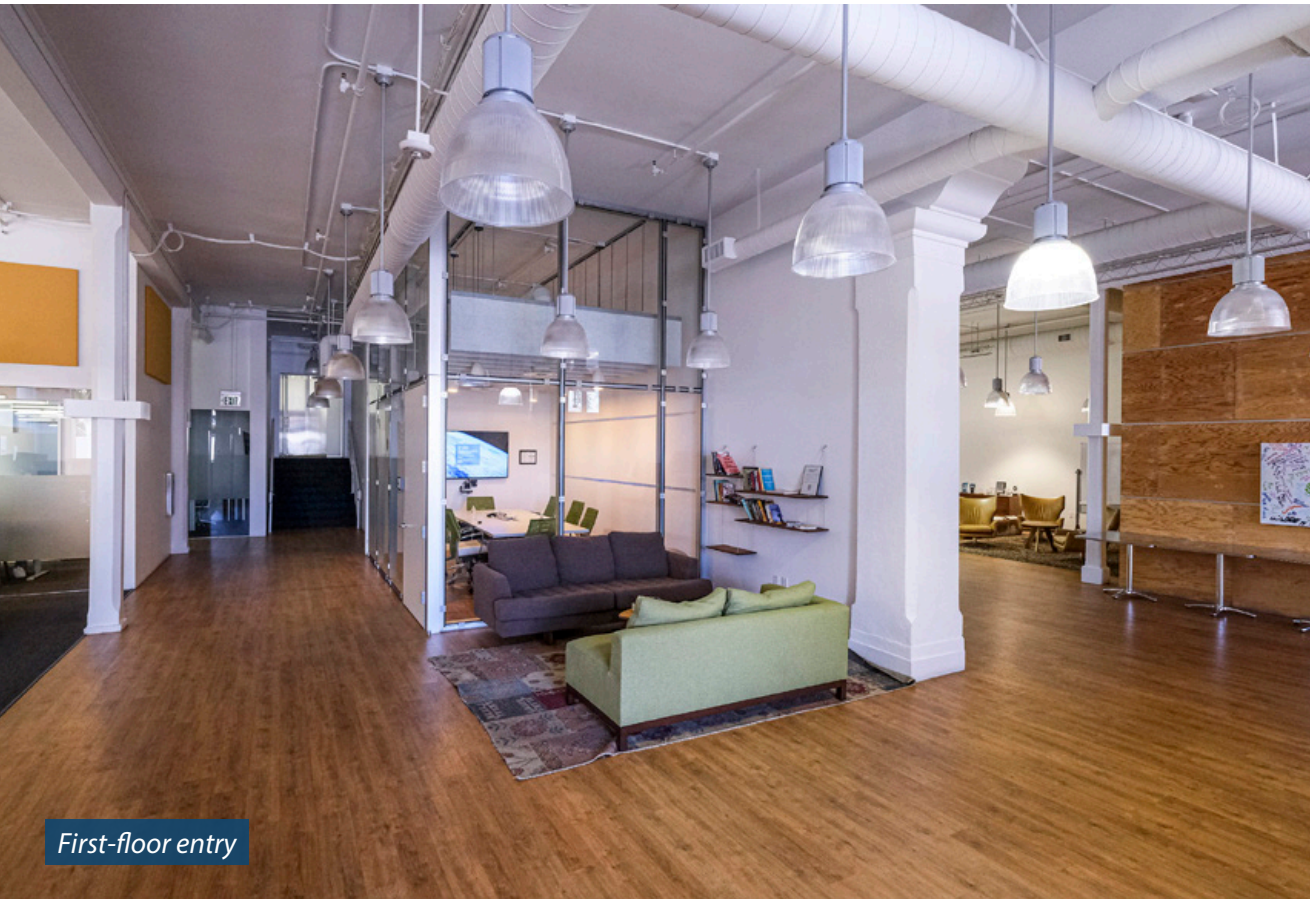


PROPERTY SUMMARY

Updated, freestanding, creative office in the heart of downtown among its myriad amenities. Extensively remodeled, the building features private offices, patios with mountain views, modern glass conference rooms, flexible open space, and 55 on-site parking spaces.

Size:	27,773 SF
Rate:	\$2.25 MGR
Available:	6/1/25
Term:	Negotiable
Parking:	55 spaces on site, secure, at no additional cost
Floors:	Three
Elevator:	Yes
HVAC:	Yes
To Show:	Call listing agent
Nearby:	Backyard Bowls, Institution Ale, The Cruisery, Shaker Mill, Santa Barbara Roasting Company, Joe's Cafe, Oat Bakery

First-floor entry



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First floor



Second floor



Third floor



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FIRST FLOOR PLAN

Note: Plan may not reflect current layout.

- High-end kitchen with stainless steel appliances
- Mix of private offices and open work areas
- Multiple restrooms, including shower
- Potentially divisible



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SECOND FLOOR PLAN

Note: Plan may not reflect current layout.

- Mix of private offices and open work areas
- Outdoor seating area
- Multiple restrooms, including shower
- Potentially divisible



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THIRD FLOOR PLAN

Note: Plan may not reflect current layout.

- Extensive rooftop space for large gatherings
- Multiple kitchen areas
- Views of the mountains and downtown



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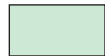
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PARKING PLAN



419 State Street



Underground parking
(14 spaces)



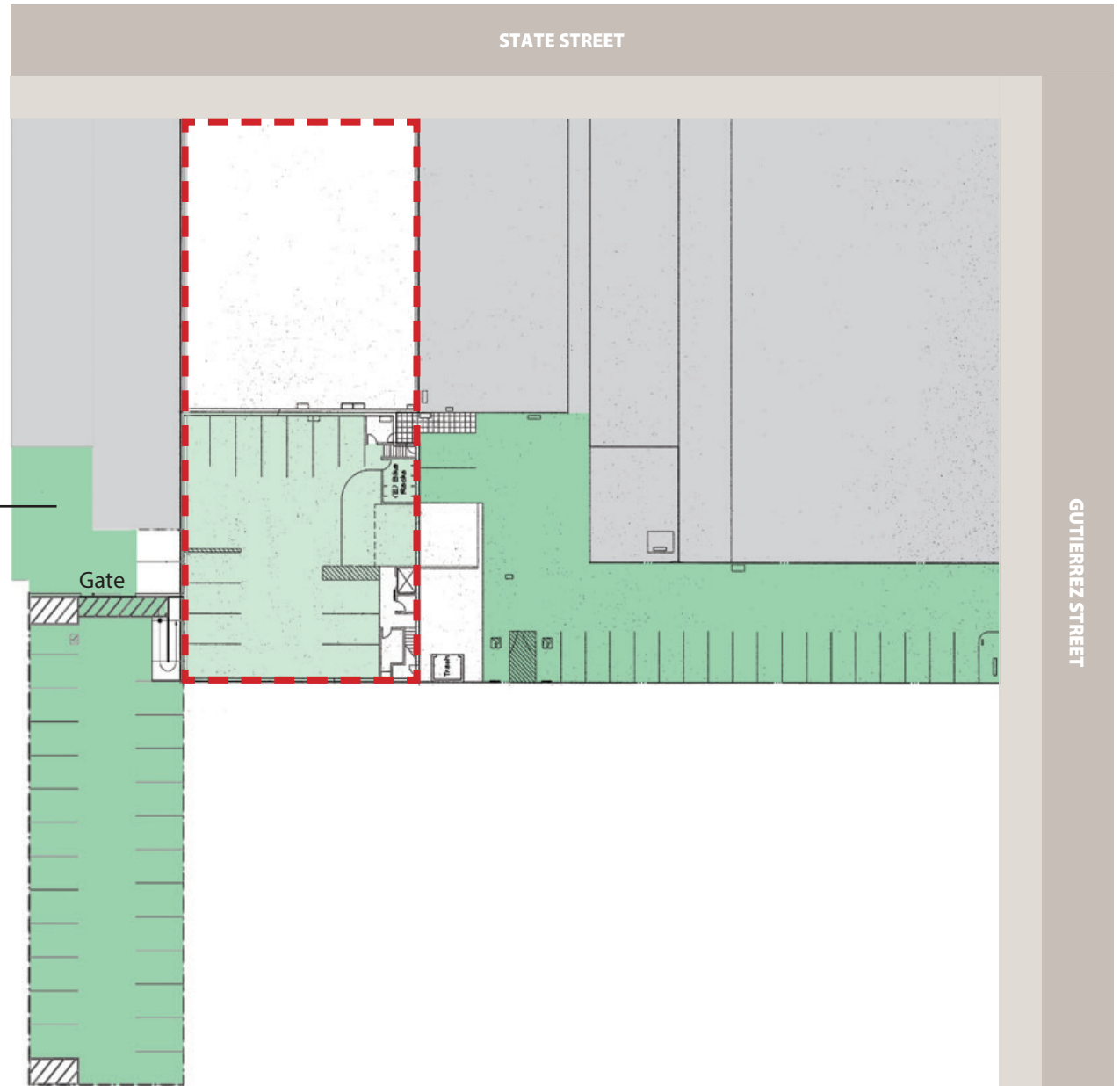
Surface parking
(41 spaces)



Not a part

Driveway to
Haley Street

Gate



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Dubbed “Techtopia” by CNBC, Santa Barbara is loaded with internet companies and start-ups, many of which have spun out of UCSB research teams. Technology companies have become an increasingly significant presence in downtown Santa Barbara. Amazon, Sonos, Invoca, Honey Science, and LogicMonitor have all established large “creative” offices fronting or within a block of State Street. The emerging tech scene is also attracting founders and entrepreneurs from Los Angeles and San Francisco. This surge of tech employees along the State Street corridor adds dynamism and economic vitality to the downtown area.

techtopia



Educated, tech-inclined employee pool

The area’s computer science pedigree was founded decades ago when UCSB was one of four sites selected to develop the Department of Defense’s ARPAnet, the predecessor of the world wide web.

Boasting six nobel laureates on faculty and ranked eighth in the world for its impact on the sciences,* UCSB is integral to the Santa Barbara community and its largest employer. UCSB offers a unique Technology Management Program (TMP) certificate, and many graduates with STEM degrees stay to work in the area.



The quantum bump

In 2019, UCSB was awarded a \$25 million National Science Foundation grant to create the nation’s first “quantum foundry” to research quantum technology. Soon after, Google’s research lab near the university reached the elusive “quantum supremacy,” the ability of a quantum processor to perform a complex computation much, much faster than any existing supercomputer. Google engineering director Hartmut Neven called this “the beginning of a new journey.” This breakthrough has further solidified Santa Barbara as a vital hub of research and technology.



* Ranked #8 of 750 universities worldwide in 2014 by the Centre for Science and Technology Studies of Leiden University.

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