

A photograph of a historic white building at the corner of 3 E De La Guerra St in Santa Barbara, CA. The building features a red-tiled roof, a balcony with a black railing, and green awnings over the ground-floor windows. A red line outlines the building's footprint. The street is paved with crosswalks, and palm trees are visible in the background. A blue banner in the top left corner contains the address and location. An orange banner in the bottom right corner says "NOW DIVISIBLE".

NOW DIVISIBLE

For Lease | Downtown Office Space Overlooking State | 403 - 3,572 RSF

Experience. Integrity. Trust.
Since 1993

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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.

3/26/25

PROPERTY SUMMARY

The entire second floor of this historic corner property in the heart of Santa Barbara is available for lease, now divisible into smaller suites. Premier location in the downtown retail district, with two private balconies and surrounded by the many amenities of State Street.

Size:	Suite 202	403 RSF
	Suite 203	883 RSF
	<u>Suite 201</u>	<u>2,286 RSF</u>
	Total	3,572 RSF
Floor:	Second	
Rate:	\$2.00 NNN	
Est. NNN:	\$1.24 psf	
Available:	Now	
Term:	1-5 years	
Parking:	Spaces available for rent in city owned and private lots nearby	
HVAC:	Yes	
Restroom:	Two; one with shower	
To Show:	Call listing agent	



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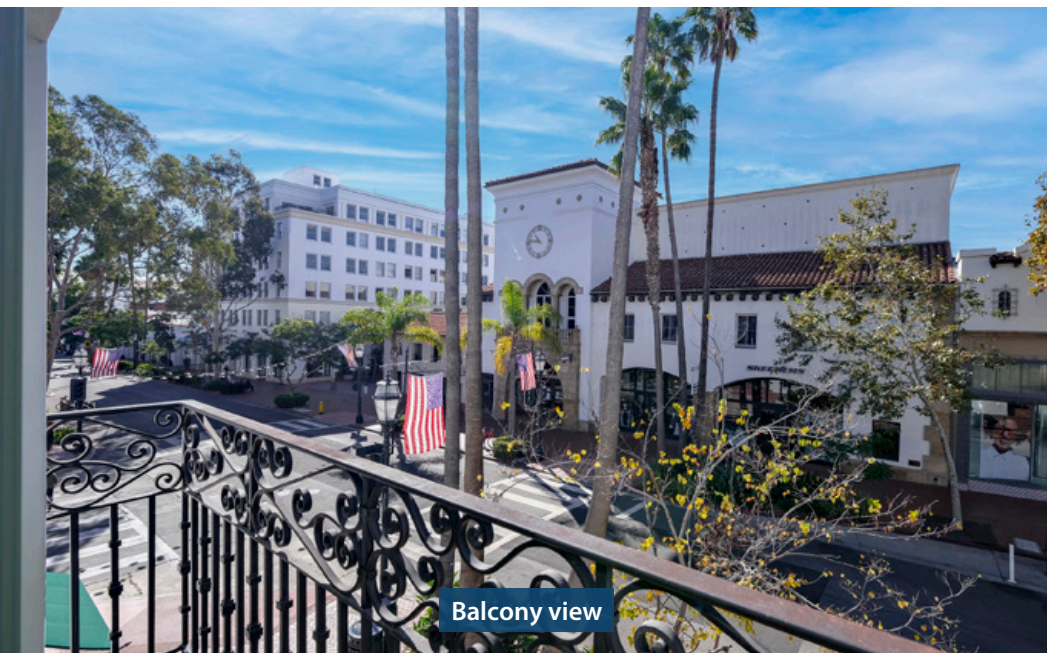
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Balcony view



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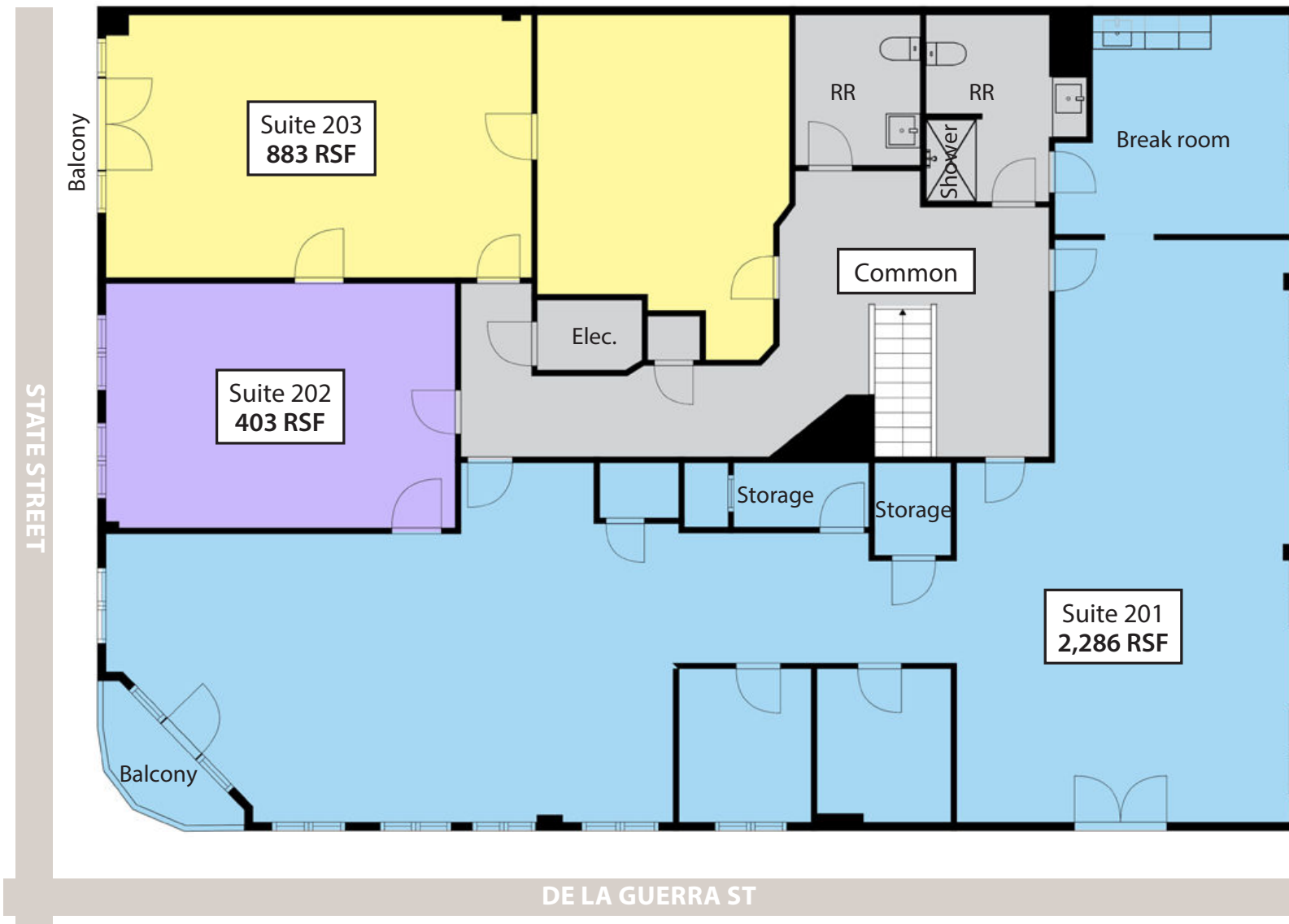


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SECOND FLOOR PLAN



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STATE STREET

BUSTLING RETAIL CORRIDOR

Santa Barbara, CA



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