

3820 State St
SANTA BARBARA, CA



For Lease | Office Suites & Executive Offices on Upper State | 781 - 3,413 SF

Dave Pintard
805.895.4071
dave@pintardgroup.com
lic. 00774148



Kristopher Roth
805.898.4361
kris@hayescommercial.com
lic. 01482732





PROPERTY SUMMARY

Class A office suites available for lease in amenity-rich area of the Upper State neighborhood. Common areas include spacious break room, conference room, and elegant lobby. Suites A and B can be leased together for a total of 3,413 SF. Myriad shopping and dining choices found in the nearby Five Points and La Cumbre Plaza shopping centers. A short drive to Hwy 154, US 101, and La Cumbre Country Club, and just one block to Gold's Gym.

	<u>Suite</u>	<u>Size</u>	<u>Rate</u>
Options:	Suite A	2,632 SF	\$2.85 NNN
	Suite B	781 SF	\$2.85 NNN
	Suite D	Exec. ofcs.	(See pg. 4)
NNNs:	\$0.90 psf		
Restrooms:	Common set		
Available:	Now		
Term:	3 - 10 years		
Parking:	4/1,000 SF		
HVAC:	Yes, throughout		
To Show:	Call listings agents		

Dave Pintard
805.895.4071
dave@pintardgroup.com
lic. 00774148



Kristopher Roth
805.898.4361
kris@hayescommercial.com
lic. 01482732





Common break room



Common lobby



Common conference room



Suite entry

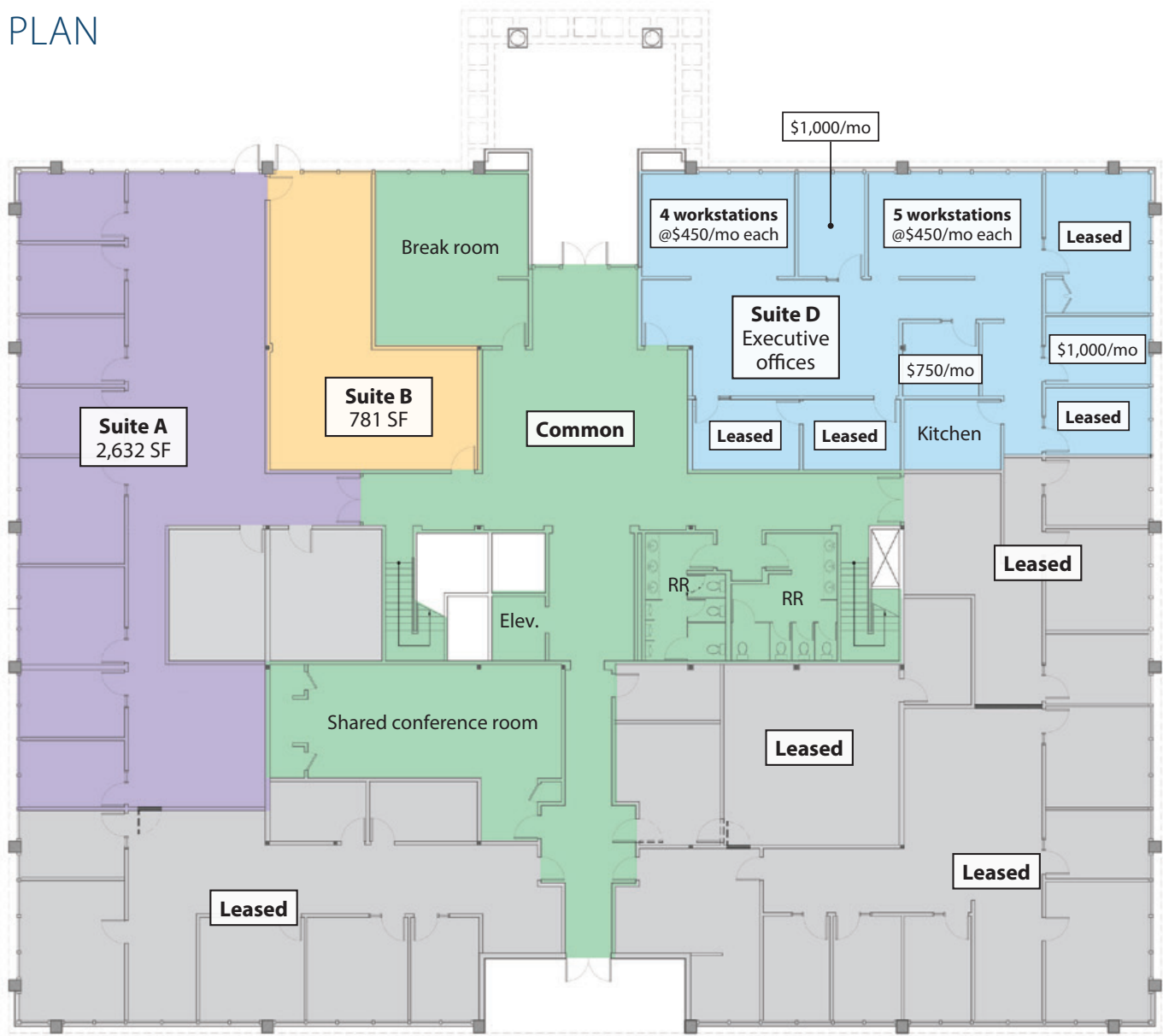
Dave Pintard
805.895.4071
dave@pintardgroup.com
lic. 00774148



Kristopher Roth
805.898.4361
kris@hayescommercial.com
lic. 01482732



FIRST FLOOR PLAN



Dave Pintard
805.895.4071
dave@pintardgroup.com
lic. 00774148



Kristopher Roth
805.898.4361
kris@hayescommercial.com
lic. 01482732





Whole Foods

SITE

La Cumbre Plaza

- | | |
|--------------------|-----------------|
| Macy's | Wingstop |
| Islands Restaurant | Chipotle |
| The Habit | Lure Fish House |
| AC4 Fitness | Pottery Barn |
| Starbucks | Bristol Farms |

Target

Five Points Shopping Center

- Smart & Final
- Starbucks
- CVS
- Ross
- T-Mobile
- Blaze Pizza
- Peet's Coffee
- Petco
- Luna Grill

La Cumbre Country Club

State Street



The subject property is situated in the **Upper State** area, a highly trafficked and walkable region adjacent to residential areas of San Roque, Samarkand, and Hope Ranch. This area of State Street has become a burgeoning center of new energy and businesses in recent years.

In addition to dining and shopping amenities, the subject property is close to US 101, Highway 154, and two major Sansum medical facilities. The upper State Street corridor is home to a plethora of office-using businesses, including tech, medical practices, wealth & financial services, and real estate.

Dave Pintard
805.895.4071
dave@pintardgroup.com
lic. 00774148



Kristopher Roth
805.898.4361
kris@hayescommercial.com
lic. 01482732

