

3 E De La Guerra St
SANTA BARBARA, CA

NOW DIVISIBLE

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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.

4/9/24

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:	\$2.95 NNN	
Est. NNN:	\$1.24 psf	
Available:	Now	
Term:	3-5 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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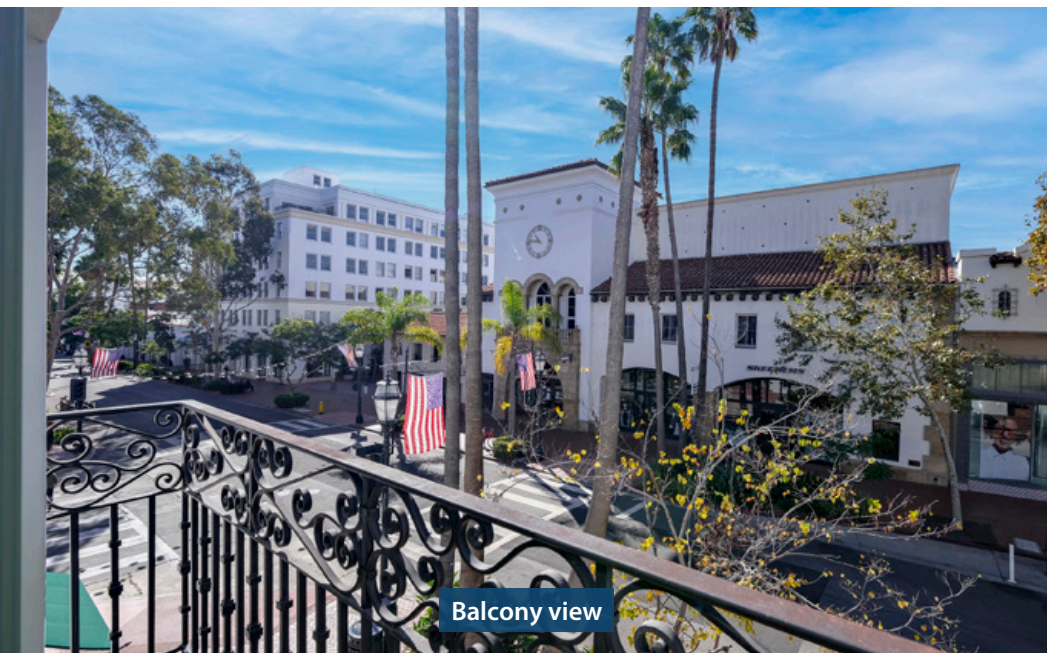
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Balcony view



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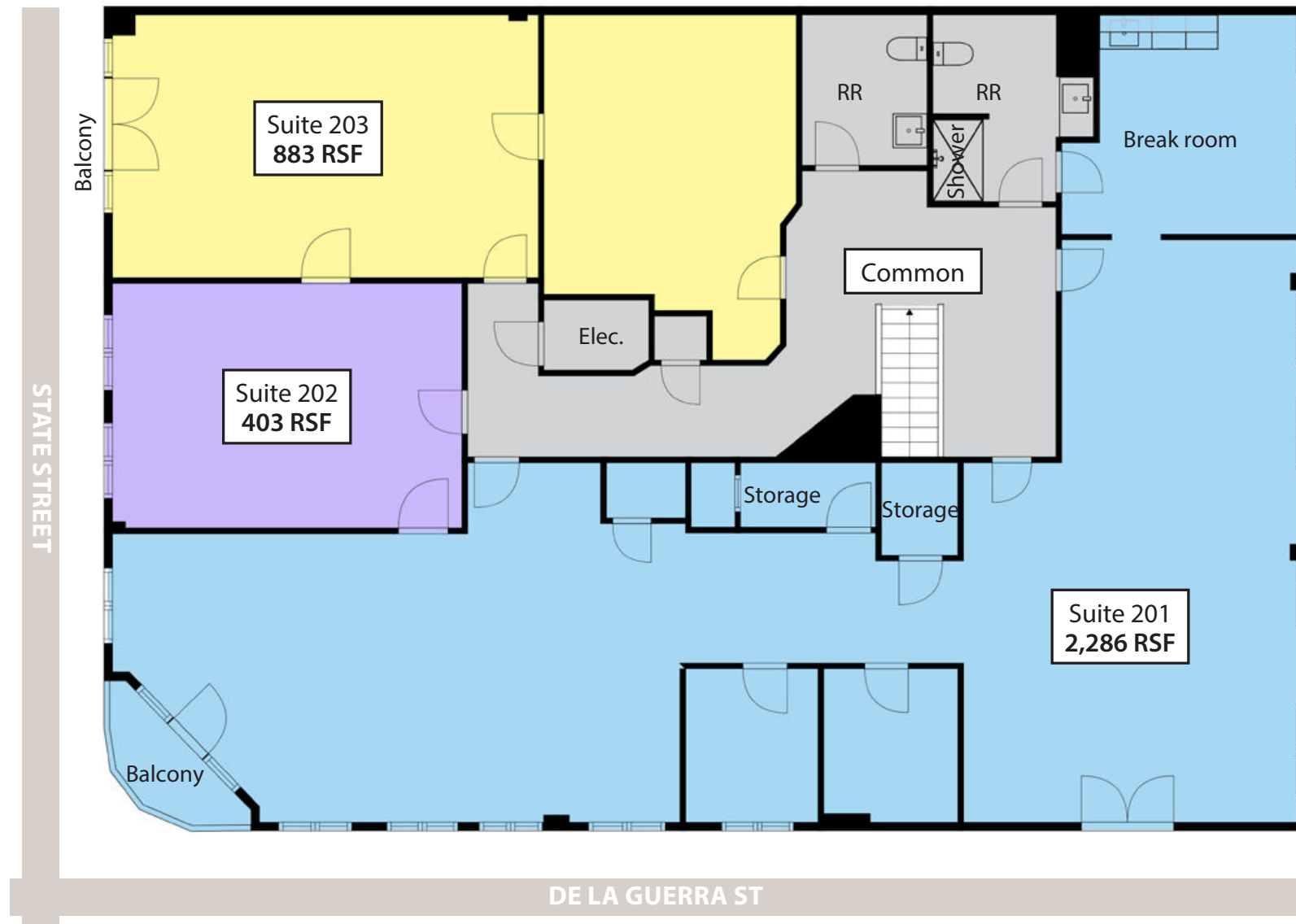


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SECOND FLOOR PLAN



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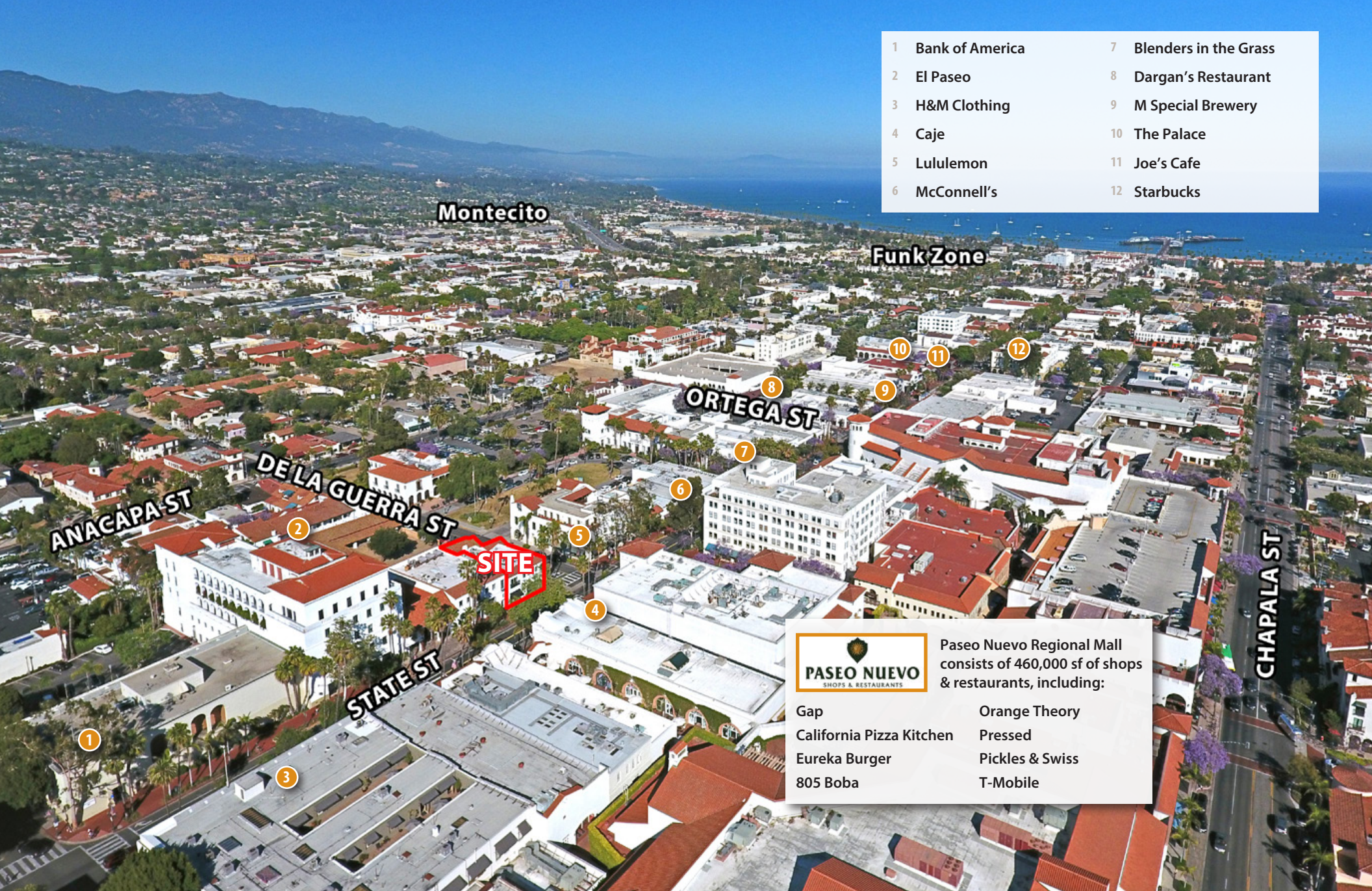
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- | | |
|-------------------|-------------------------|
| 1 Bank of America | 7 Blenders in the Grass |
| 2 El Paseo | 8 Dargan's Restaurant |
| 3 H&M Clothing | 9 M Special Brewery |
| 4 Cajé | 10 The Palace |
| 5 Lululemon | 11 Joe's Cafe |
| 6 McConnell's | 12 Starbucks |



Paseo Nuevo Regional Mall consists of 460,000 sf of shops & restaurants, including:

Gap	Orange Theory
California Pizza Kitchen	Pressed
Eureka Burger	Pickles & Swiss
805 Boba	T-Mobile

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