

1 mile to the beach

331 N Milpas St
SANTA BARBARA, CA

NOW DIVISIBLE
NEW BUILDOUT
COMING SOON

For Lease | 2nd Floor Office Space with Onsite Parking | **312 - 4,350 SF**

Experience. Integrity. Trust.
Since 1993

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PROPERTY SUMMARY

This affordable office space is on the second floor of a freestanding office/retail building in the heart of the Milpas Corridor, across from CVS and a block from Trader Joe's. The suites feature an abundance of natural light and will include all new finishes & fixtures, onsite parking and a common kitchenette/lounge area for all tenants.

Spaces:	<u>Suite</u>	<u>Size</u>
	2A	1,184 SF
	2B	612 SF
	2C	312 SF
	2D	606 SF
	2E	440 SF
	2F	1,197 SF
	Second floor	4,350 SF

Rental Rate: \$2.00 NNN (.60)

Available: Now

Term: 2 - 5 years

Parking: Approx. 2/1,000 SF

Kitchenette: Common

Zoning: GC

HVAC: Yes

Sprinklers: Yes

Restrooms: Two shared on 2nd floor

CSO: 3%

To Show: CLA

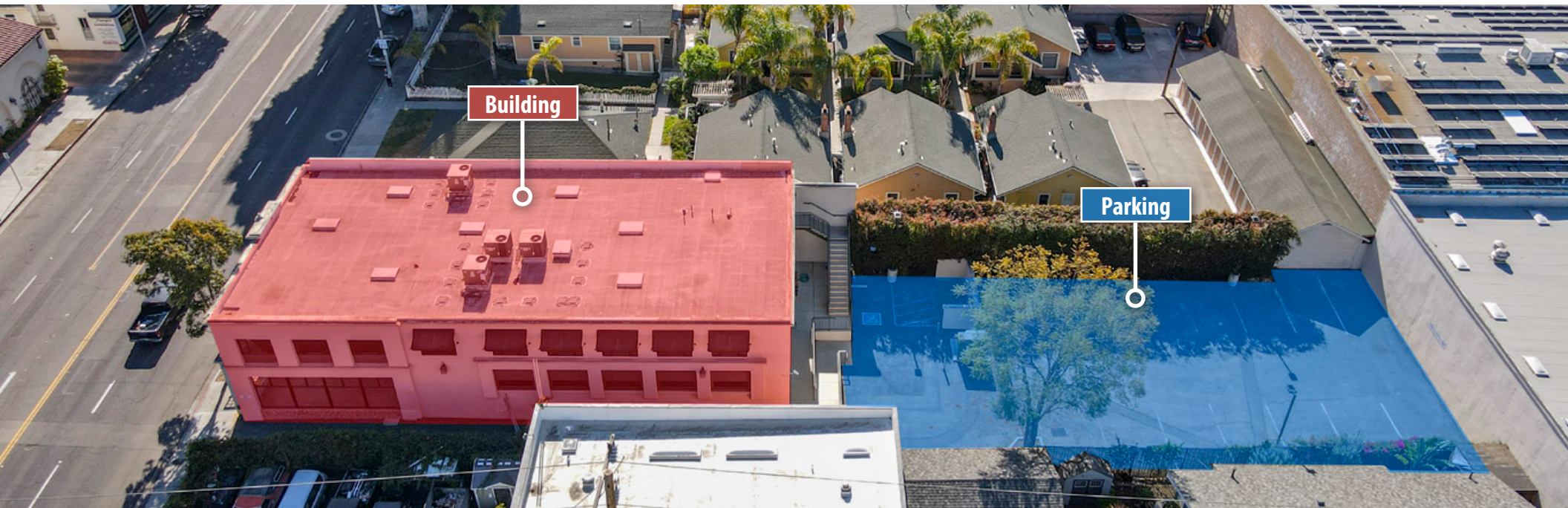


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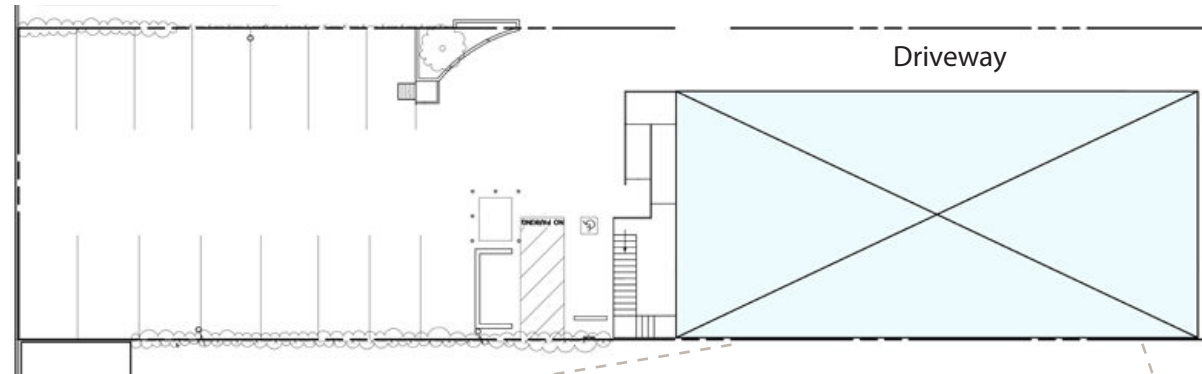
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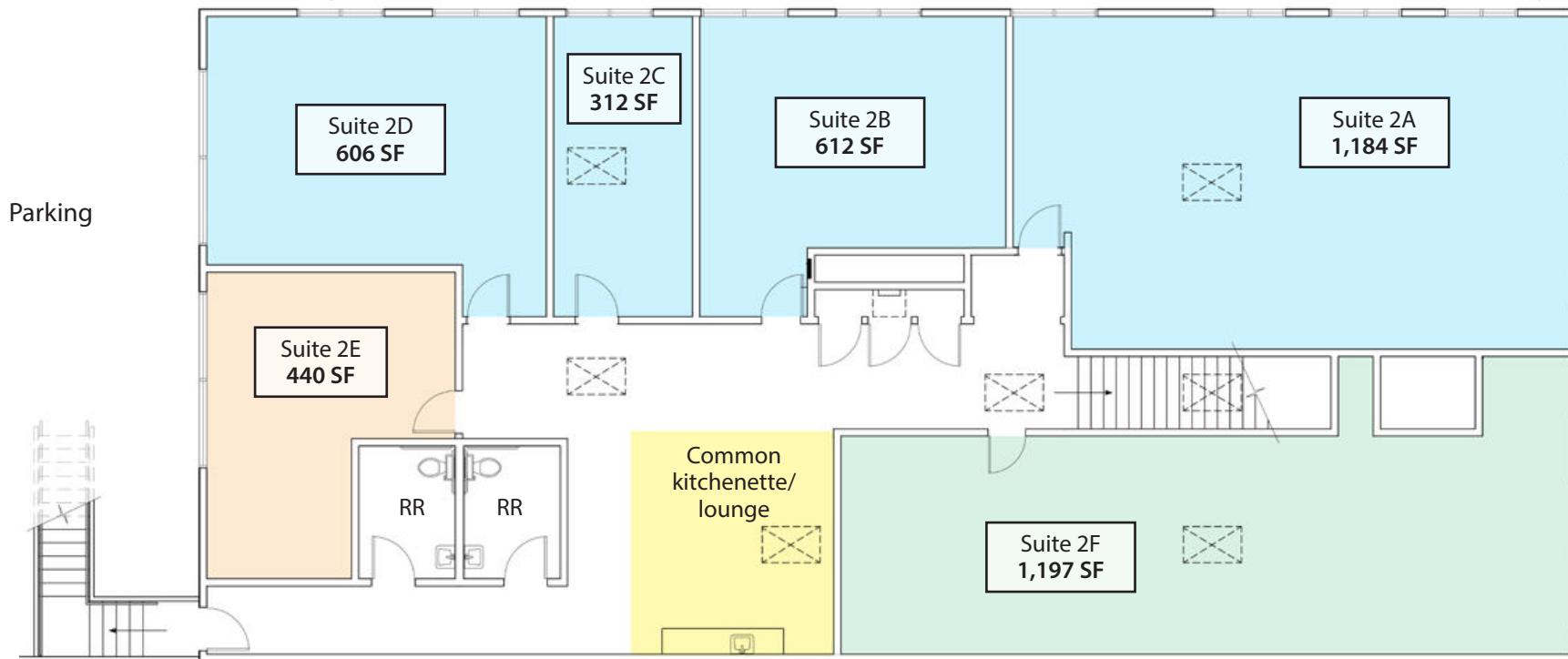
 **Hayes**
COMMERCIAL GROUP

SITE PLAN



FLOOR PLAN

Suites 2A, 2B, 2C, and 2D can be leased together for 2,714 SF.



MILPAS STREET

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THE MILPAS CORRIDOR

Santa Barbara, CA



About a mile from Santa Barbara's upscale State Street shopping strip, Milpas Street is the heart of the dynamic neighborhood at the foot of the Riviera.

The street runs from the hills embracing the Santa Barbara Bowl amphitheater to a wide, white beach bordered by swaying palms.

The area has a mix of uses including retail, service retail, commercial office, industrial, single family residences and multi-family residential.

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