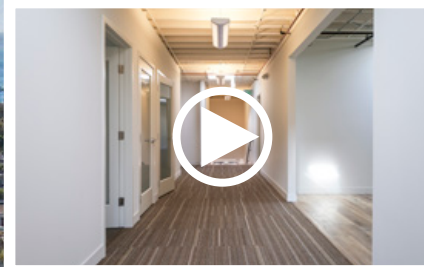


1 mile to the beach

VIDEO TOUR



[vimeo.com/902323762](https://vimeo.com/902323762)

331 N Milpas St  
SANTA BARBARA, CA

## INCENTIVE RATE

*\$0.99 psf for first six months,  
on leases of 3 years or longer*

## RENOVATION COMPLETE

*Recent buildout includes new  
finishes and fixtures, and  
common kitchenette and lounge*

## EXECUTIVE SUITES

**For Lease** | Newly Renovated 2nd Floor Office Suites | **312 - 4,350 SF**

*Experience. Integrity. Trust.  
Since 1993*

**Dylan Ward**  
805.898.4392  
[dylan@hayescommercial.com](mailto:dylan@hayescommercial.com)  
lic. 01472452

**Jason Liehr**  
805.898.4387  
[jason@hayescommercial.com](mailto:jason@hayescommercial.com)  
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## PROPERTY SUMMARY

This newly renovated office/retail space is on the second floor of a freestanding building in the heart of the Milpas Corridor, across from CVS and a block from Trader Joe's. Great for traditional office use and second-floor retail tenants such as pilates, yoga and dance. The suites feature an abundance of natural light with Riviera views, and now include all new finishes & fixtures, as well as a common kitchenette/lounge area for all tenants and on-site parking.

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:** \$0.99 NNN (.60)  
*(first 6 months of leases 3 years or longer)*  
 2.00 NNN (.60) thereafter

**Available:** Now

**Term:** 2 - 5 years

**Parking:** Approx. 2/1,000 SF

**Kitchenette:** Common

**Zoning:** GC

**HVAC:** Yes

**Restrooms:** Two shared on 2nd floor

**CSO:** 3%

**To Show:** CLA

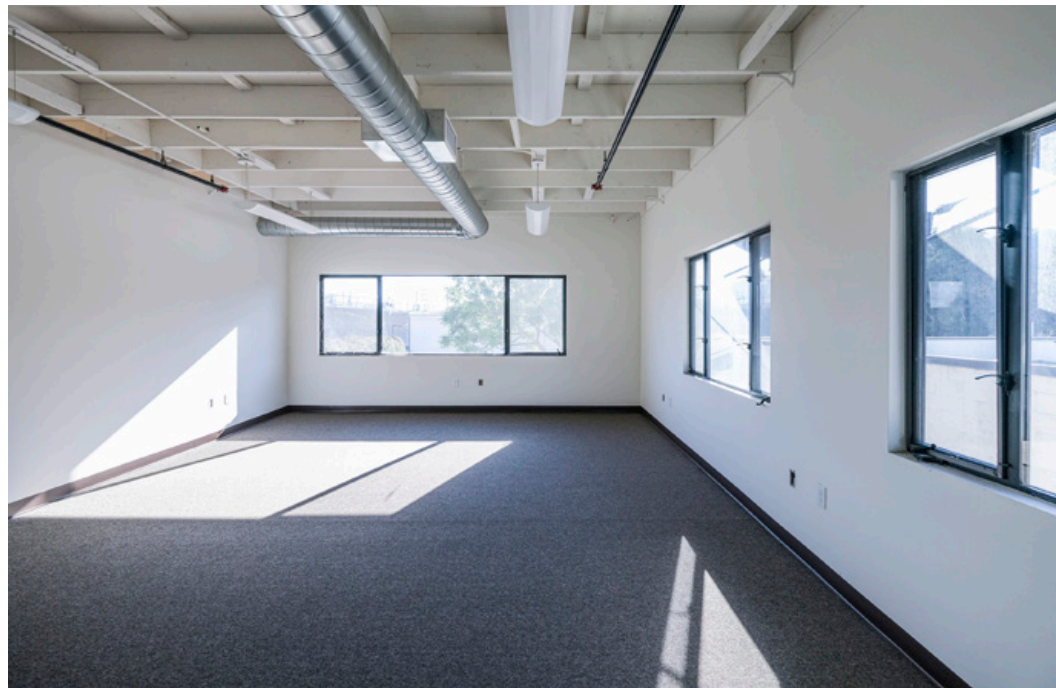
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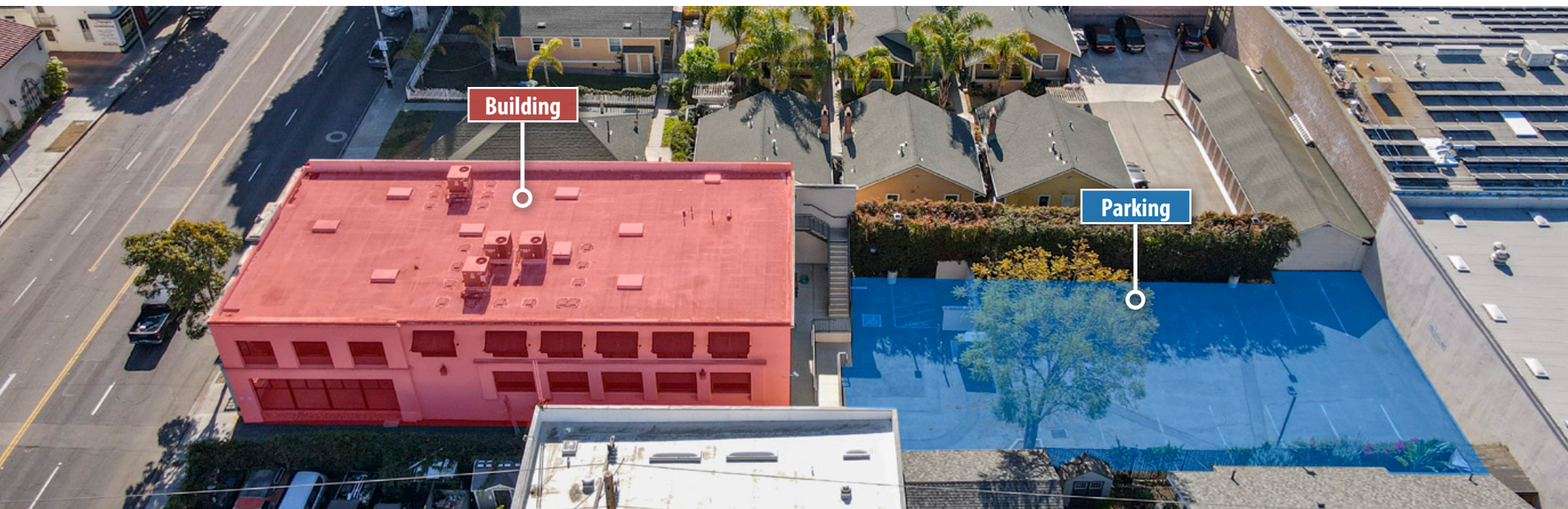
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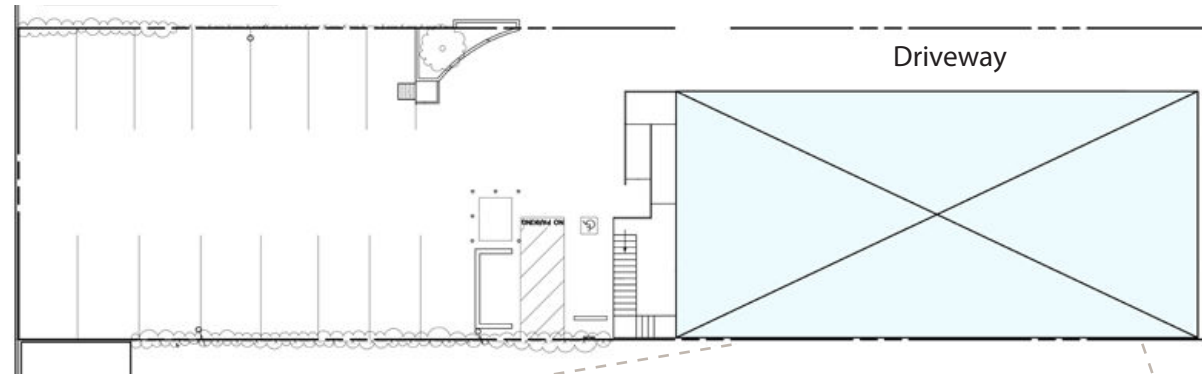
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 **Hayes**  
COMMERCIAL GROUP

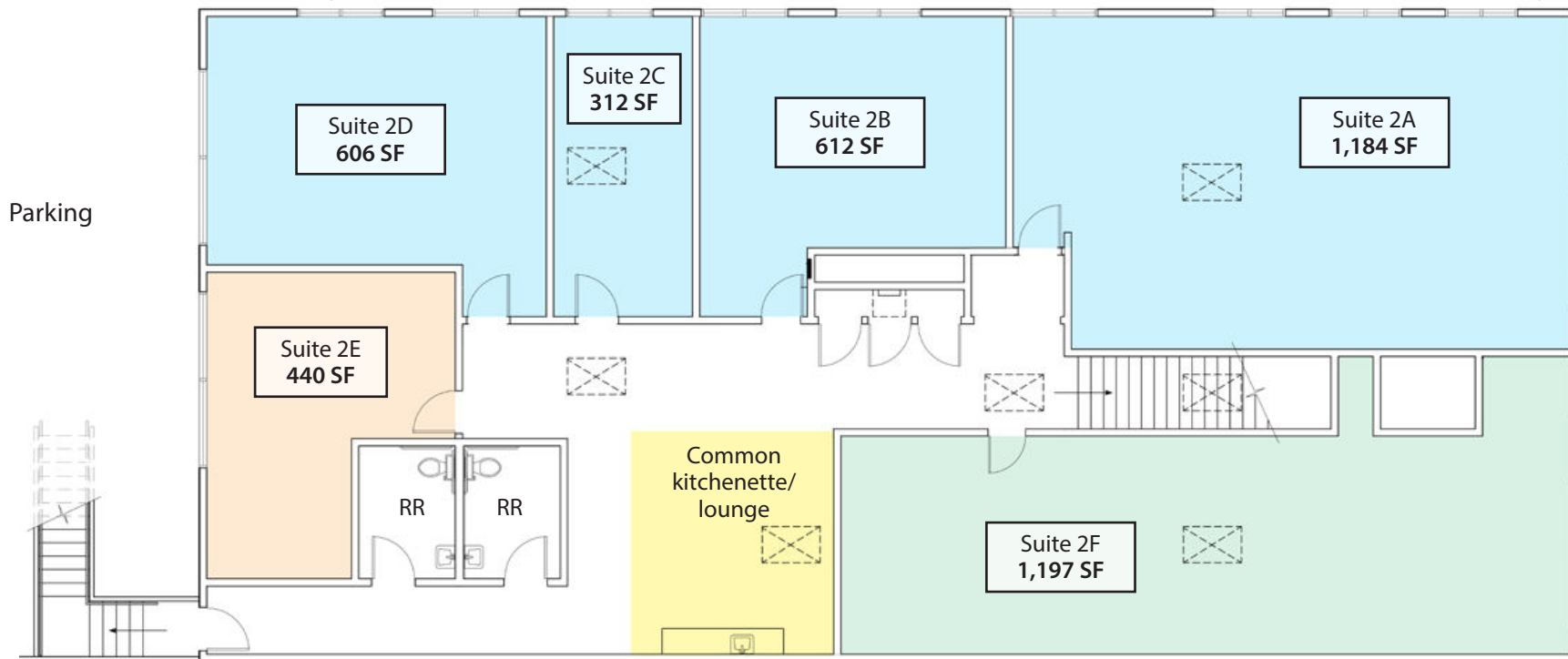


## SITE PLAN



## 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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