

3820 State St
SANTA BARBARA, CA



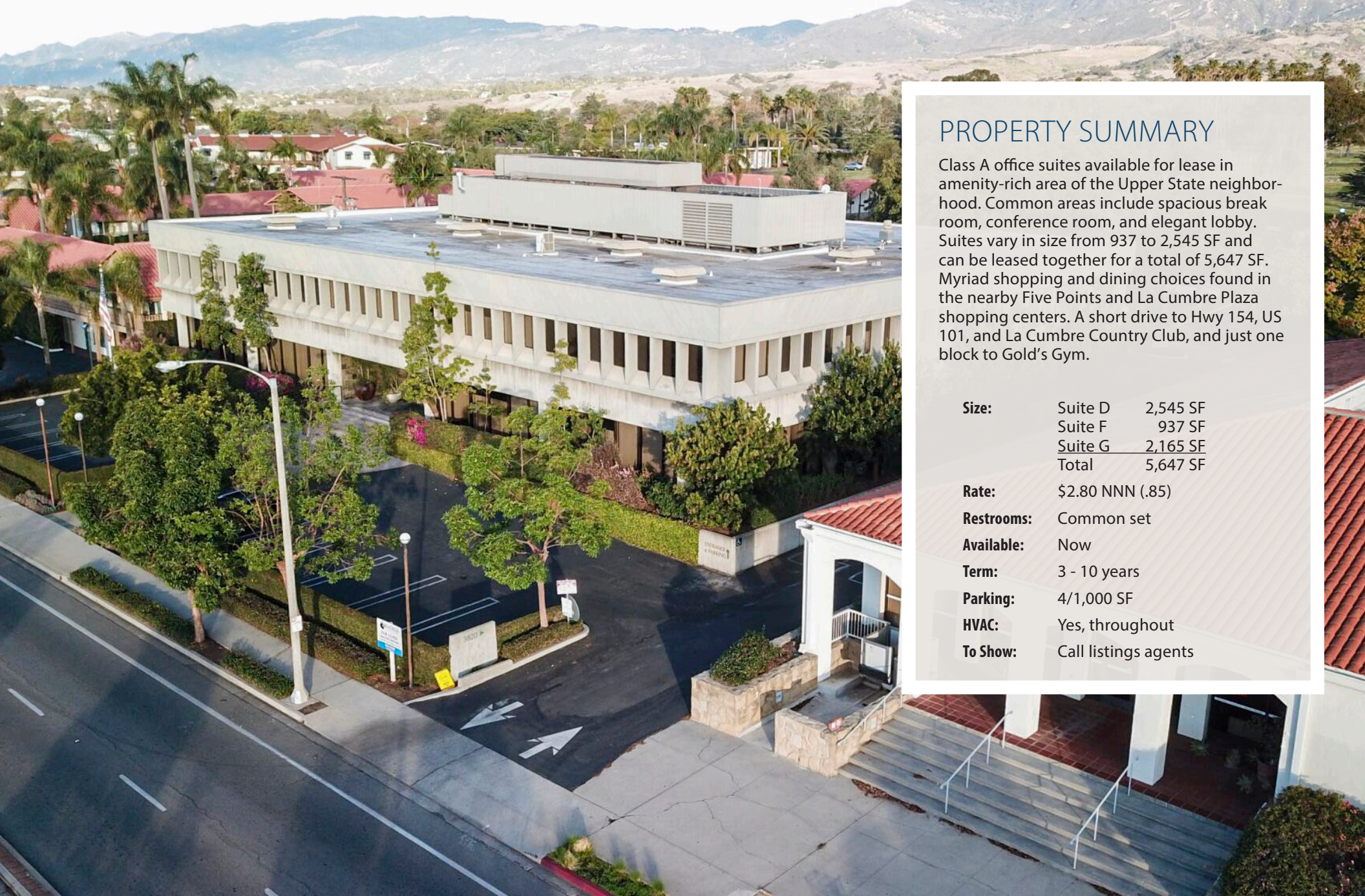
For Lease | Class A Office Suites in Upper State Building | 937 - 5,647 SF

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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 vary in size from 937 to 2,545 SF and can be leased together for a total of 5,647 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.

Size:	Suite D	2,545 SF
	Suite F	937 SF
	<u>Suite G</u>	<u>2,165 SF</u>
	Total	5,647 SF

Rate: \$2.80 NNN (.85)

Restrooms: Common set

Available: Now

Term: 3 - 10 years

Parking: 4/1,000 SF

HVAC: Yes, throughout

To Show: Call listings agents

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Common break room



Common lobby



Common conference room



Suite entry

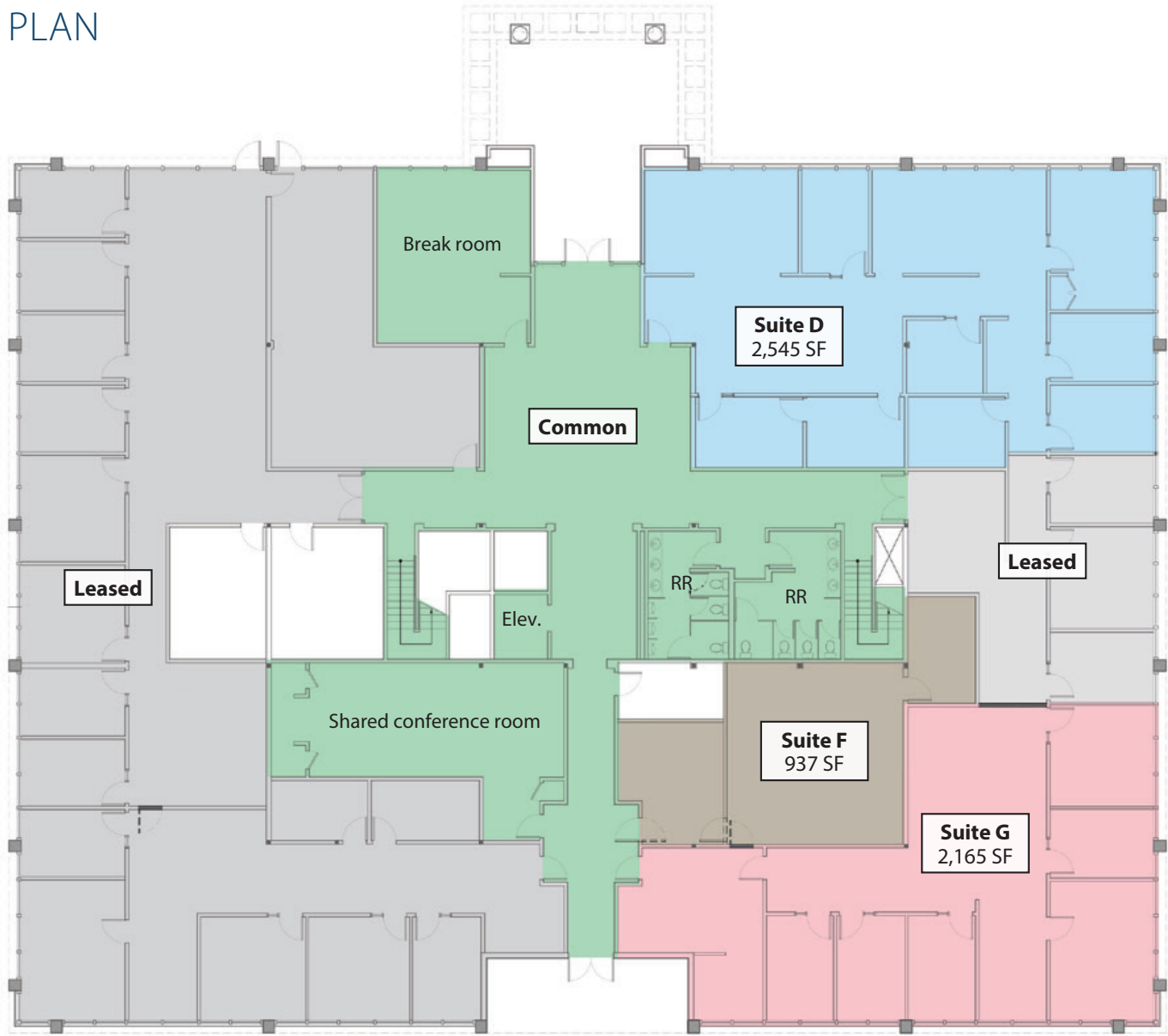
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FIRST FLOOR PLAN



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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.

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