

5370 Hollister Ave

SANTA BARBARA, CA



For Lease | Efficient Medical/Office Suites | **950 - 1,952 SF**

Experience. Integrity. Trust.
Since 1993

Caitlin Hensel
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PROPERTY SUMMARY

Medical/office suites conveniently located near Cottage Hospital, popular eateries, and half a mile from Magnolia Shopping Center with easy access to Highway 101. **Suite B** features eight offices (three of which have sinks), two restrooms, a large reception area, and waiting room. **Suite G** features four exam rooms, two restrooms, reception, lobby and private office.

Suites:	<u>Ste B</u>	<u>Ste G</u>
Size:	1,952 SF	950 SF
Rate:	\$1.45 NNN	\$1.60 NNN

NNNs: \$0.45

Utilities: \$0.31/SF (electricity, gas, sewer, water, trash)

Available: Immediately

Term: 3-5 years

Zoning: C-N

HVAC: Throughout

Parking: Ample visitor parking on site

Restrooms: Private set

To Show: Call listing agent



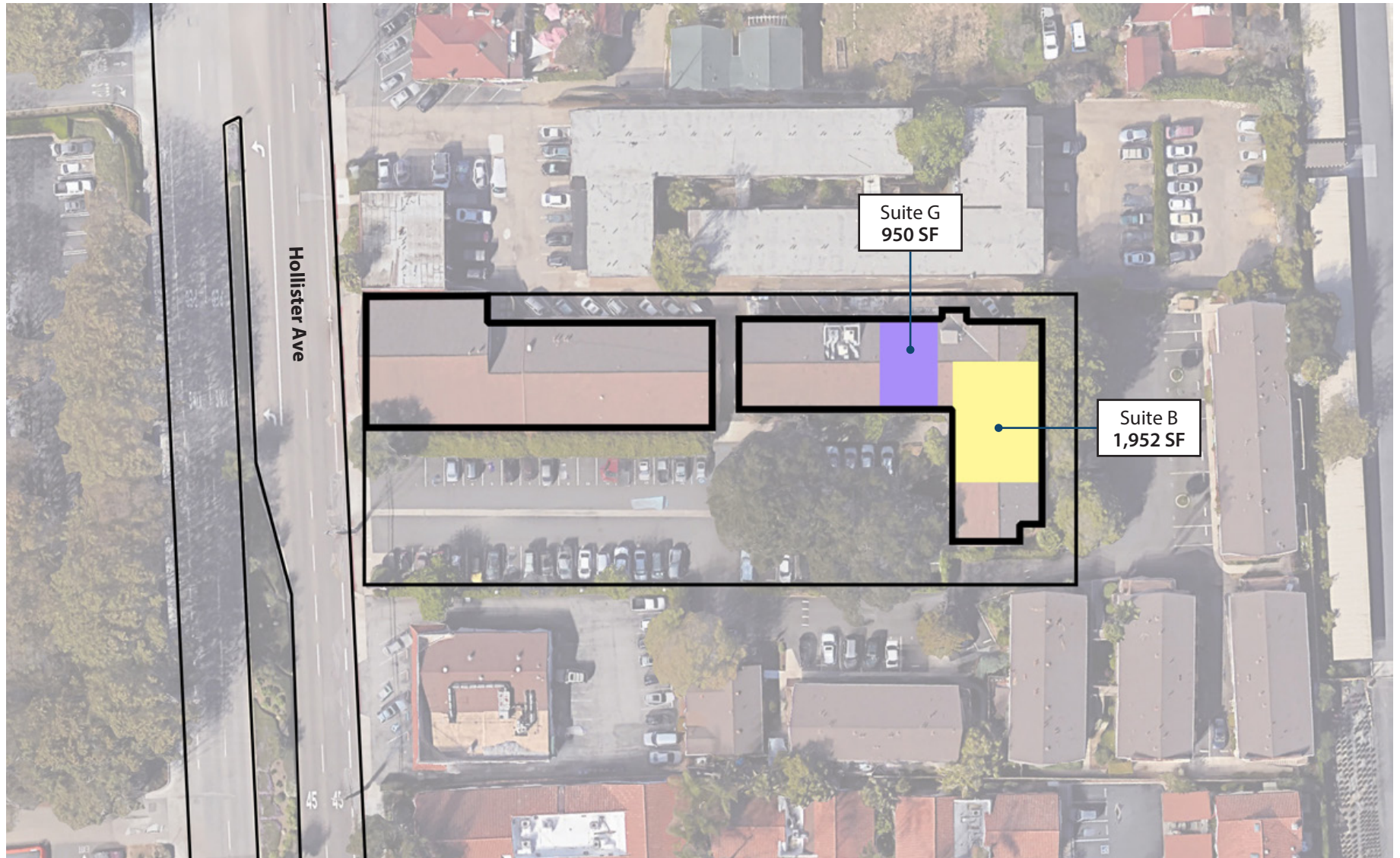
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SITE PLAN



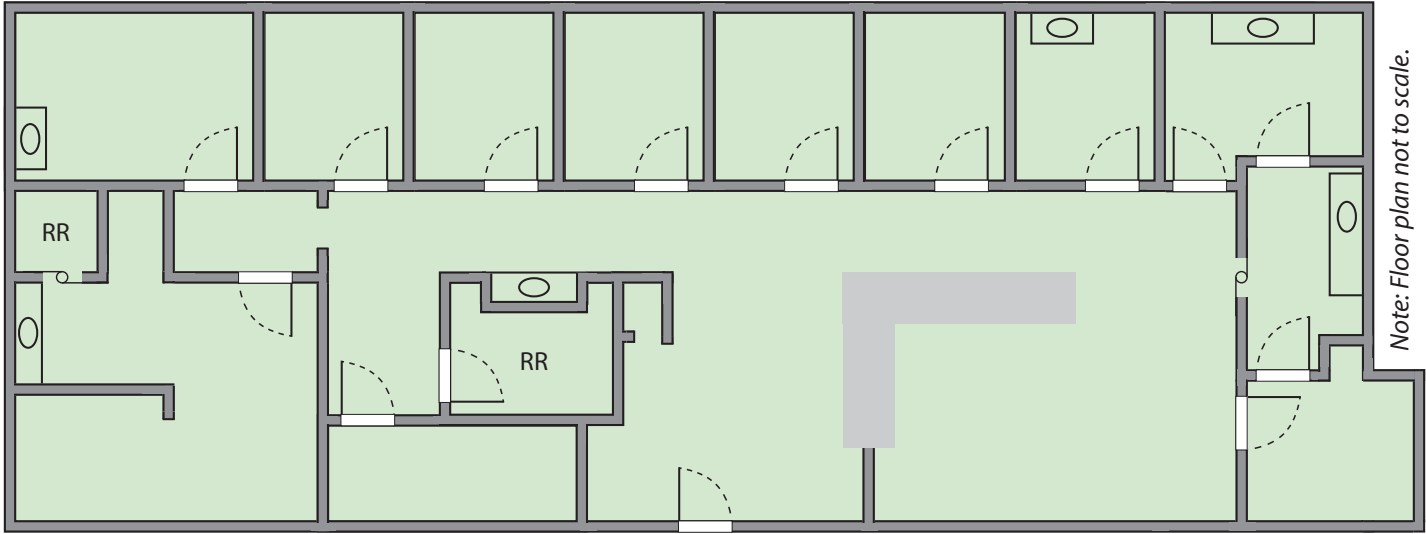
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FLOOR PLAN | SUITE B



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