

# 820 State St

SANTA BARBARA, CA



STUNNING VIEWS OF  
THE CITY, OCEAN,  
AND MOUNTAINS

**For Lease** | Third- and Fourth-Floor Office Suites in El Paseo Building | 3,410 or 4,211 SF

*Experience. Integrity. Trust.*  
Since 1993

**Francois DeJohn**  
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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.

6/4/21

## PROPERTY SUMMARY

Third- and fourth-floor office suites in the iconic El Paseo Office Building offer an unbeatable location in the heart of downtown, with views of the city, mountains, and ocean. Both suites include private offices, conference rooms, elevator service, and private restrooms. Additionally, Suite 301 offers lockers and a shower. Steps from the amenities of Santa Barbara's bustling shopping and dining corridor, and less than a mile from the beach.

<b>Building:</b>	El Paseo Office Building	
<b>Suite:</b>	<u>301</u>	<u>401</u>
<b>Size:</b>	3,410 SF	4,211 SF
<b>Floor:</b>	Third	Fourth
<b>Restroom:</b>	Private w/ shower, plus common	Private, plus common
<b>Available:</b>	10/1/21	1/1/22
<b>Rate:</b>	\$2.65 NNN (.73)	
<b>Term:</b>	5-10 years	
<b>Elevator:</b>	Yes	
<b>HVAC:</b>	Yes, throughout	
<b>Parking:</b>	Multiple city lots nearby with 75 minutes free parking	
<b>Showings:</b>	Call listing agents	



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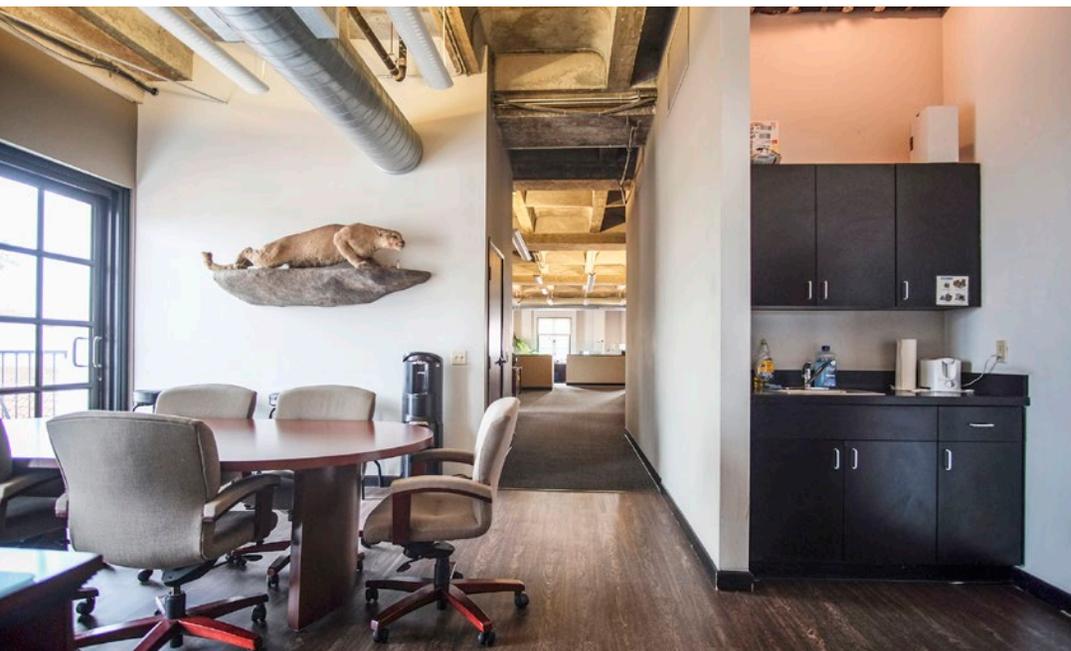
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# SUITE 301 INTERIORS



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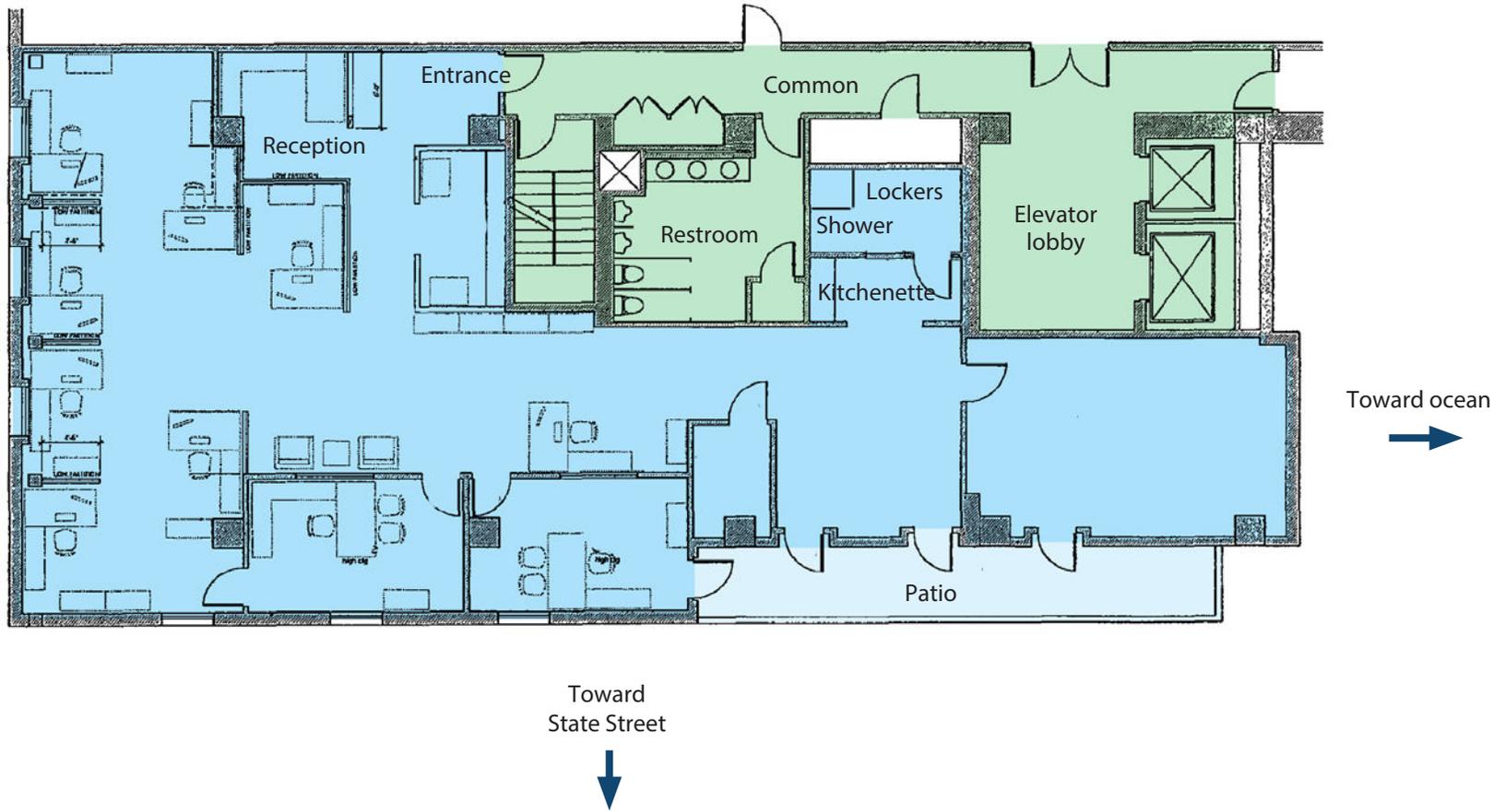
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# SUITE 301 FLOOR PLAN



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SUITE 401 INTERIORS



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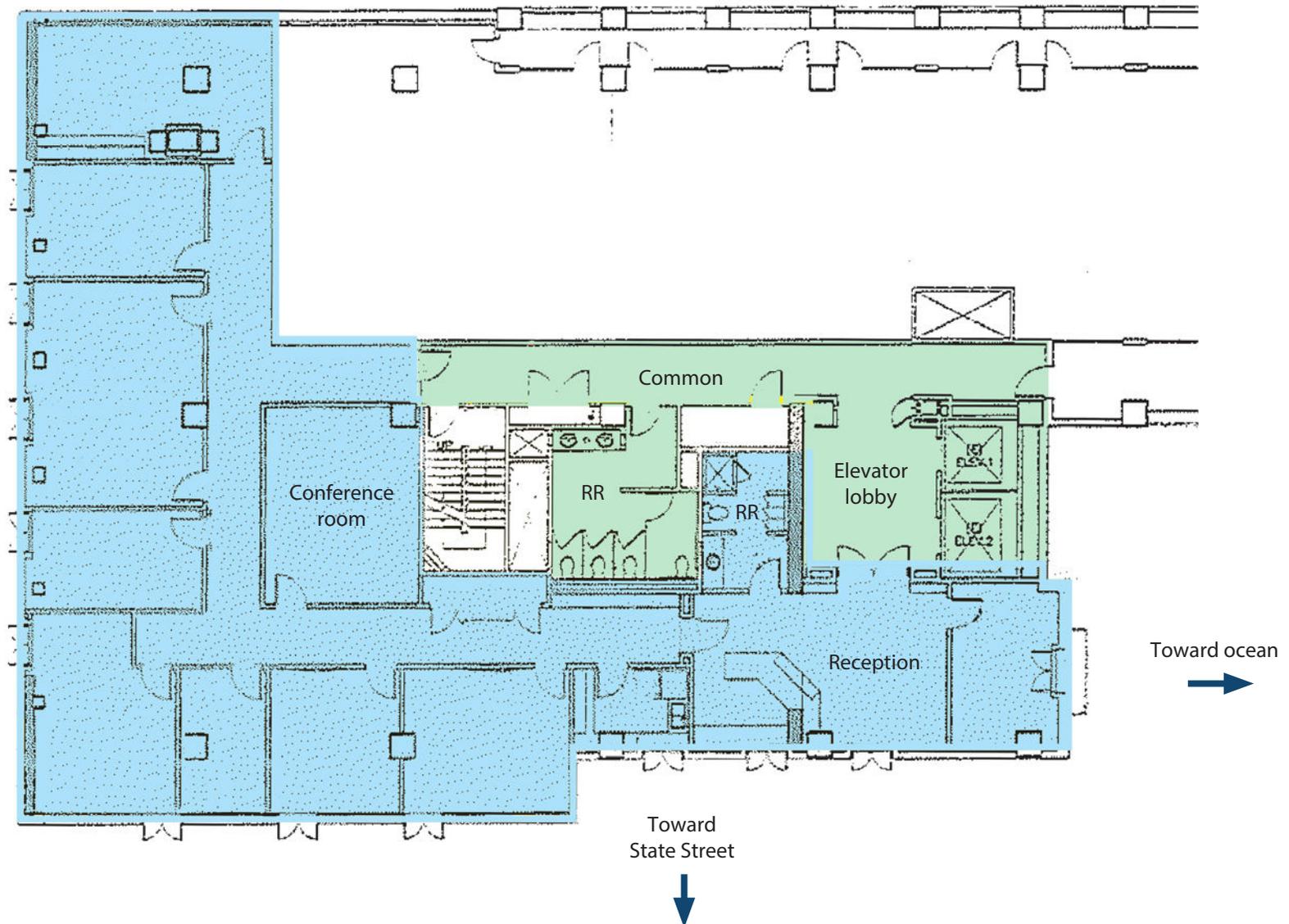
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# SUITE 401 FLOOR PLAN



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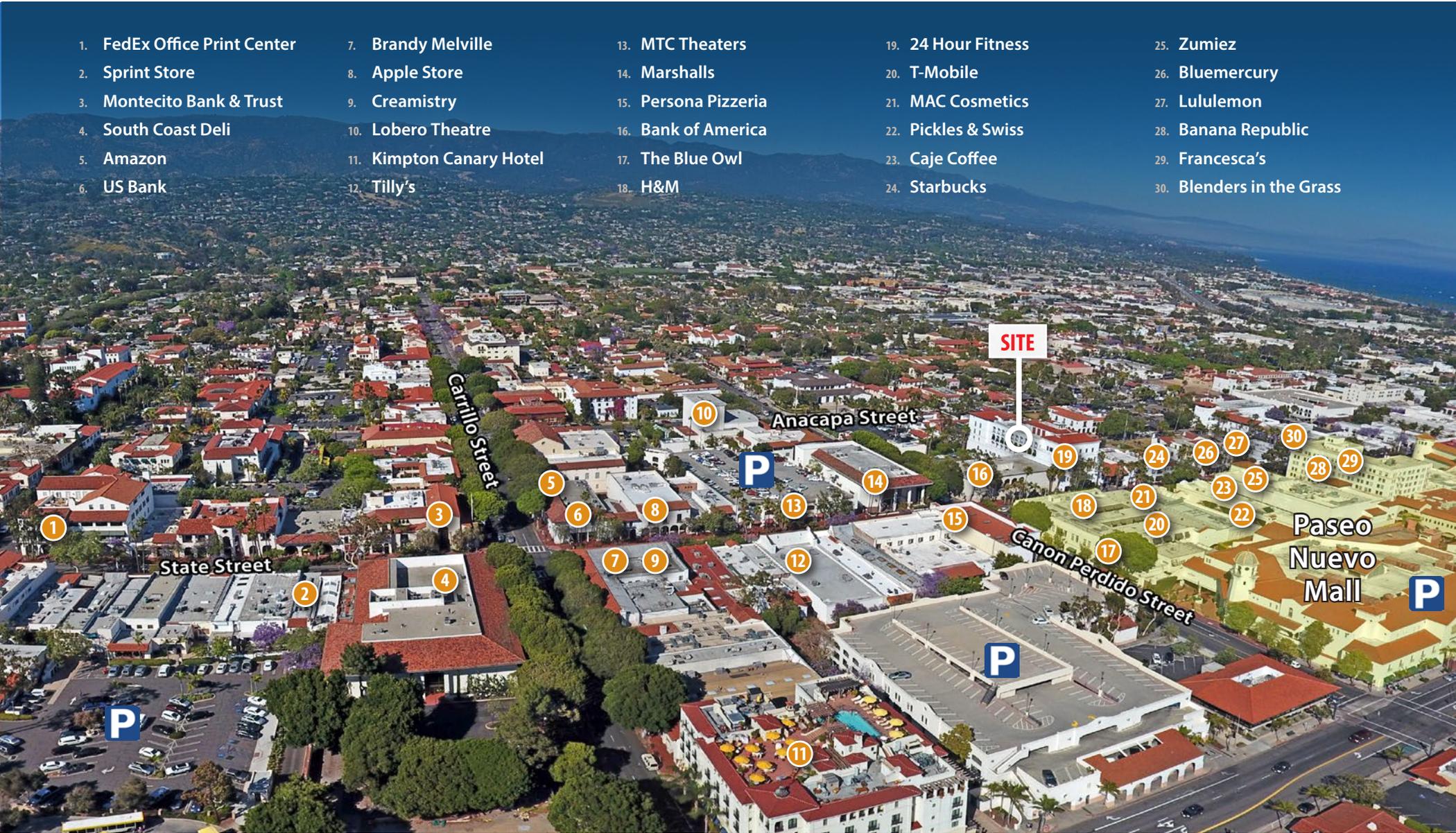
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# NEIGHBORHOOD OVERVIEW

- |                              |                          |                      |                     |                           |
|------------------------------|--------------------------|----------------------|---------------------|---------------------------|
| 1. FedEx Office Print Center | 7. Brandy Melville       | 13. MTC Theaters     | 19. 24 Hour Fitness | 25. Zumiez                |
| 2. Sprint Store              | 8. Apple Store           | 14. Marshalls        | 20. T-Mobile        | 26. Bluemercury           |
| 3. Montecito Bank & Trust    | 9. Creamistry            | 15. Persona Pizzeria | 21. MAC Cosmetics   | 27. Lululemon             |
| 4. South Coast Deli          | 10. Lobero Theatre       | 16. Bank of America  | 22. Pickles & Swiss | 28. Banana Republic       |
| 5. Amazon                    | 11. Kimpton Canary Hotel | 17. The Blue Owl     | 23. Cajé Coffee     | 29. Francesca's           |
| 6. US Bank                   | 12. Tilly's              | 18. H&M              | 24. Starbucks       | 30. Blenders in the Grass |



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