

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 | 4,211 or 6,360 SF

Experience. Integrity. Trust.
Since 1993

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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.

4/4/22

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, and elevator service. Additionally, Suite 401 offers a private restroom. Property is steps from the amenities of Santa Barbara's bustling shopping and dining corridor, and less than a mile from the beach.

Building:	El Paseo Office Building	
Suite:	<u>302</u>	<u>401</u>
Size:	6,360 SF	4,211 SF
Floor:	Third	Fourth
Restroom:	Common	Private, plus common
Available:	6/1/22	Now
Rate:	\$2.65 NNN (.73)	
Term:	5-10 years	
Elevator:	Yes	
HVAC:	Yes, throughout	
Parking:	Multiple city lots nearby with 75 minutes free parking	
Showings:	Call listing agents	



Suite 302 bullpen area

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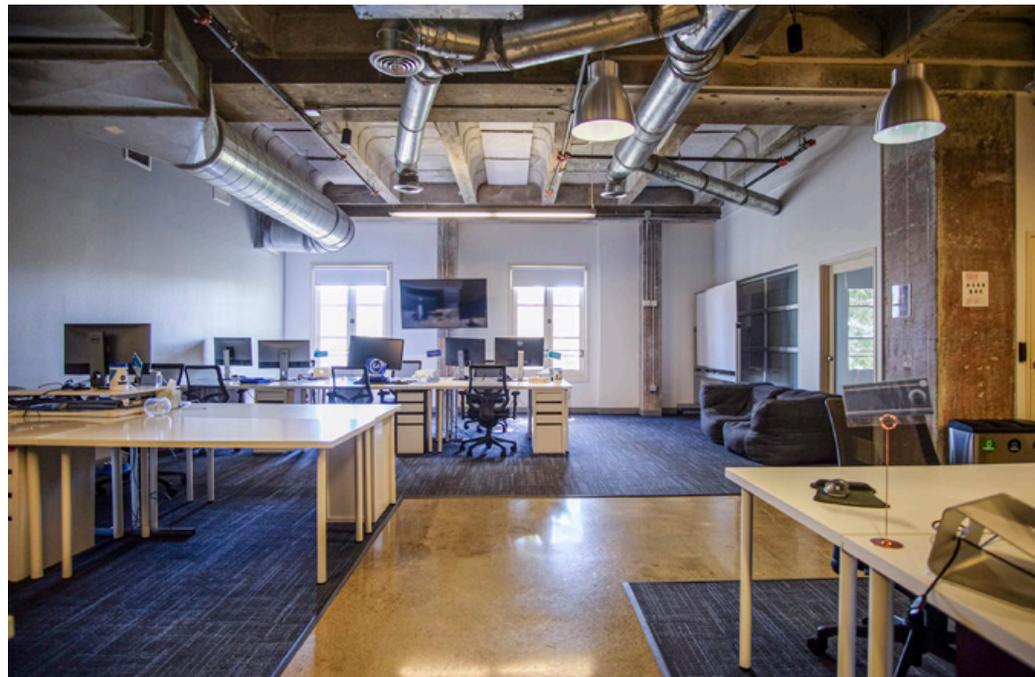
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SUITE 302 PHOTOS



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SUITE 302 FLOOR PLAN



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SUITE 401 PHOTOS



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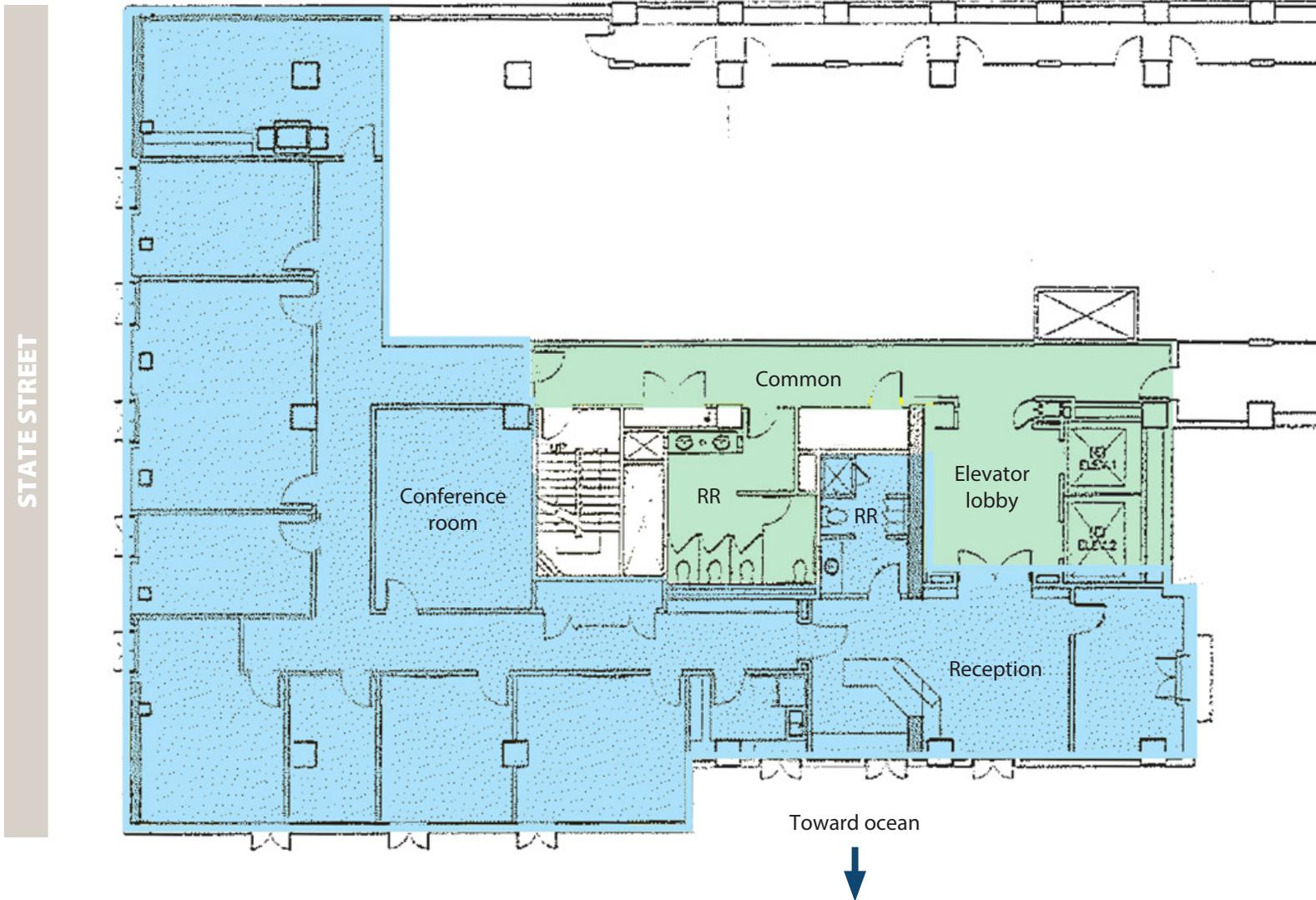
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SUITE 401 FLOOR PLAN

Toward mountains
↑



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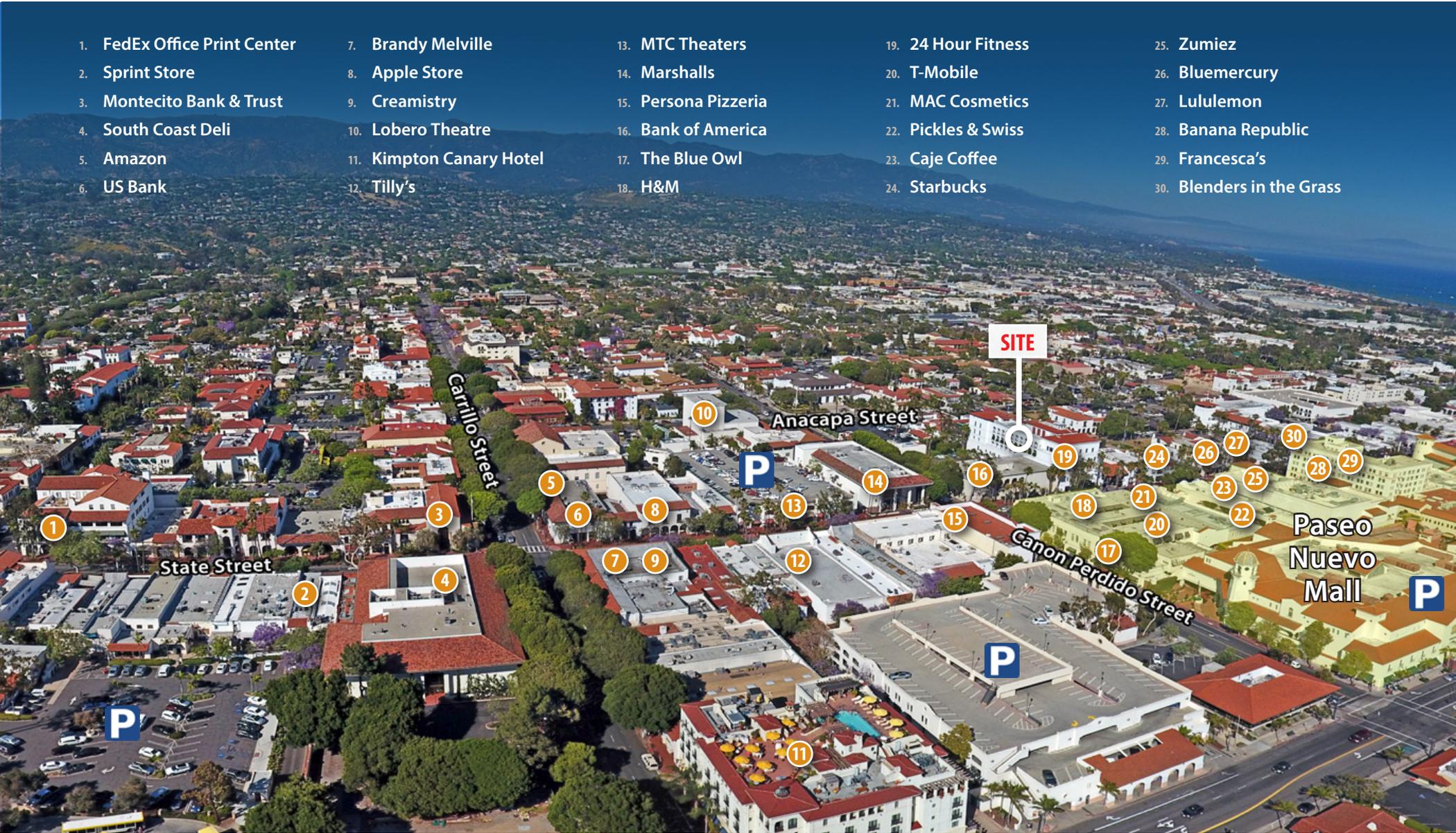
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NEIGHBORHOOD OVERVIEW

- | | | | | |
|------------------------------|--------------------------|----------------------|---------------------|---------------------------|
| 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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