

1021 Anacapa St

SANTA BARBARA, CA

Potentially **divisible**, call listing agent



For Lease | Class A Downtown Professional Office | **1,257 - 13,920 SF**

*Up to 30,240 SF (entire building)
available — CLA for details*

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Greg Bartholomew
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PROPERTY OVERVIEW

Ground- and second-floor office space available in downtown Santa Barbara's central business district. Building provides elevator service, on-site parking, and secure entrance and lobby. Located adjacent to a public parking lot and near restaurants, the Santa Barbara County Courthouse, and State Street.

Note: Two other spaces may become available for sublease, bringing the total availability to 30,240 SF (the entire building). CLA for details.



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GROUND FLOOR | 1,257 SF

The available ground-floor suite offers open space with plentiful natural light, high ceilings with beautiful recessed lighting, great connectivity, automated window shades, kitchenette, and private restroom.

Size	1,257	Parking	One reserved space, plus adjacent public lot
Floor	First		
Rate	\$2.56 NNN		
NNNs	\$0.80 psf	Kitchenette	Yes
Utilities	\$0.40 psf	Restrooms	One private, plus common restrooms on ground floor
Term	5-10 years	To Show	Call listing agent
Available	2/16/26 (possibly sooner, CLA)		



SECOND FLOOR | 3,000± - 13,920 SF

Elevator-served space offers a blend of bullpen, private offices, and conference/presentation rooms with high-end finishes. Potentially divisible — see page 6 for details.

Size	3,000± - 13,920 SF (see pg 6 for details)	Term	5-10 years
Floor	Second	Parking	Six reserved spaces, plus adjacent public lot
Rate	\$2.25 NNN for single tenant; \$2.65 NNN for multi-tenant	Kitchenette	Two kitchens and one break room
NNNs	\$0.80 psf	Restrooms	Private set, plus common restrooms on ground floor
Utilities	\$0.40 psf	Elevator	Yes
Available	Now (CLA for multi-tenant deliverable date)	To Show	Call listing agent



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SECOND FLOOR PLAN

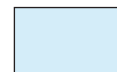
(Single-Tenant Configuration, available now)



ANACAPA STREET



Second floor (single-tenant)
13,920 SF | \$2.25 NNN (.80)



Exclusive Balcony

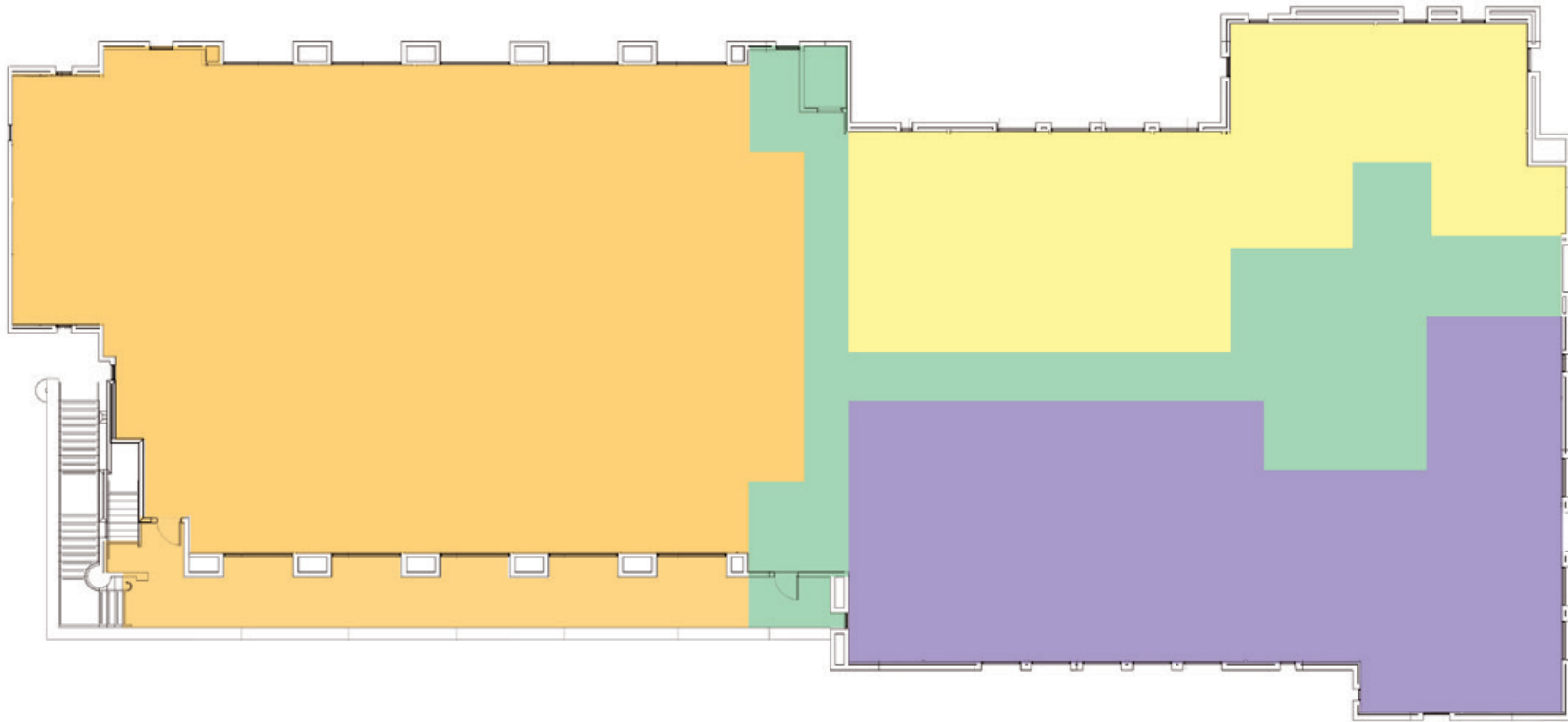
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SECOND FLOOR PLAN

(Conceptual Demising, CLA for deliverable date)



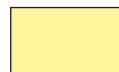
Suite A

6,850± SF | \$2.65 NNN (.80)



Suite B

4,000± SF | \$2.65 NNN (.80)



Suite C

3,000± SF | \$2.65 NNN (.80)



Common

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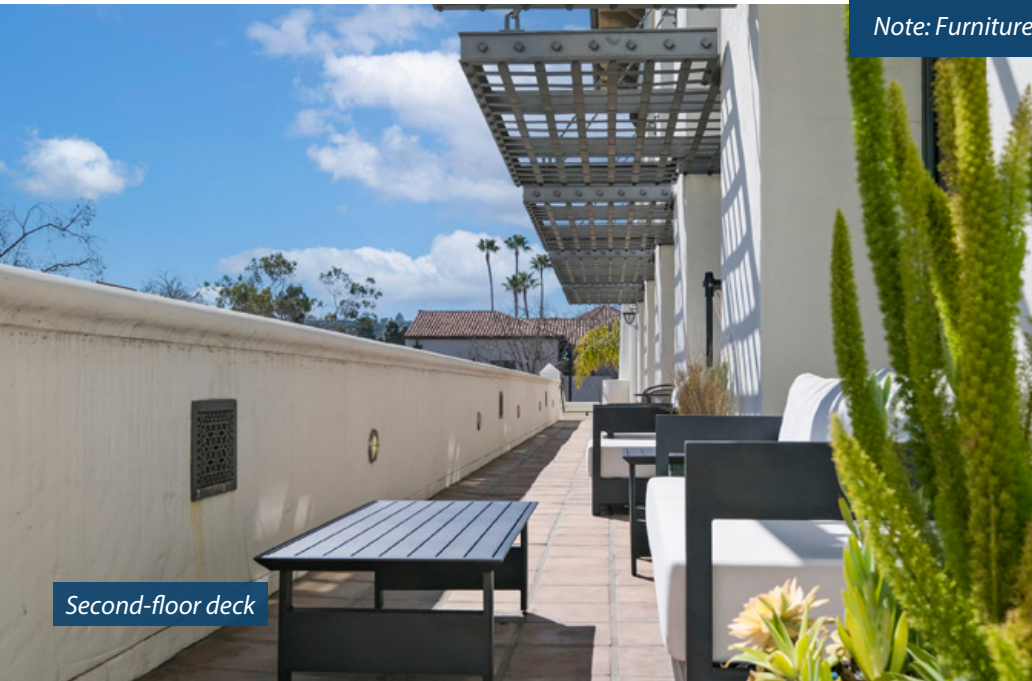
Presentation room



Break room

SECOND FLOOR

Note: Furniture has been removed.



Second-floor deck



Large kitchen

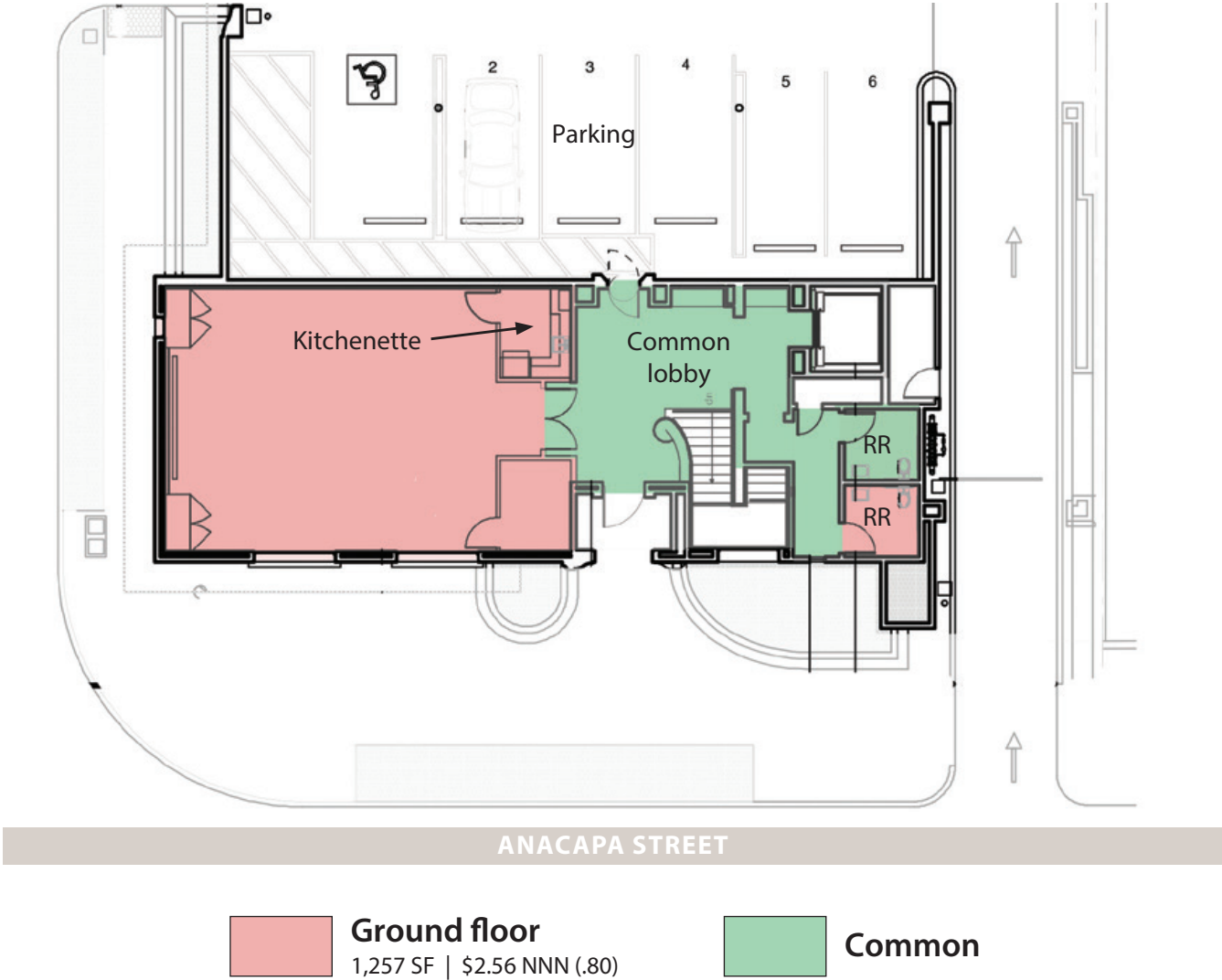
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GROUND FLOOR PLAN



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Large windows



Bright, airy space

GROUND FLOOR



Common lobby



High-quality finishes

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STATE STREET

BUSTLING RETAIL CORRIDOR

Santa Barbara, CA



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