

1021 Anacapa St

SANTA BARBARA, CA

Rate reduced to \$1.75 NNN

for single tenant taking entire second floor

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

*Experience. Integrity. Trust.
Since 1993*

Greg Bartholomew
805.898.4395
greg@hayescommercial.com
lic. 01131126

 **Hayes**
COMMERCIAL GROUP

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.



Experience. Integrity. Trust.
Since 1993

Greg Bartholomew
805.898.4395
greg@hayescommercial.com
lic. 01131126

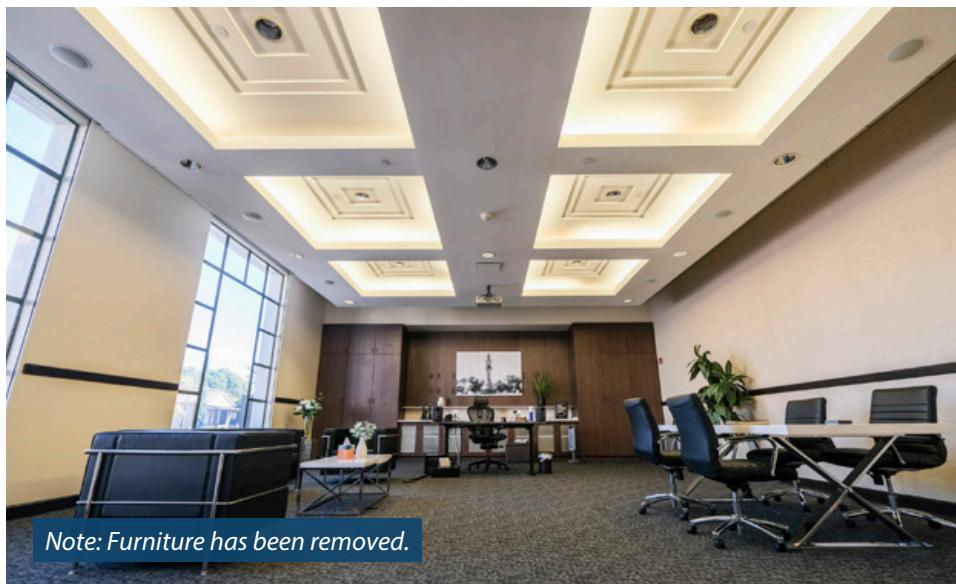
 Hayes
COMMERCIAL GROUP

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
Floor	First
Rate	\$2.56 NNN
NNNs	\$0.80 psf
Utilities	\$0.40 psf
Term	5-10 years
Available	2/16/26 (possibly sooner, CLA)

Parking	One reserved space, plus adjacent public lot
Kitchenette	Yes
Restrooms	One private, plus common restrooms on ground floor
To Show	Call listing agent

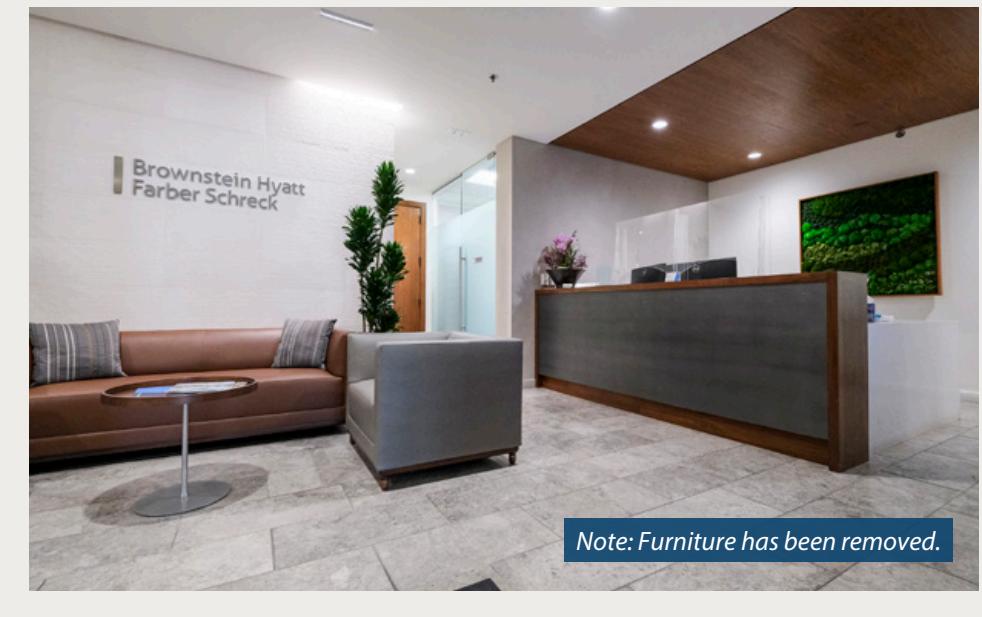


Experience. Integrity. Trust.
Since 1993

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	\$1.75 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



Greg Bartholomew
805.898.4395
greg@hayescommercial.com
lic. 01131126

 Hayes
COMMERCIAL GROUP

SECOND FLOOR PLAN

(Single-Tenant Configuration, available now)



Second floor (single-tenant)
13,920 SF | \$1.75 NNN (.80)



Exclusive Balcony

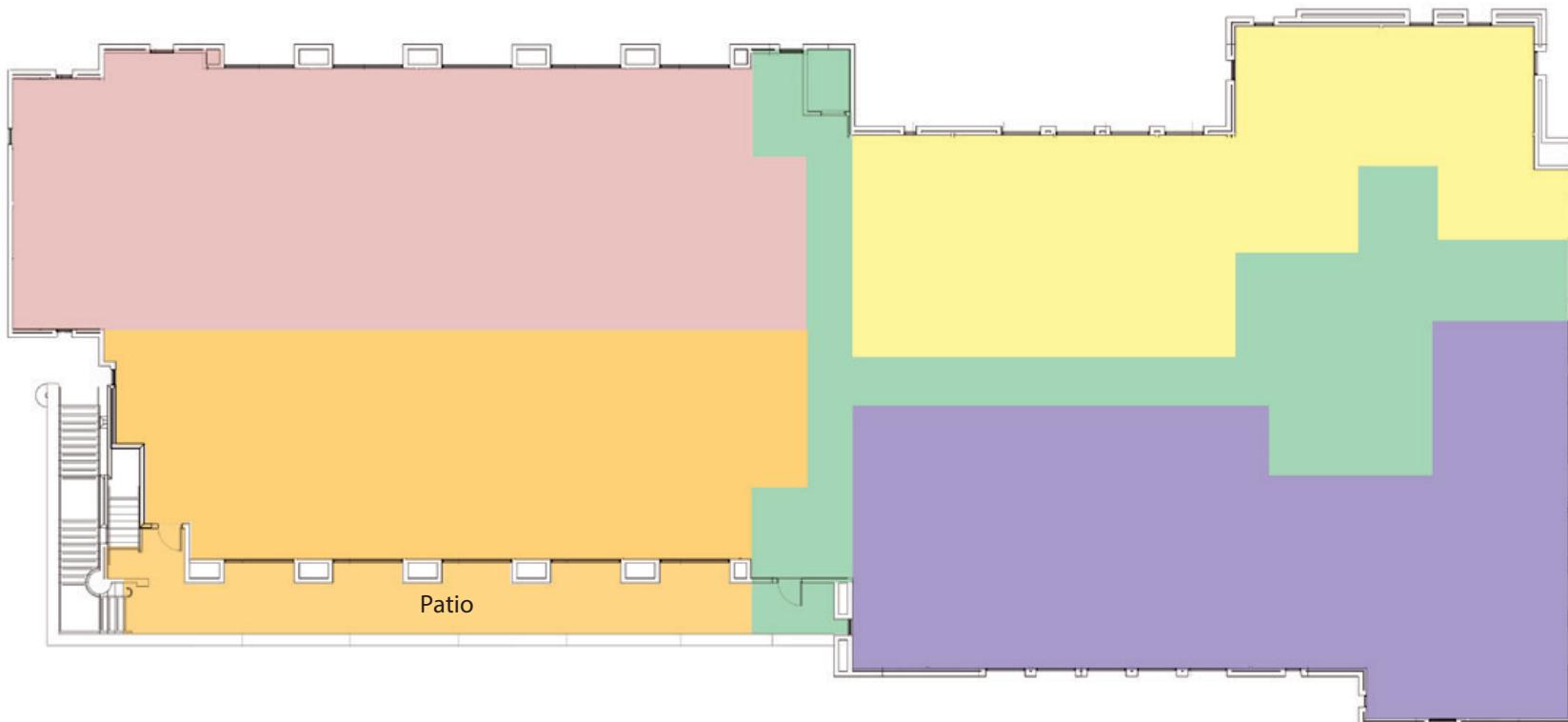
*Experience. Integrity. Trust.
Since 1993*

Greg Bartholomew
805.898.4395
greg@hayescommercial.com
lic. 01131126

 **Hayes**
COMMERCIAL GROUP

SECOND FLOOR PLAN

(Conceptual Demising, CLA for deliverable date)



Suite A

$3,650 \pm$ SF | \$2.65 NNN (.80)



Suite B

$3,200 \pm$ SF | \$2.65 NNN (.80)



Suite C

$4,000 \pm$ SF | \$2.65 NNN (.80)



Suite D

$3,000 \pm$ SF | \$2.65 NNN (.80)



Common

*Experience. Integrity. Trust.
Since 1993*

Greg Bartholomew
805.898.4395
greg@hayescommercial.com
lic. 01131126

 **Hayes**
COMMERCIAL GROUP



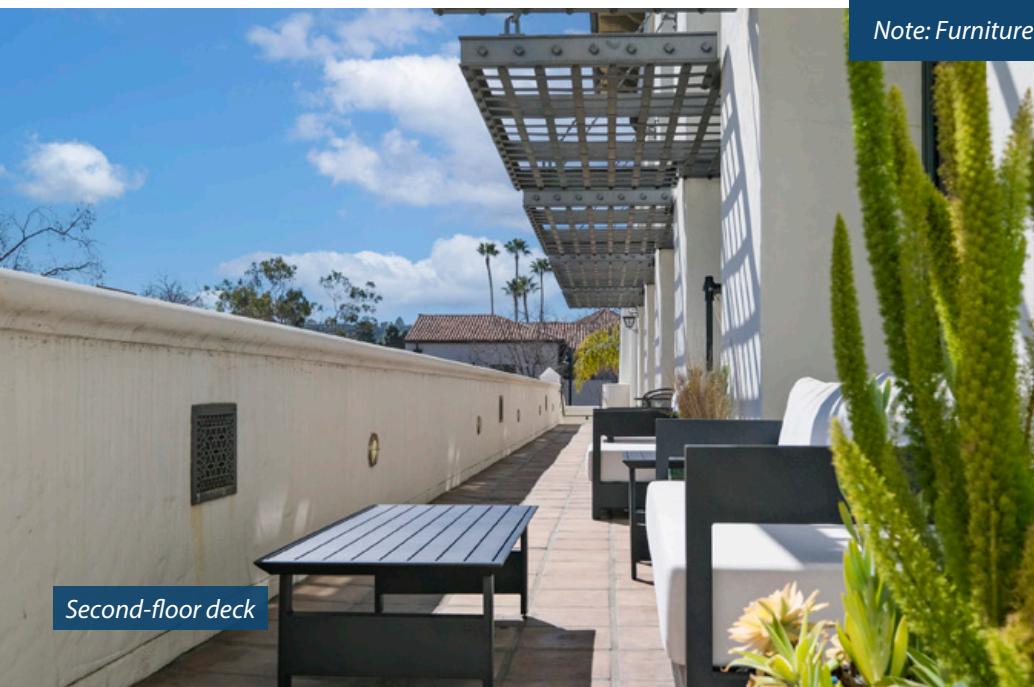
Presentation room



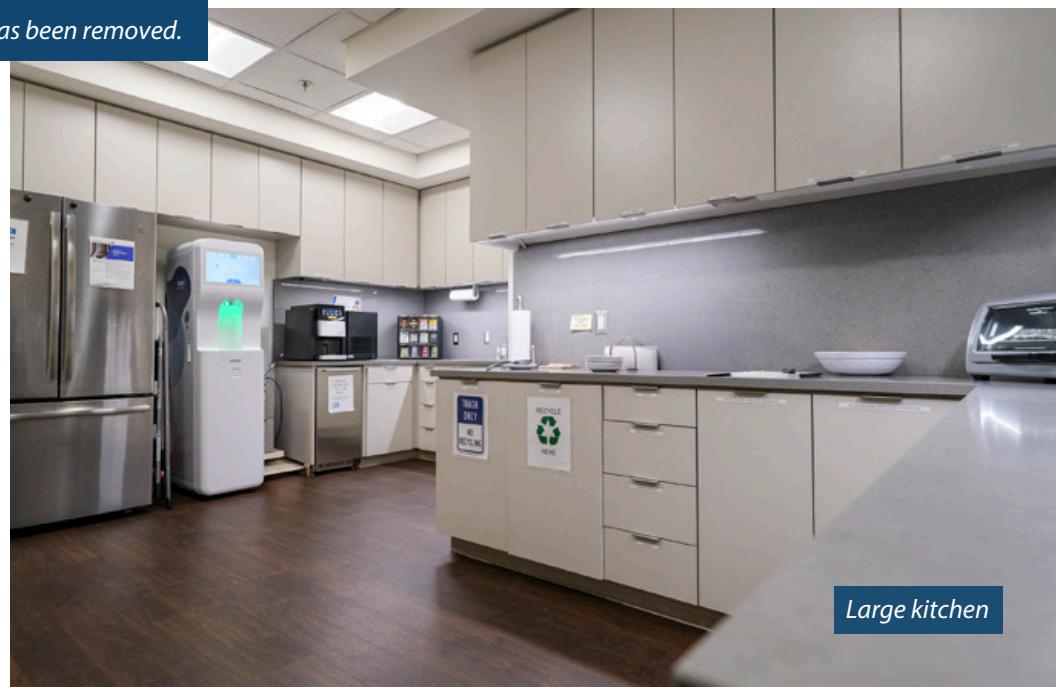
Break room

SECOND FLOOR

Note: Furniture has been removed.



Second-floor deck



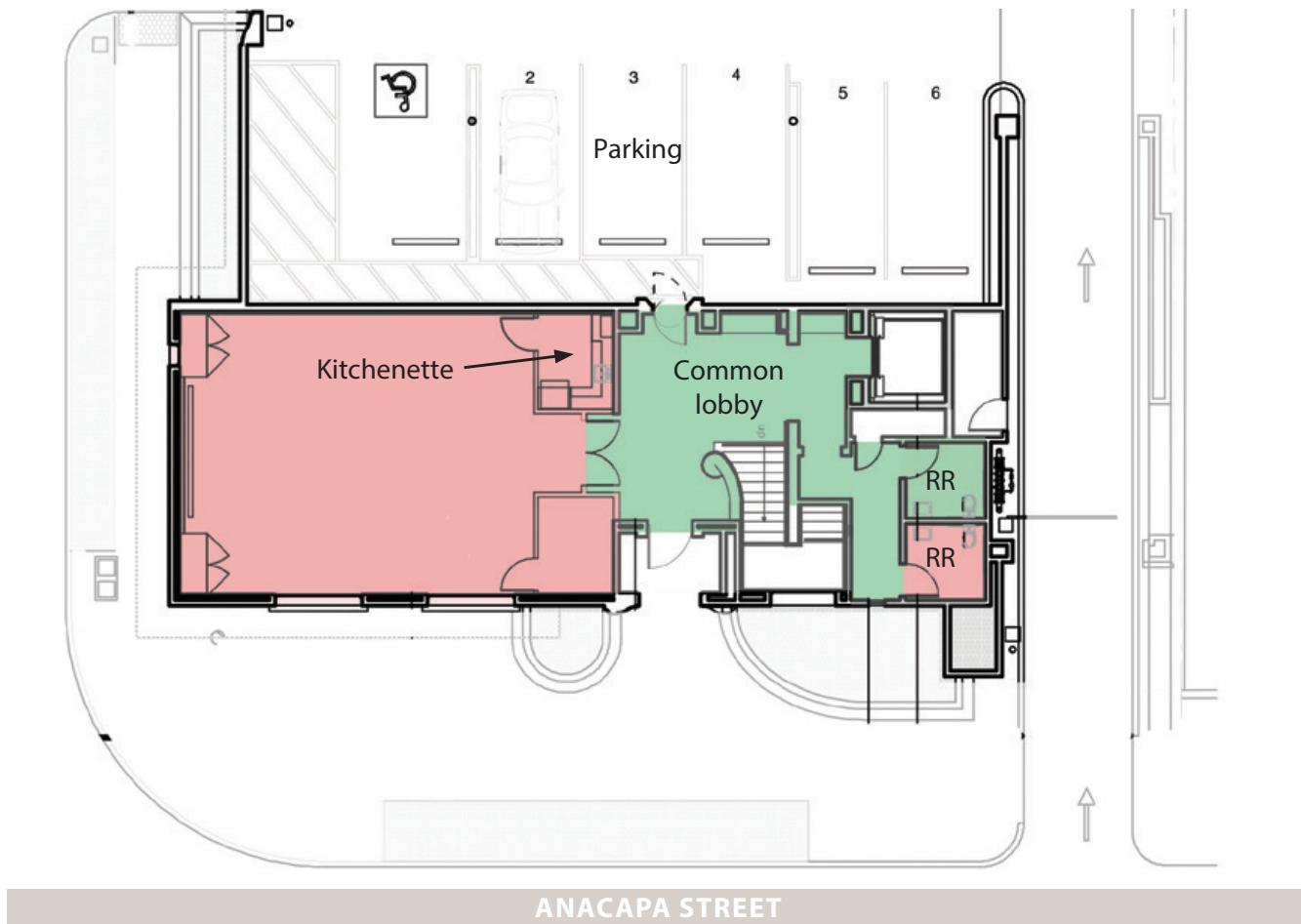
Large kitchen

Experience. Integrity. Trust.
Since 1993

Greg Bartholomew
805.898.4395
greg@hayescommercial.com
lic. 01131126

 **Hayes**
COMMERCIAL GROUP

GROUND FLOOR PLAN



Ground floor
1,257 SF | \$2.56 NNN (.80)



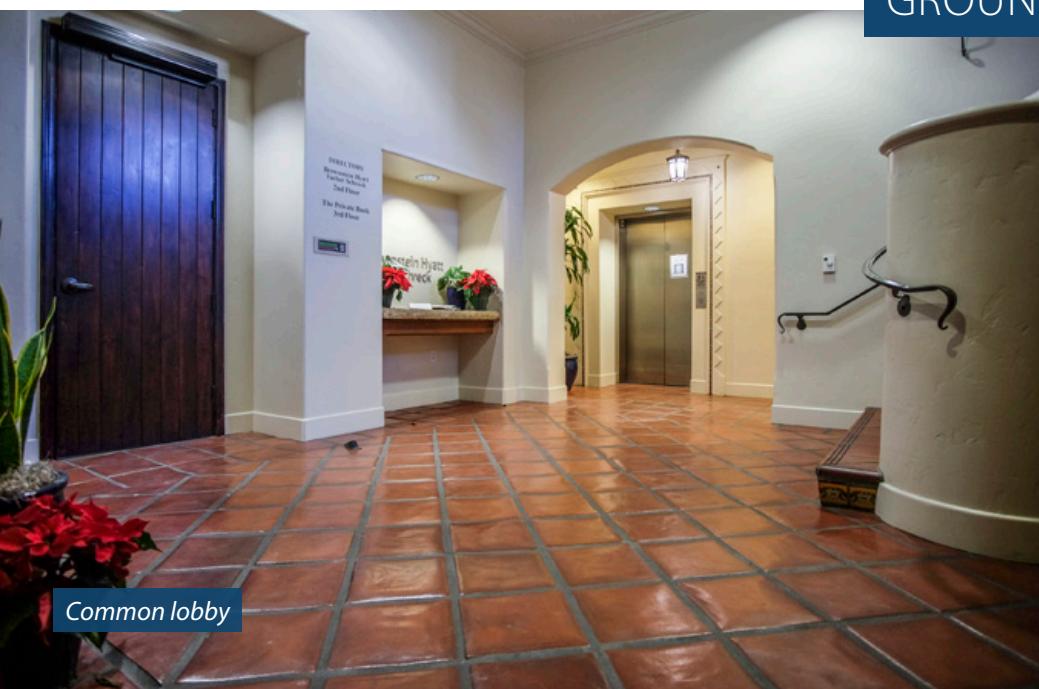
Common

Experience. Integrity. Trust.
Since 1993

Greg Bartholomew
805.898.4395
greg@hayescommercial.com
lic. 01131126



GROUND FLOOR



Experience. Integrity. Trust.
Since 1993

Greg Bartholomew
805.898.4395
greg@hayescommercial.com
lic. 01131126

 **Hayes**
COMMERCIAL GROUP

STATE STREET

BUSTLING RETAIL CORRIDOR

Santa Barbara, CA



Experience. Integrity. Trust.
Since 1993

Greg Bartholomew
805.898.4395
greg@hayescommercial.com
lic. 01131126

 **Hayes**
COMMERCIAL GROUP