

# 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*

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**Since 1993**

**Greg Bartholomew**  
805.898.4395  
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lic. 01131126





## 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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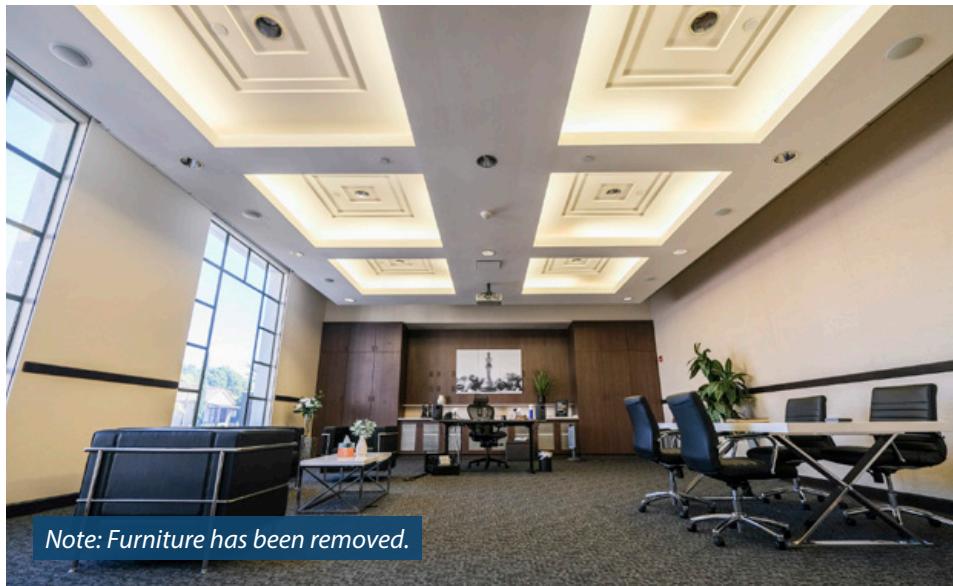




## GROUND FLOOR | 1,257 SF

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.

<b>Size</b>	1,257	<b>Parking</b>	One reserved space, plus adjacent public lot
<b>Floor</b>	First		
<b>Rate</b>	\$2.56 NNN	<b>Kitchenette</b>	Yes
<b>NNNs</b>	\$0.80 psf	<b>Restrooms</b>	One private, plus common restrooms on ground floor
<b>Utilities</b>	\$0.40 psf	<b>To Show</b>	Call listing agent
<b>Term</b>	5-10 years		
<b>Available</b>	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.

<b>Size</b>	3,000± - 13,920 SF (see pg 6 for details)	<b>Term</b>	5-10 years
<b>Floor</b>	Second	<b>Parking</b>	Six reserved spaces, plus adjacent public lot
<b>Rate</b>	<b>\$1.75 NNN</b> for single tenant; \$2.65 NNN for multi-tenant	<b>Kitchenette</b>	Two kitchens and one break room
<b>NNNs</b>	\$0.80 psf	<b>Restrooms</b>	Private set, plus common restrooms on ground floor
<b>Utilities</b>	\$0.40 psf	<b>Elevator</b>	Yes
<b>Available</b>	Now (CLA for multi-tenant deliverable date)	<b>To Show</b>	Call listing agent



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## SECOND FLOOR PLAN

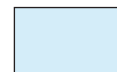
*(Single-Tenant Configuration, available now)*



ANACAPA STREET



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



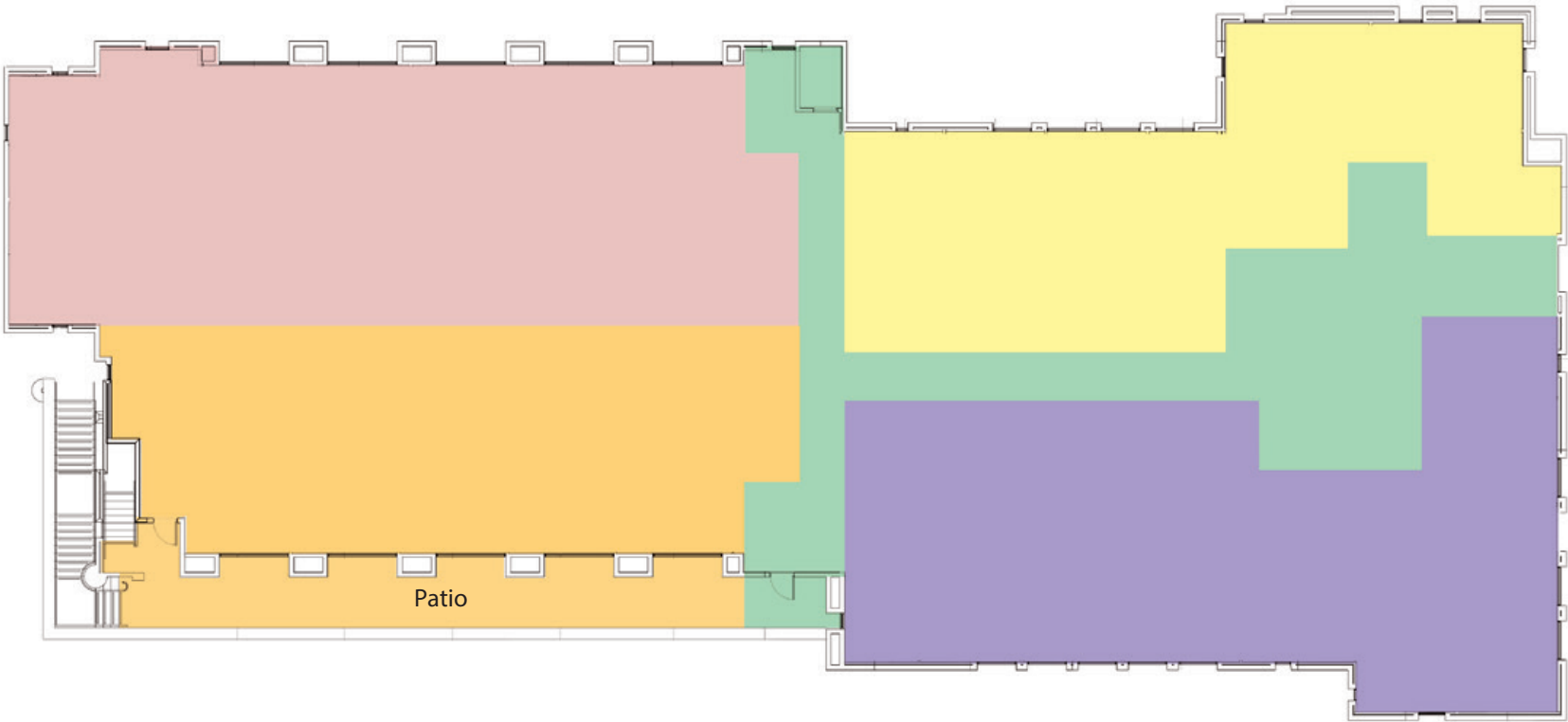
**Exclusive Balcony**

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SECOND FLOOR PLAN  
(Conceptual Demising, CLA for deliverable date)



**Suite A**

3,650± SF | \$2.65 NNN (.80)



**Suite B**

3,200± SF | \$2.65 NNN (.80)



**Suite C**

4,000± SF | \$2.65 NNN (.80)



**Suite D**

3,000± SF | \$2.65 NNN (.80)



**Common**

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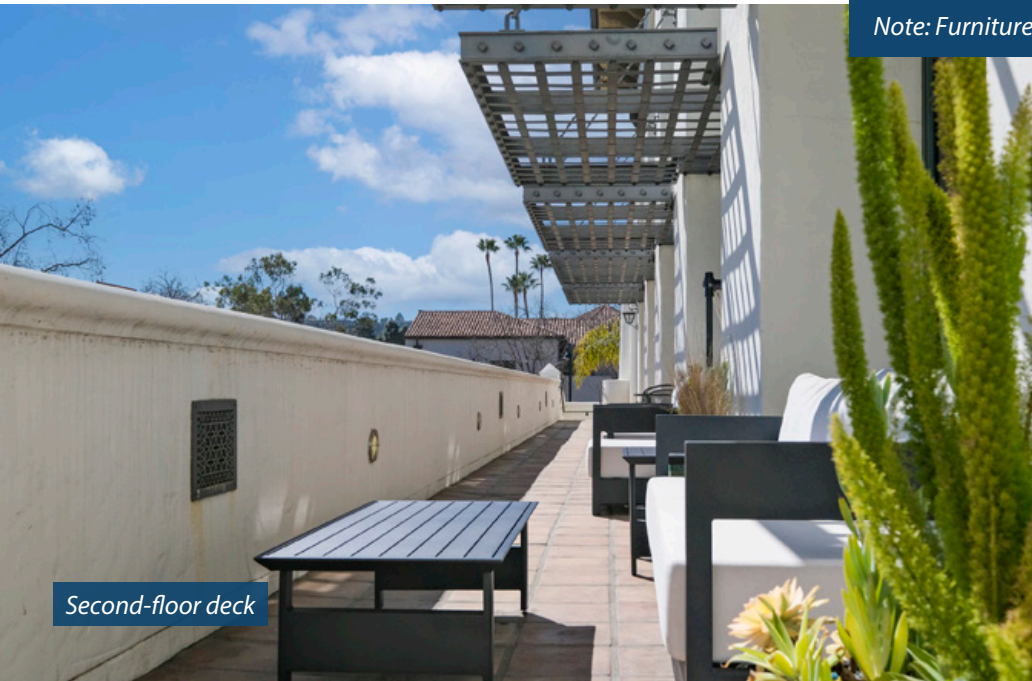
Presentation room



Break room

## SECOND FLOOR

*Note: Furniture has been removed.*



Second-floor deck



Large kitchen

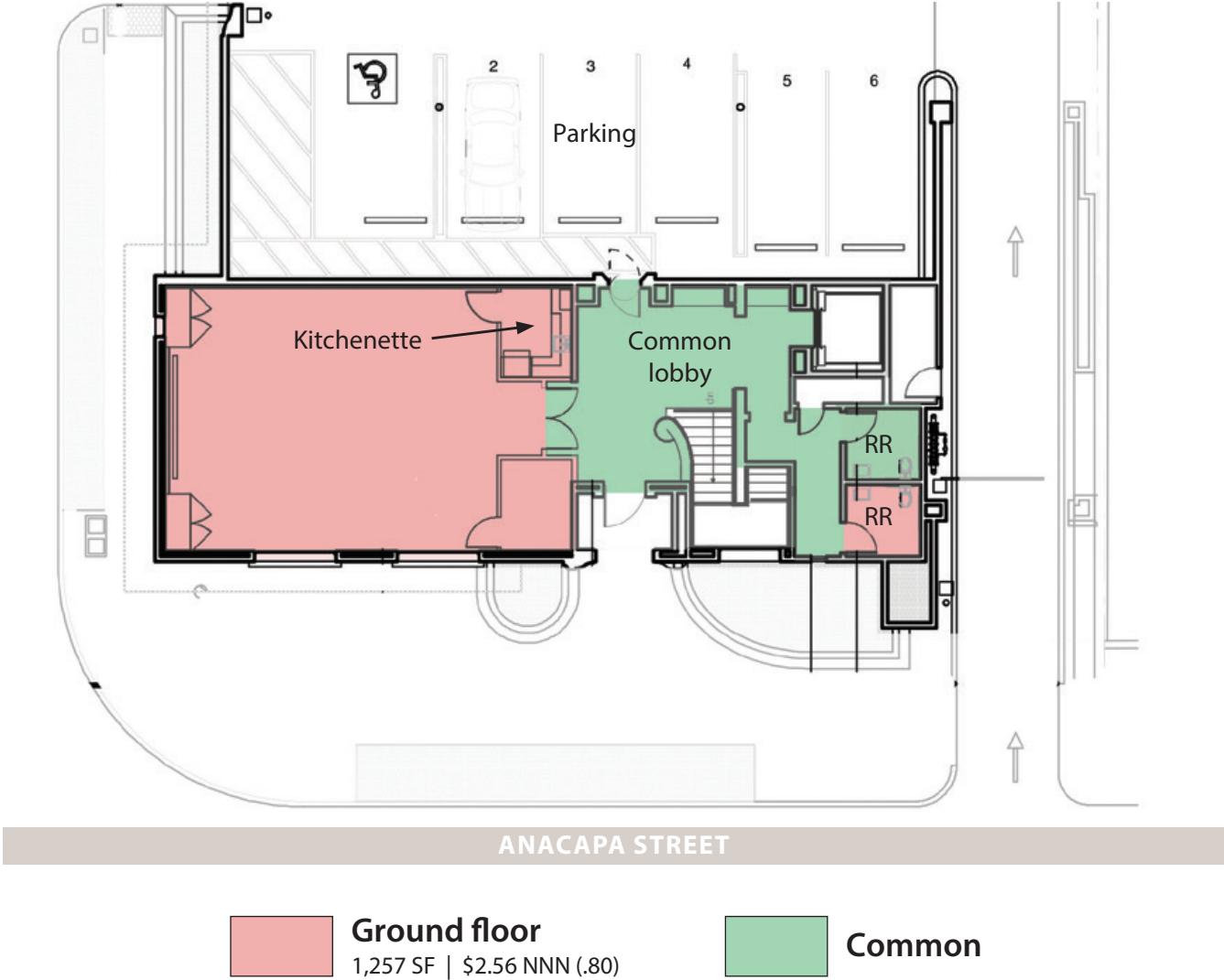
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# GROUND FLOOR PLAN



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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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