

1021 Anacapa St

SANTA BARBARA, CA

Rate reduced to \$1.75 NNN

*for single tenant taking entire
second floor in its current condition*

Potentially **divisible**, call listing agent



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

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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.



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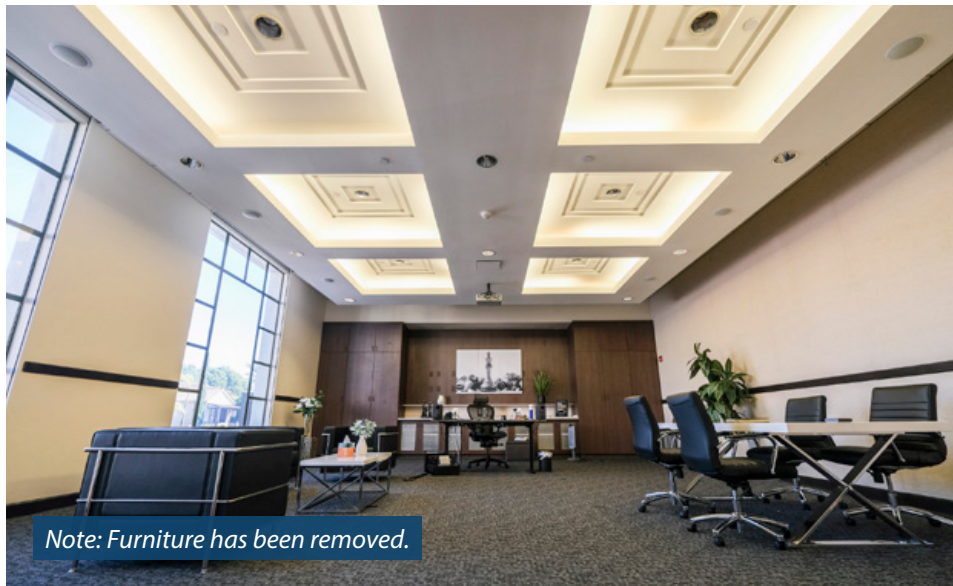
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GROUND FLOOR | 1,257 SF

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 5 for details.

Size	3,000± - 13,920 SF	Term	5-10 years
Floor	Second	Parking	Five reserved spaces, plus adjacent public lot
Rate	\$1.75 NNN for single tenant taking space as-is; \$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)



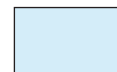
ANACAPA STREET



Second floor (single-tenant)

13,920 SF | \$1.75 NNN (.80)

(as-is; TIA not provided)



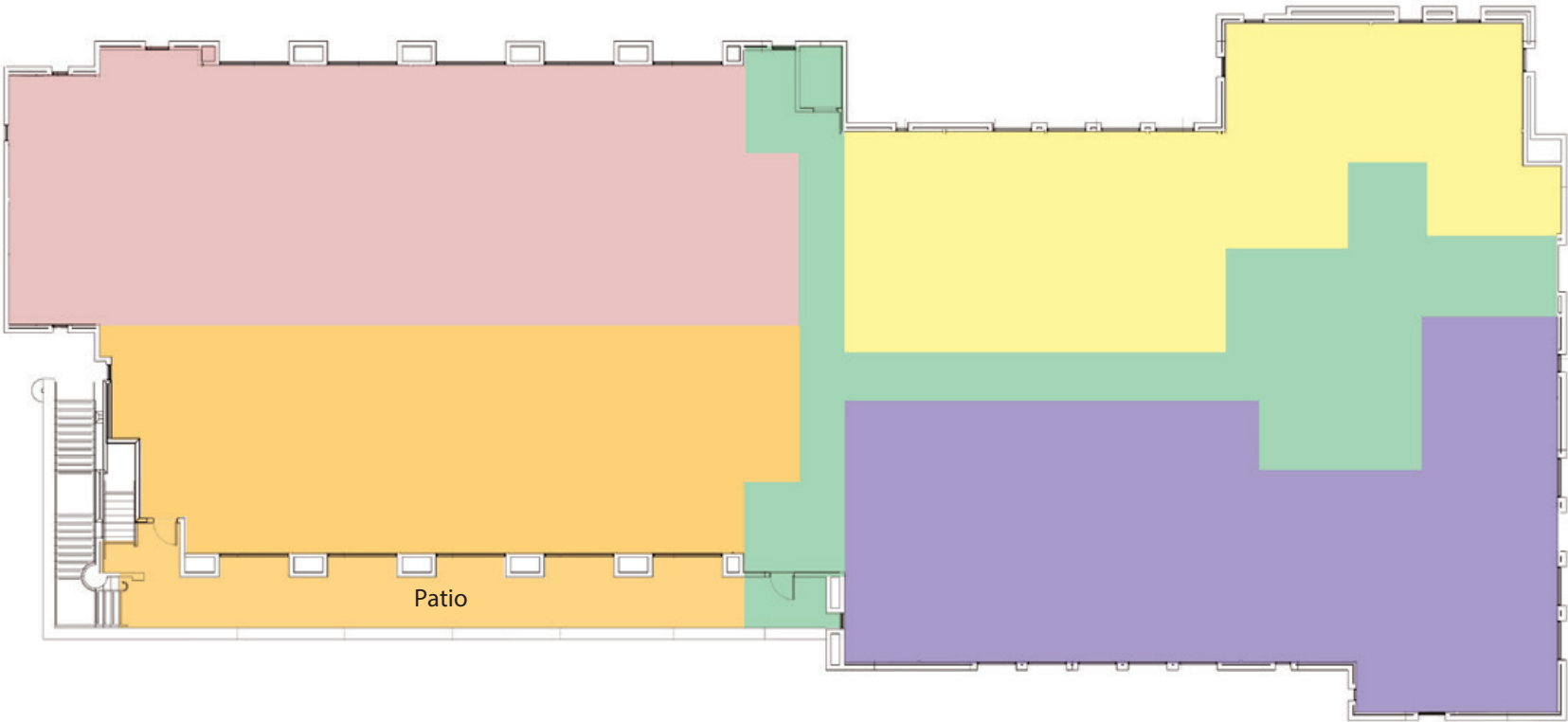
Exclusive Balcony

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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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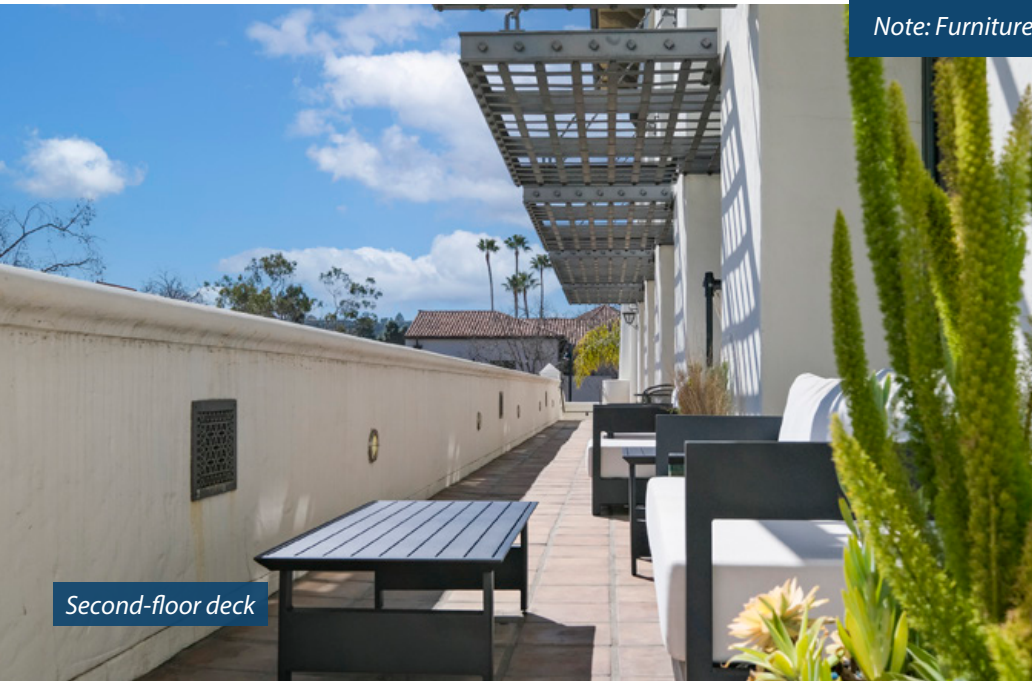
Presentation room



Break room

SECOND FLOOR

Note: Furniture has been removed.



Second-floor deck



Large kitchen

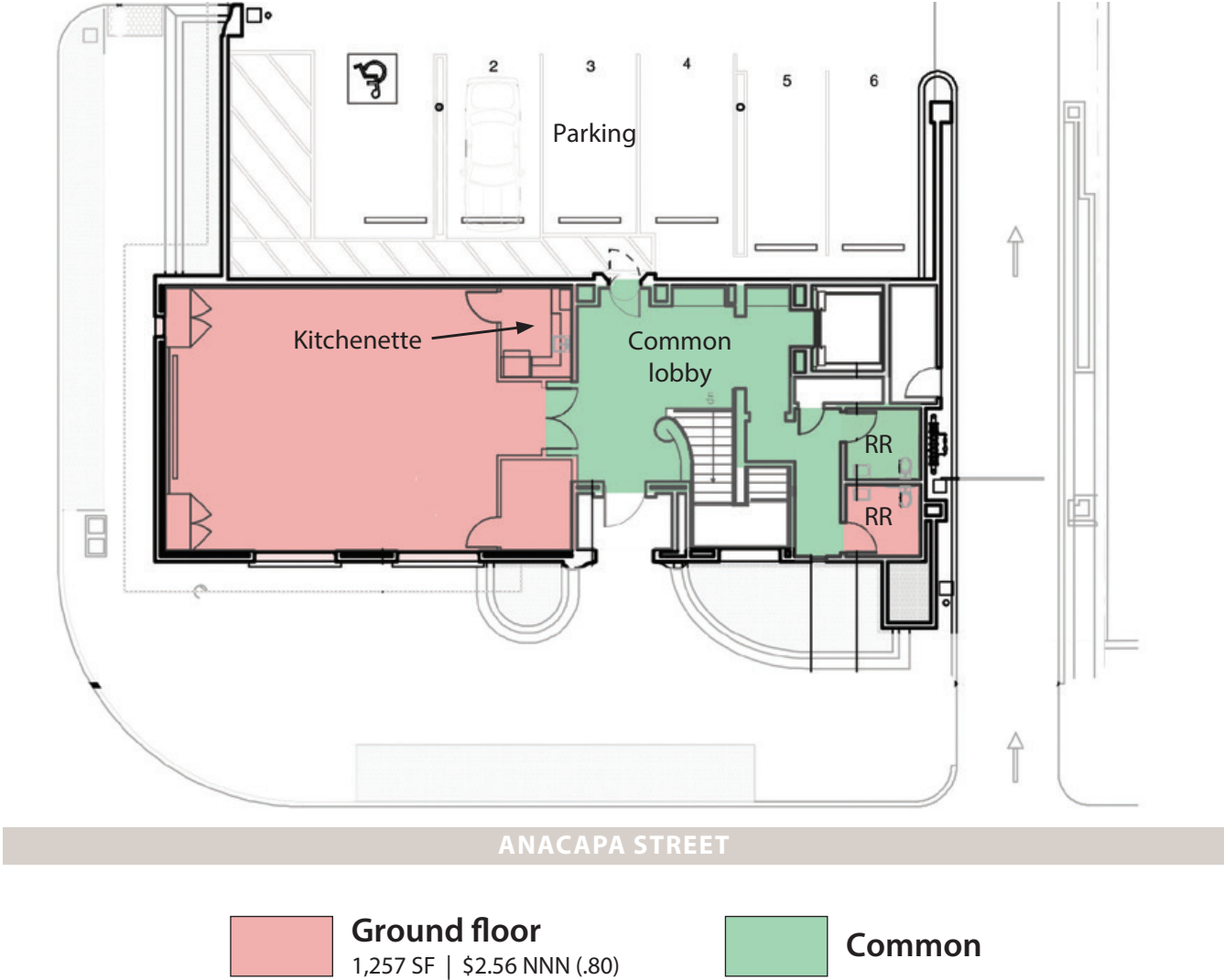
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GROUND FLOOR PLAN



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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



DOWNTOWN'S RETAIL CORE

State Street serves as the geographic, cultural, and business center for the greater South Coast metro area and its 210,000 residents. With several open-air malls and countless entertainment options for visitors, it is the location of choice for national tenants and local staples alike. The area is a busy commercial hub far more cosmopolitan than Santa Barbara's population count would suggest. Business, shopping, arts, dining and leisure all intersect here, with a backdrop of rugged coastal mountains.

PASEO NUEVO

SEPHORA	PRESSED
THE GAP	EUREKA BURGER
VICTORIA'S SECRET	BRUXIE
T-MOBILE	PANDA EXPRESS
PAC SUN	CA PIZZA KITCHEN

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