

111 W Micheltorena St  
SANTA BARBARA, CA



**For Lease** | Downtown Office Space | 3,708 or 3,376 SF

*Experience. Integrity. Trust.*  
*Since 1993*

**Caitlin Hensel**  
**805.898.4374**  
[caitlin@hayescommercial.com](mailto:caitlin@hayescommercial.com)  
lic. 01893341

**Kristopher Roth**  
**805.898.4361**  
[kris@hayescommercial.com](mailto:kris@hayescommercial.com)  
lic. 01482732







## PROPERTY SUMMARY

Abundant windows and patios allow plenty of natural light into these bright and airy spaces overlooking a large courtyard with peaceful water feature.

**Suite 200** offers a large conference room, full kitchen, private remodeled restroom, dual access and private patio. **Suite 300-A** provides a good mix of open work space and private offices, with a large conference room and private patio access. Across the street from local favorite lunch spot Three Pickles Deli and near the Public Market and vibrant Theater District.

**Project Name:** The Alanmar Building

<u>Suite</u>	<u>Size</u>	<u>Floor</u>	<u>Parking</u>
<b>200</b>	3,708 SF	2nd	10 spaces
<b>300-A</b>	3,376 SF	3rd	7 spaces

**Rate:** \$2.35 NNN (.95)

**Utilities:** \$0.40 psf

**Term:** 3-5 years

**Available:** Now

**Zoning:** C-G

**HVAC:** Throughout

**Restrooms:** Yes, common

**Elevator:** Yes

**To Show:** Call listing agent

*Experience. Integrity. Trust.*  
*Since 1993*

**Caitlin Hensel**  
**805.898.4374**  
[caitlin@hayescommercial.com](mailto:caitlin@hayescommercial.com)  
lic. 01893341

**Kristopher Roth**  
**805.898.4361**  
[kris@hayescommercial.com](mailto:kris@hayescommercial.com)  
lic. 01482732







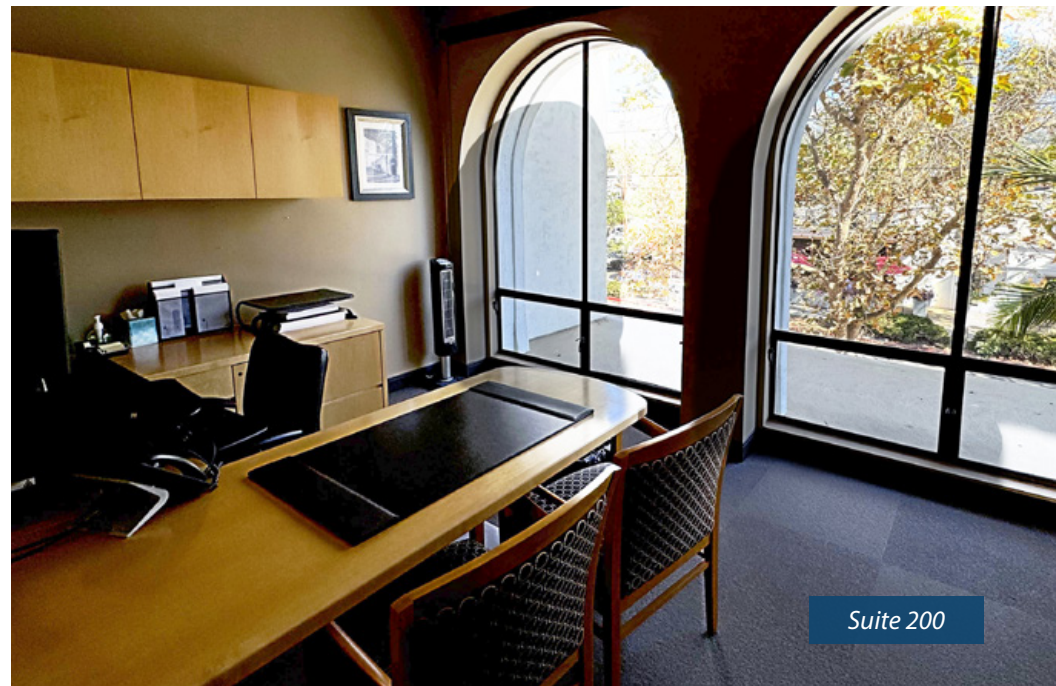
Suite 200



Suite 200



Suite 200



Suite 200

*Experience. Integrity. Trust.*  
Since 1993

**Caitlin Hensel**  
805.898.4374  
[caitlin@hayescommercial.com](mailto:caitlin@hayescommercial.com)  
lic. 01893341

**Kristopher Roth**  
805.898.4361  
[kris@hayescommercial.com](mailto:kris@hayescommercial.com)  
lic. 01482732

 **Hayes**  
COMMERCIAL GROUP

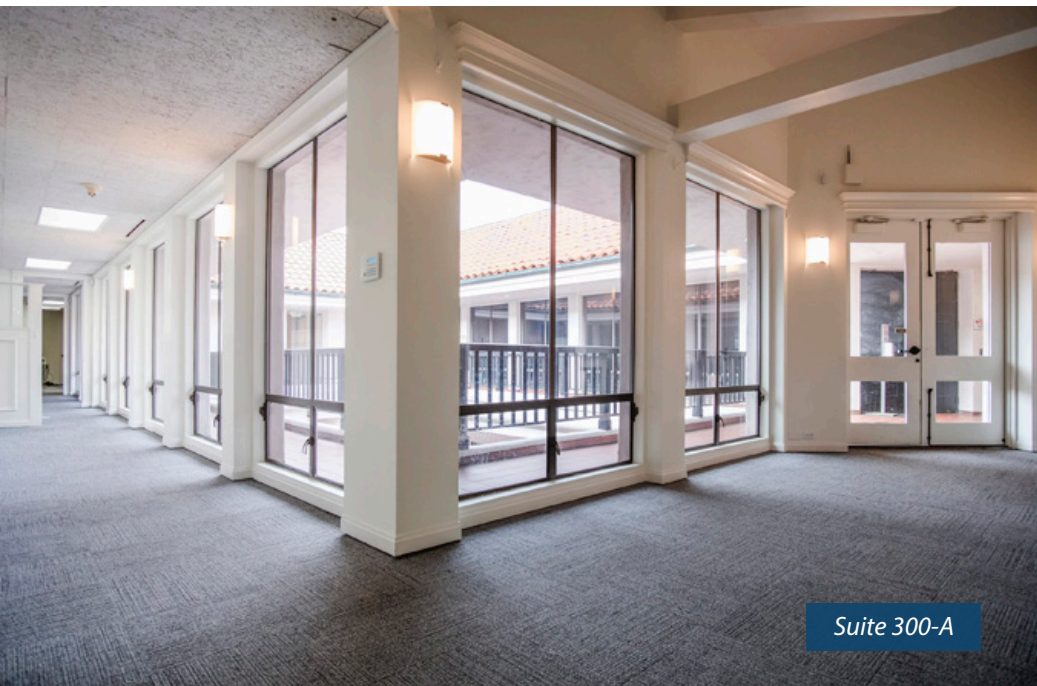




Suite 300-A



Suite 300-A



Suite 300-A



Common courtyard

*Experience. Integrity. Trust.*  
Since 1993

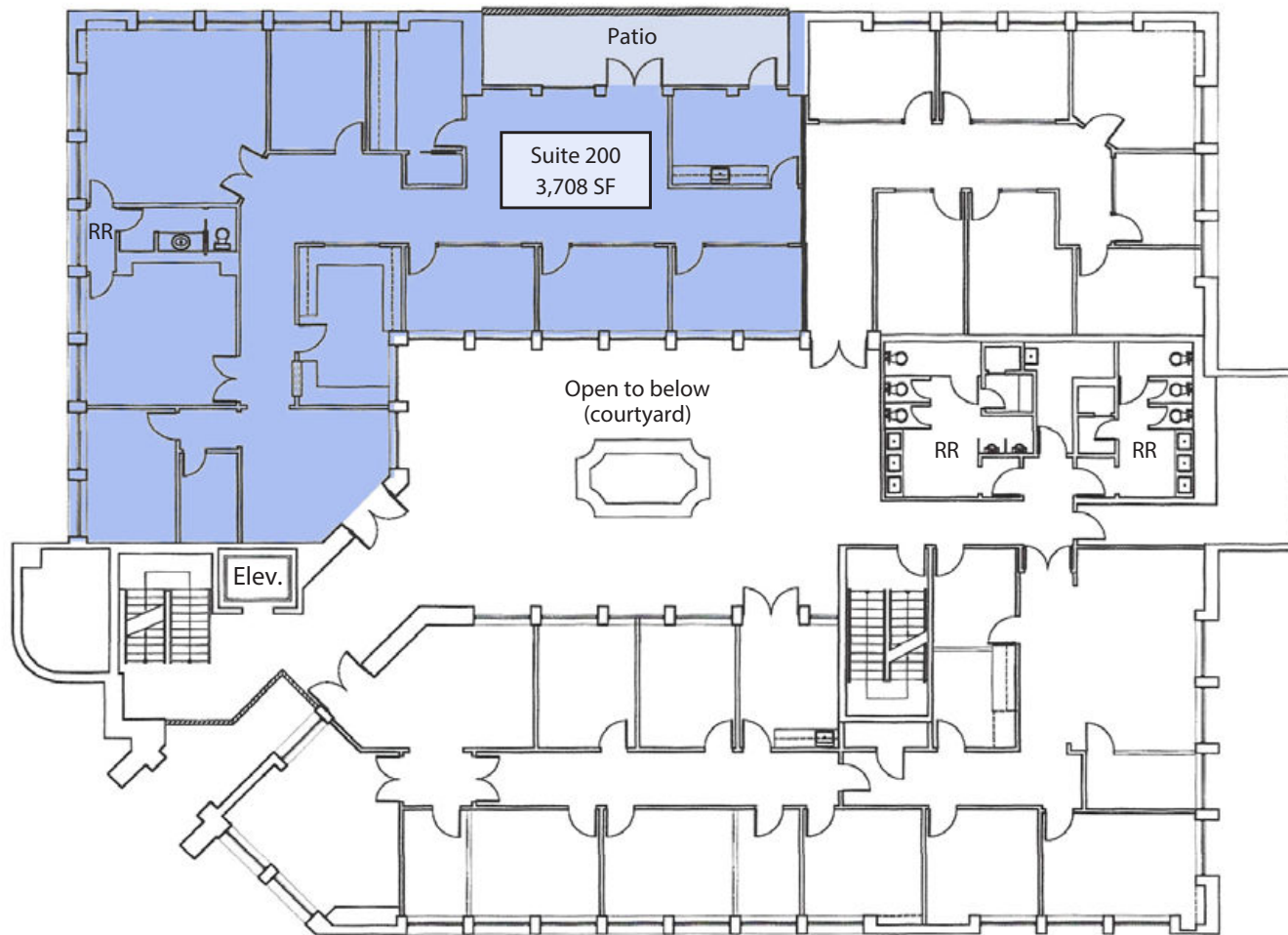
**Caitlin Hensel**  
805.898.4374  
[caitlin@hayescommercial.com](mailto:caitlin@hayescommercial.com)  
lic. 01893341

**Kristopher Roth**  
805.898.4361  
[kris@hayescommercial.com](mailto:kris@hayescommercial.com)  
lic. 01482732

 **Hayes**  
COMMERCIAL GROUP



## SECOND FLOOR PLAN



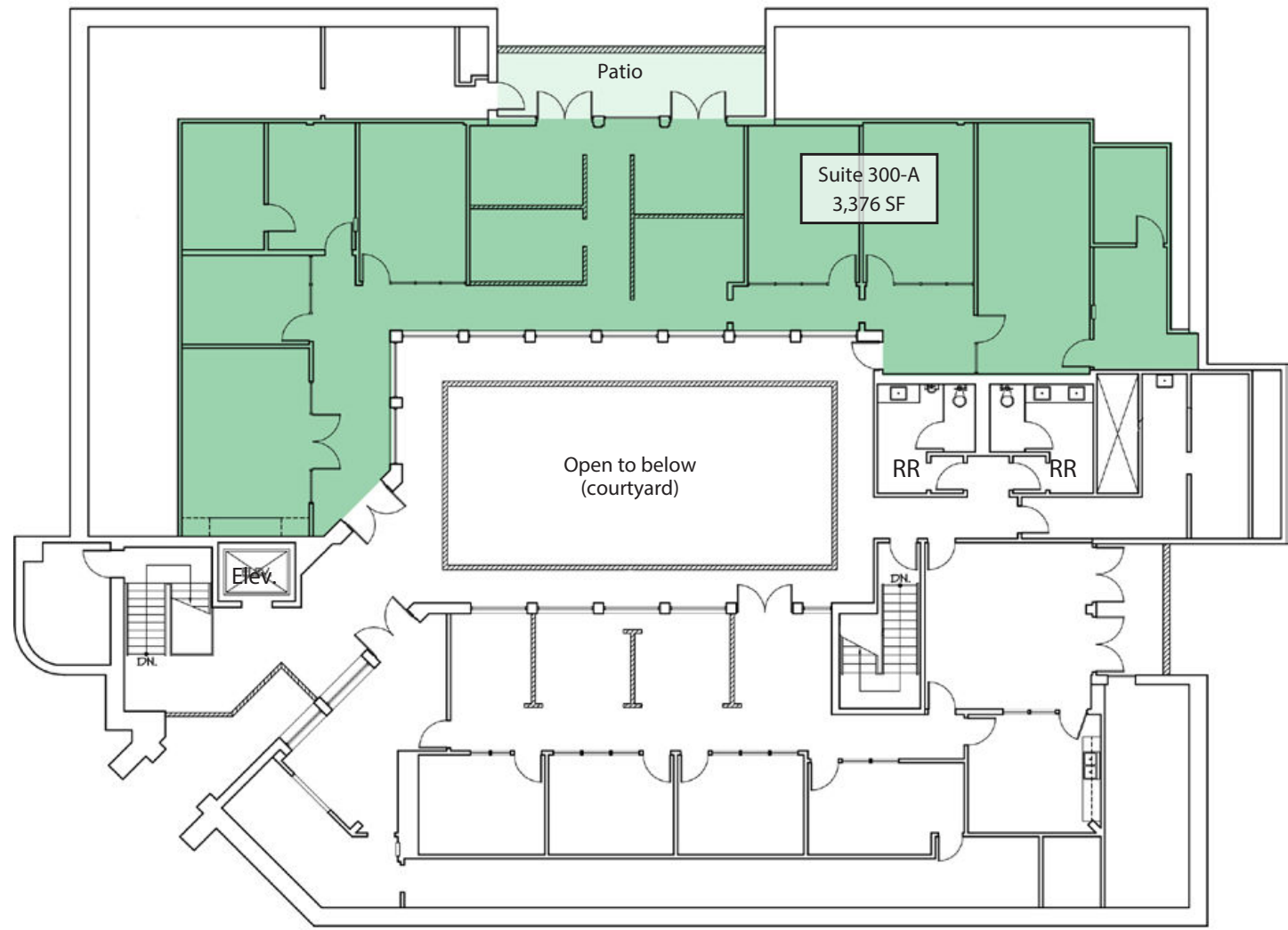
*Experience. Integrity. Trust.*  
*Since 1993*

**Caitlin Hensel**  
**805.898.4374**  
[caitlin@hayescommercial.com](mailto:caitlin@hayescommercial.com)  
lic. 01893341

**Kristopher Roth**  
**805.898.4361**  
[kris@hayescommercial.com](mailto:kris@hayescommercial.com)  
lic. 01482732



THIRD FLOOR PLAN



Experience. Integrity. Trust.  
Since 1993

Caitlin Hensel  
805.898.4374  
caitlin@hayescommercial.com  
lic. 01893341

Kristopher Roth  
805.898.4361  
kris@hayescommercial.com  
lic. 01482732







*Experience. Integrity. Trust.*  
*Since 1993*

**Caitlin Hensel**  
805.898.4374  
[caitlin@hayescommercial.com](mailto:caitlin@hayescommercial.com)  
lic. 01893341

**Kristopher Roth**  
805.898.4361  
[kris@hayescommercial.com](mailto:kris@hayescommercial.com)  
lic. 01482732

