



**FOR LEASE**

**118 E Ortega St, Santa Barbara | Freestanding Creative Office Building | 3,100 SF**

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

**Christos Celmayster**  
**805.898.4388**  
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lic. 01342996



222 E. Carrillo Street, Suite 101, Santa Barbara, California 93101 | HayesCommercial.com

**Property Overview**

This fully renovated and modernized freestanding building offers a balance of private offices, meeting rooms, and collaborative work space with a techy flair. The creative office space is improved with three overhead doors, concrete floors, exposed spiral ducting, a kitchenette, and two restrooms. The overhead doors allow for an open, dynamic work environment, just off of the building’s private, gate-secured parking lot. Truly a rare lease offering not typically found in downtown Santa Barbara.



<b>Size:</b>	3,100 SF
<b>Rate:</b>	\$2.75 NNN (.67)
<b>Term:</b>	3-5 years
<b>Available:</b>	June 1, 2020
<b>Zoning:</b>	M-C
<b>Restrooms:</b>	Two
<b>Kitchenette:</b>	Yes
<b>HVAC:</b>	Throughout
<b>Parking:</b>	6 spaces on site (and room for more)
<b>CSO:</b>	2.5%
<b>To Show:</b>	Call listing agent

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*Photos*



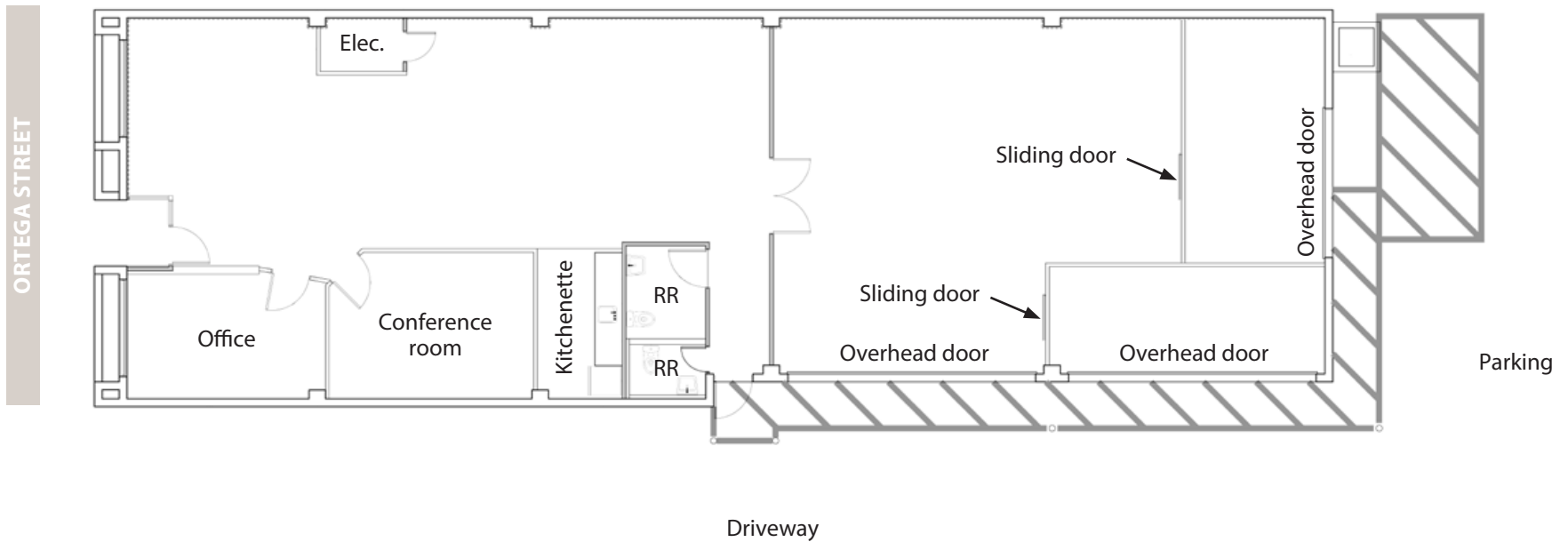
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Floor Plan



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