

120 E De La Guerra St

SANTA BARBARA, CA



For Lease | Three Downtown Office Suites | **264 - 1,399 SF**

Experience. Integrity. Trust.
Since 1993

Dylan Ward
805.898.4392
dylan@hayescommercial.com
lic. 011472452

Greg Bartholomew
805.898.4395
greg@hayescommercial.com
lic. 01131126



PROPERTY SUMMARY

Three well-appointed office suites in a distinctive, high-quality property in the heart of downtown Santa Barbara. The suites offer attractive finishes, abundant natural light from operable windows, excellent signage opportunities, and the rare convenience of on-site parking included at no additional charge.

Ideally positioned just steps from De La Guerra Plaza and State Street, the property offers exceptional walkability to downtown amenities, including the Santa Barbara Post Office, Handlebar Coffee, Alessia Patisserie, Three Pickles, restaurants, shops, and services. This combination of quality office space, dedicated parking, and a highly walkable downtown setting provides an exceptional working environment in one of Santa Barbara's most desirable commercial locations.

Suites 1 and 2 are adjacent ground-floor suites that may be leased together for 1,399 SF.

Space	<u>Ste 1</u>	<u>Ste 2</u>	<u>Ste 3</u>
Size	769 SF	630 SF	264 SF
Monthly Rate (FSG)	\$3,850	\$3,150	\$1,350
Floor	First	First	Second
Available	11/15/26	11/15/26	Now
Parking	2 spaces	1 space	1 space
Kitchenette	In-suite	Common	Common

Term	3-5 years
Zoning	C-2
HVAC	Yes
Showings	CLA



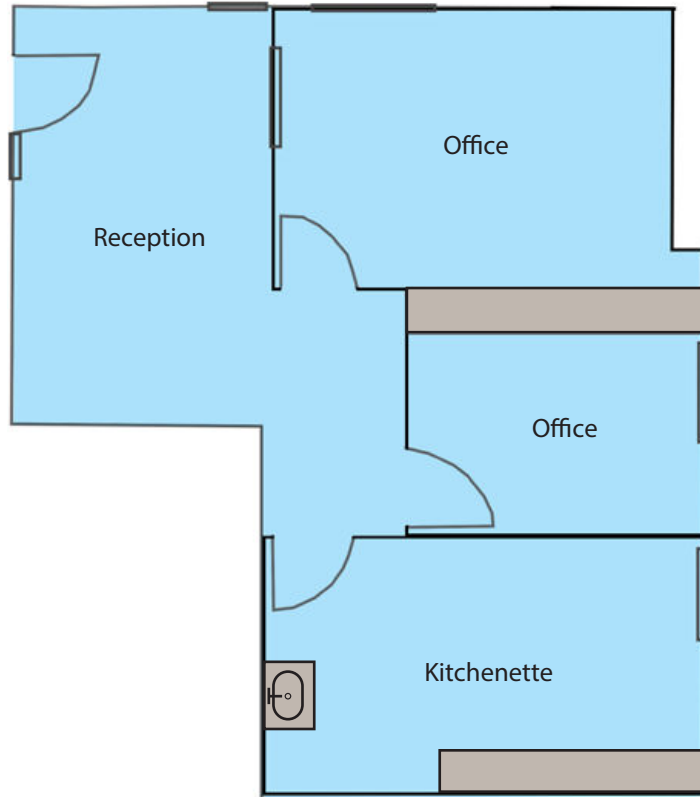
Experience. Integrity. Trust.
Since 1993

Dylan Ward
805.898.4392
dylan@hayescommercial.com
lic. 01472452

Greg Bartholomew
805.898.4395
greg@hayescommercial.com
lic. 01131126



SUITE 1 FLOOR PLAN



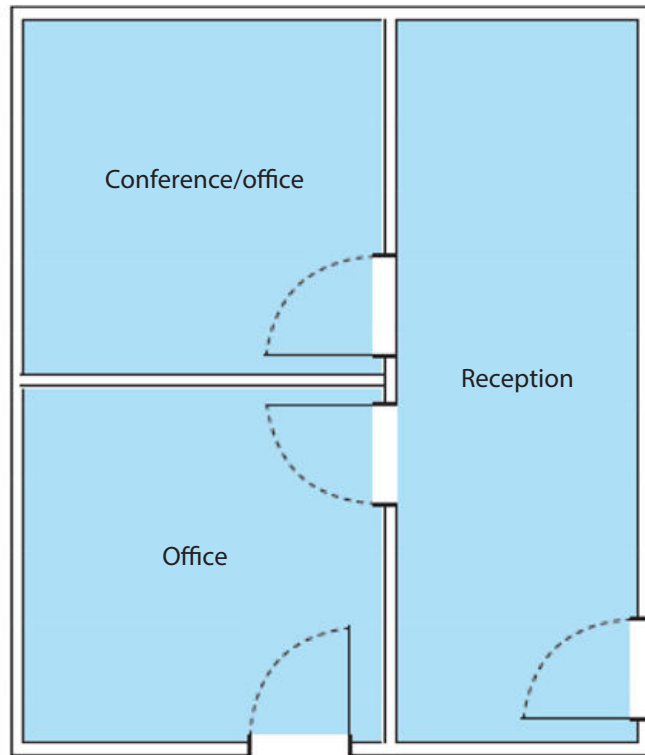
Experience. Integrity. Trust.
Since 1993

Dylan Ward
805.898.4392
dylan@hayescommercial.com
lic. 01472452

Greg Bartholomew
805.898.4395
greg@hayescommercial.com
lic. 01131126

 **Hayes**
COMMERCIAL GROUP

SUITE 2 FLOOR PLAN



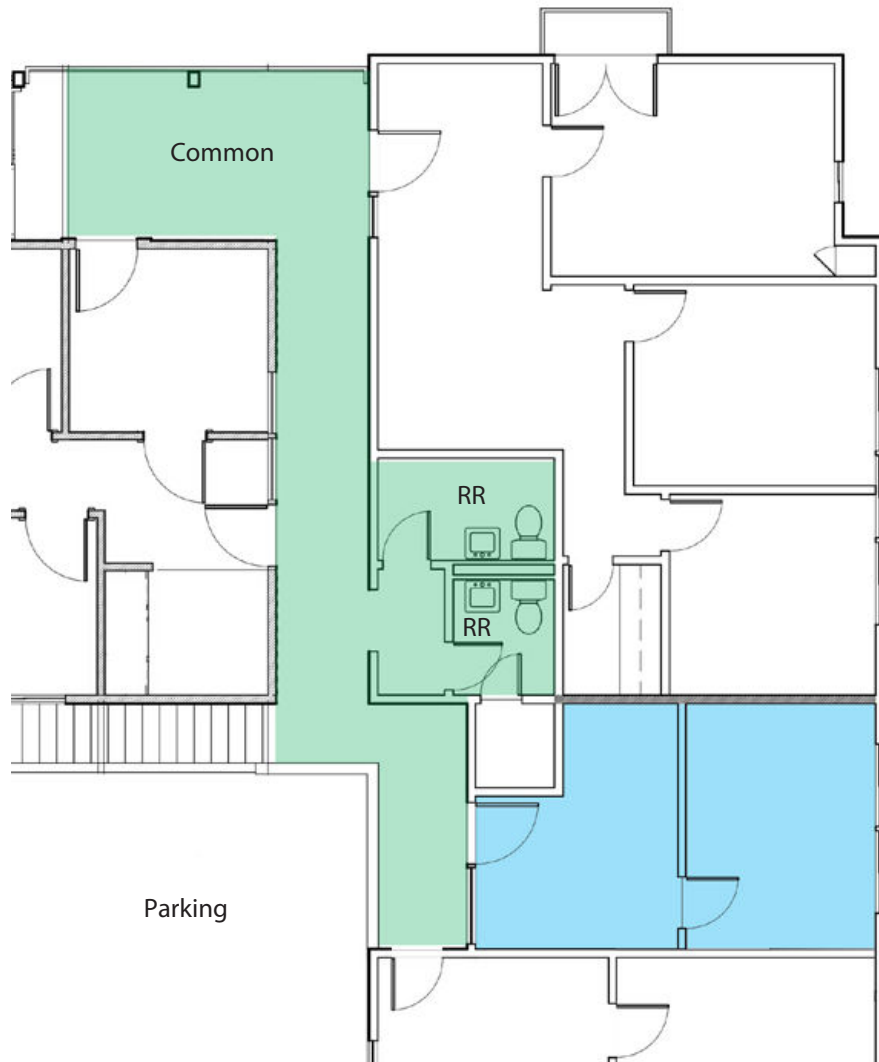
Experience. Integrity. Trust.
Since 1993

Dylan Ward
805.898.4392
dylan@hayescommercial.com
lic. 01472452

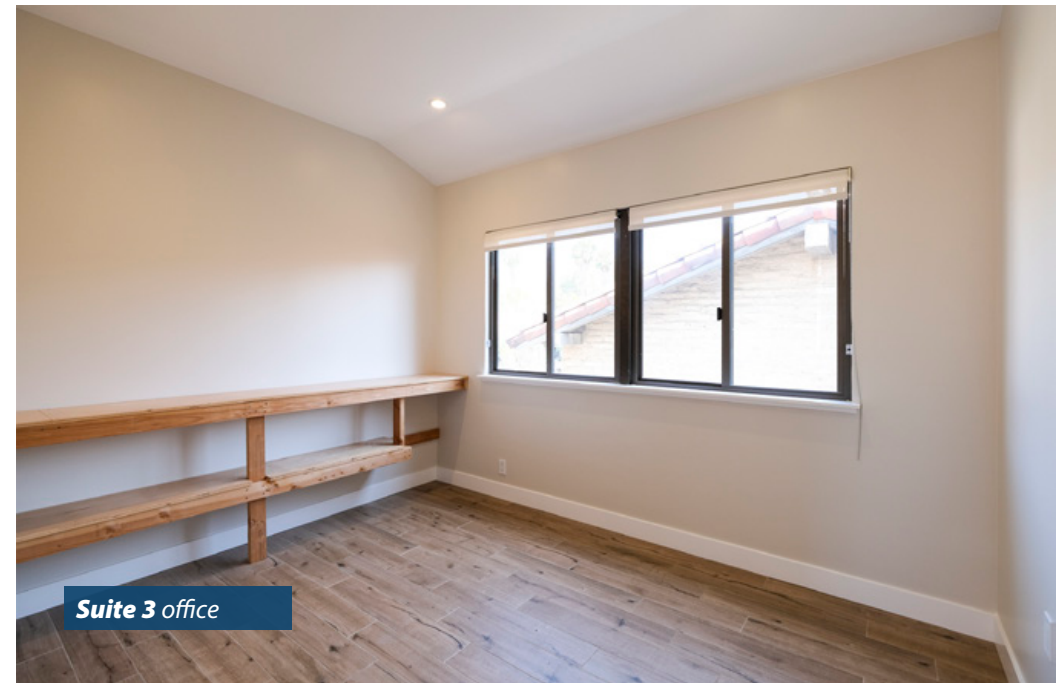
Greg Bartholomew
805.898.4395
greg@hayescommercial.com
lic. 01131126



SUITE 3 FLOOR PLAN



Suite 3 entrance



Suite 3 office

Experience. Integrity. Trust.
Since 1993

Dylan Ward
805.898.4392
dylan@hayescommercial.com
lic. 01472452

Greg Bartholomew
805.898.4395
greg@hayescommercial.com
lic. 01131126



AREA OVERVIEW



- 1 Paloma Cafe
- 2 SB History Museum
- 3 Dargan's
- 4 De La Guerra Plaza
- 5 Mail Box Express
- 6 SB Post Office
- 7 Rudy's Mexican
- 8 Alessia's Patisserie
- 9 Handlebar Coffee
- 10 Three Pickles

Experience. Integrity. Trust.
Since 1993

Dylan Ward
805.898.4392
dylan@hayescommercial.com
lic. 01472452

Greg Bartholomew
805.898.4395
greg@hayescommercial.com
lic. 01131126

