



**FOR LEASE**

**123 Santa Barbara St, Santa Barbara, CA | Funk Zone Office/Industrial | 4,988± SF**

*Experience. Integrity. Trust.  
Since 1993*

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

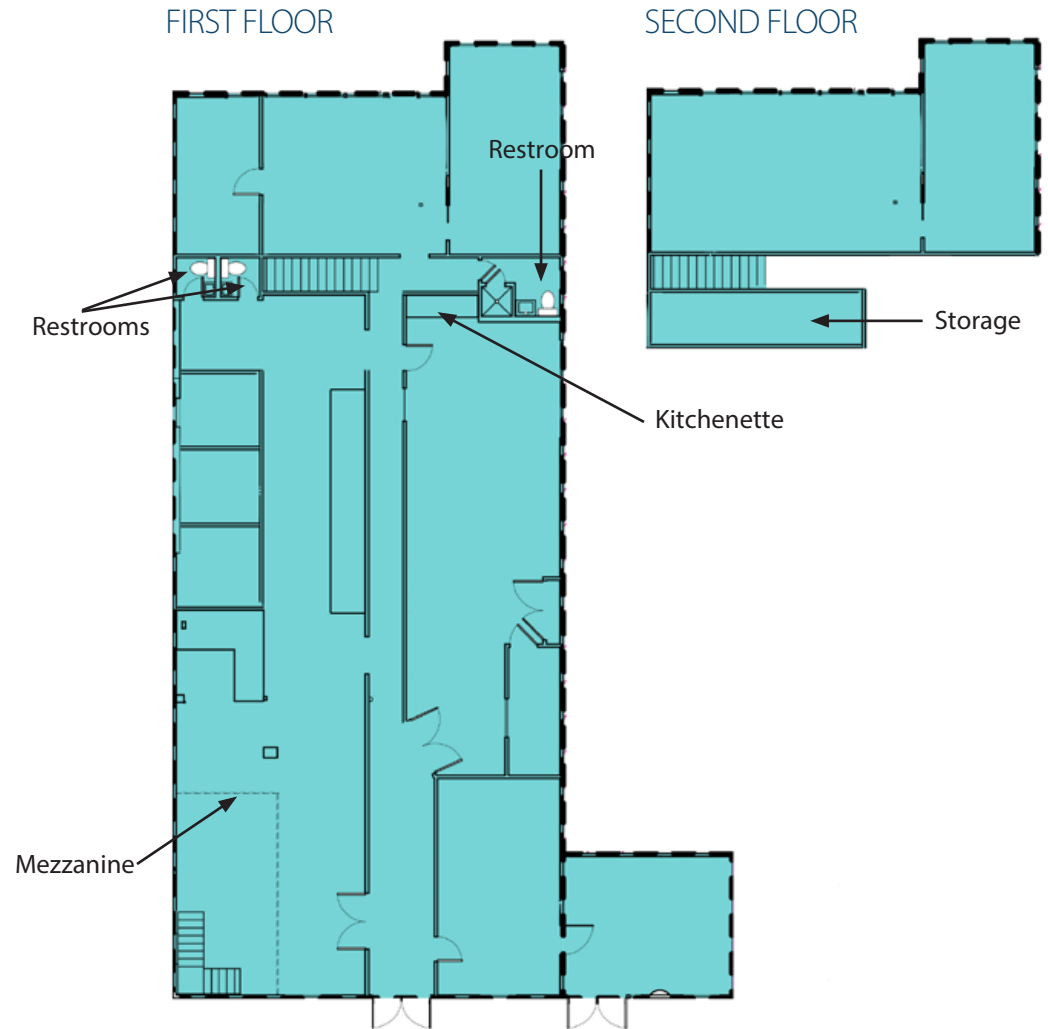
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**Property Overview**

Functional office and industrial space in the heart of the Funk Zone. The space features multiple workshop areas, private offices, a kitchenette, and abundant on-site parking. Central to the many amenities of this vibrant neighborhood including restaurants, coffee shops, art galleries and tasting rooms.

<b>Size:</b>	First floor	4,248 SF
	Second floor	740 SF
	Total	4,988 SF
	<i>(Plus bonus 1,158 SF storage space)</i>	
<b>Rate:</b>	\$2.15 MGR	
<b>Utilities:</b>	Tenant	
<b>Available:</b>	2/1/19	
<b>Term:</b>	1-3 years	
<b>Power:</b>	Single phase and 3-phase	
<b>Zoning:</b>	OC-SD-3	
<b>Parking:</b>	14 spaces on site	
<b>Restrooms:</b>	Three, private	
<b>Kitchenette:</b>	Yes	
<b>To Show:</b>	Call listing agent	



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# The Funk Zone

- |                       |                             |   |                       |
|-----------------------|-----------------------------|---|-----------------------|
| 1 Stearns Wharf       | • Municipal                 | • The Lucky Penny                                     | 14 Loquita Restaurant |
| 2 Fishouse            | • Corks & Crown             | • Area 5.1  | 15 Test Pilot         |
| 3 BlueWater Grill     | • DV8 Cellars               | • Riverbench  | 16 Oreana Winery      |
| 4 The Waterline       | • Channel Islands Surf Shop | • Helena Bakery                                       | 17 Train station      |
| • Topa Topa           | 6 Michael Kate Interiors    | • Les Marchands                                       | 18 • SB Winery        |
| • Lama Dog Tap Room   | 7 Harbor                    | 11 MOXI — The Wolf Museum of Exploration & Innovation | • Lafond Winery       |
| • The Nook Restaurant | 8 Hotel Californian         | 12 Impact Hub   | 19 • Tyger Tyger      |
| • Fox Wines           | 9 Sonos                     | 13 • Pali Wines                                       | • Dart Coffee         |
| • The Guided Table    | 10 • Figueroa Mountain      | • The Valley Project Winery                           | • Monkeyshine         |
| 5 • Brass Bear        | • The Lark                  |   |                       |

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