

BUILD-TO-SUIT, TURNKEY OPPORTUNITY!

Shell space can be customized for new tenant



FOR LEASE

200 E Carrillo St, Ste 300, Santa Barbara | Business District Office Suite | 4,835 SF

Experience. Integrity. Trust.
Since 1993

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

Property Overview

Located in the heart of Santa Barbara’s business district in the landmark Freitas building, this spacious Class A office suite is in shell condition and may be built to suit a new tenant (see next page for conceptual floor plan). The space offers high ceilings, views of downtown, and attended parking. Close to downtown restaurants, shopping, government buildings, and countless amenities.



Property Name:	The Freitas Building
Space:	Ste 300
Size:	4,835 SF
Floor:	Third
Rate:*	\$2.25 NNN
Est. NNN:	\$0.80
Est. Utilities:	\$0.30
Parking:	9 spaces
Restroom:	Common set per floor
Term:	5 years preferred
Other Tenants:	<ul style="list-style-type: none"> • Price, Postel & Parma • Investec • Pacifica Real Estate • Demboski & Chapman Financial • Damitz Brooks Nightingale CPAs
To Show:	Call listing agent

**Leases in the building are Full Service Gross, inclusive of NNNs and utilities.*

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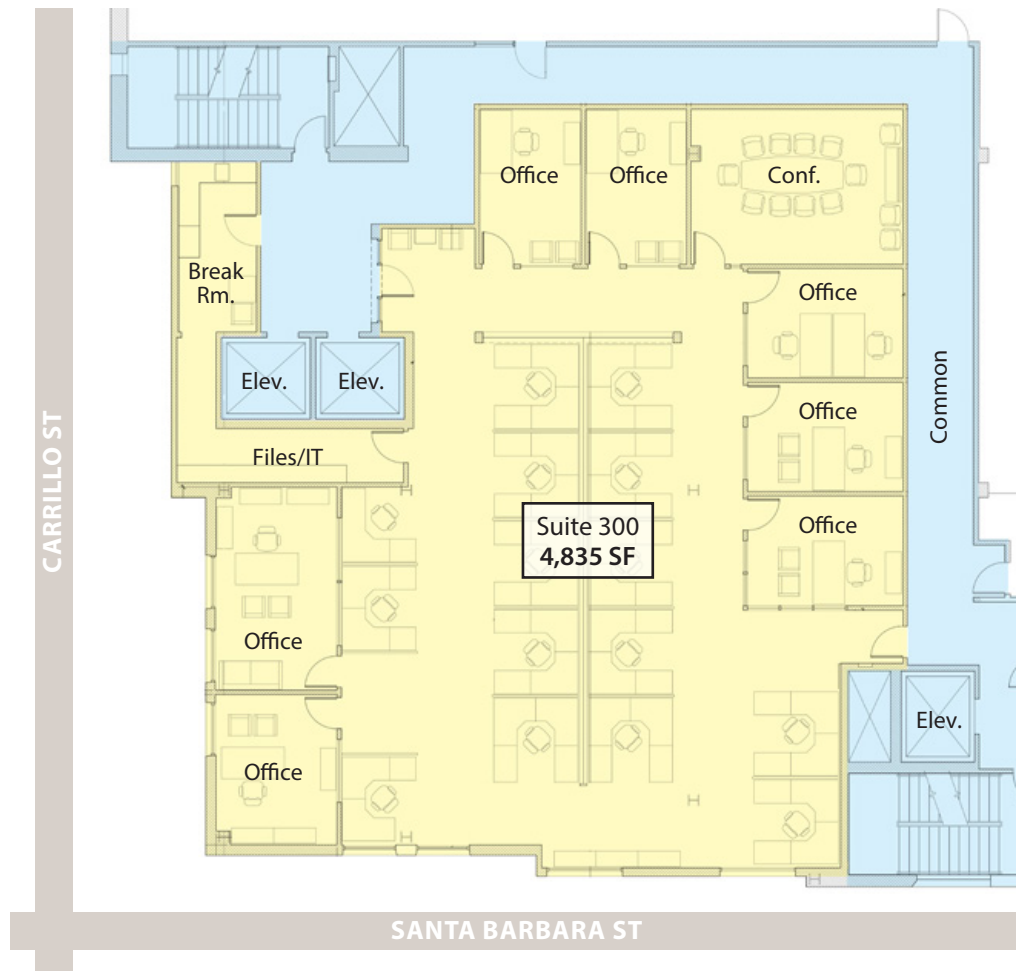
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Conceptual Floor Plan



This conceptual floor plan represents one possibility for a Suite 300 buildout. The space has recently been taken to shell condition and the landlord is open to build-to-suit, turnkey solutions for a new tenant.

Cubicles at the center of the plan in the open work area are for illustration only and are assumed to be furniture.

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