

# 223 E De La Guerra St

SANTA BARBARA, CA



**For Lease** | Downtown Office with Abundant Outdoor Space | **1,790 - 11,005 SF**

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

**Greg Bartholomew**  
805.898.4395  
[greg@hayescommercial.com](mailto:greg@hayescommercial.com)  
lic. 01131126

**Francois DeJohn**  
805.898.4365  
[fran@hayescommercial.com](mailto:fran@hayescommercial.com)  
lic. 01144570





## PROPERTY SUMMARY

Unique office building in a lush, well-maintained setting with large outdoor courtyard and plentiful natural light in the heart of downtown Santa Barbara. Easy, abundant parking and a variety of space across different wings offer potential for creating a high-quality corporate headquarters. Offering also features fiber optic connection and full kitchen. Near State Street and its countless amenities, and less than a mile from the Funk Zone and beach.

<b>Options:</b>	Unit A	5,651 SF
	Unit B	2,807 SF
	Unit C	1,790 SF
	Unit D	757 SF (storage)
	Total	11,005 SF

*(Units A, B, and C are available separately or together.)*

<b>Rate:</b>	\$2.65 NNN (1.00)
<b>Available:</b>	1/1/26
<b>Term:</b>	5-10 years
<b>Floors:</b>	Two
<b>Restrooms:</b>	Two sets, shower in Unit A
<b>Kitchen:</b>	Yes, in Unit A
<b>Zoning:</b>	C-2
<b>Parking:</b>	20 spaces
<b>HVAC:</b>	Yes
<b>Showings:</b>	CLA



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

**Greg Bartholomew**  
805.898.4395  
[greg@hayescommercial.com](mailto:greg@hayescommercial.com)  
lic. 01131126

**Francois DeJohn**  
805.898.4365  
[fran@hayescommercial.com](mailto:fran@hayescommercial.com)  
lic. 01144570







UNIT D

UNIT C

UNIT B

UNIT A

De La Guerra Street

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

**Greg Bartholomew**  
805.898.4395  
[greg@hayescommercial.com](mailto:greg@hayescommercial.com)  
lic. 01131126

**Francois DeJohn**  
805.898.4365  
[fran@hayescommercial.com](mailto:fran@hayescommercial.com)  
lic. 01144570

 **Hayes**  
COMMERCIAL GROUP





*Experience. Integrity. Trust.*  
Since 1993

**Greg Bartholomew**  
805.898.4395  
[greg@hayescommercial.com](mailto:greg@hayescommercial.com)  
lic. 01131126

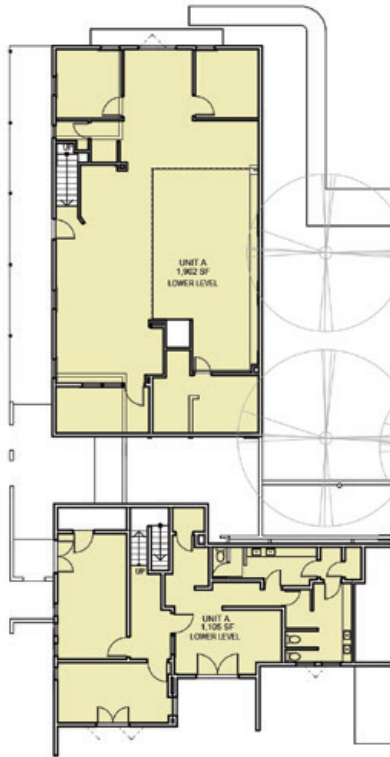
**Francois DeJohn**  
805.898.4365  
[fran@hayescommercial.com](mailto:fran@hayescommercial.com)  
lic. 01144570

 **Hayes**  
COMMERCIAL GROUP

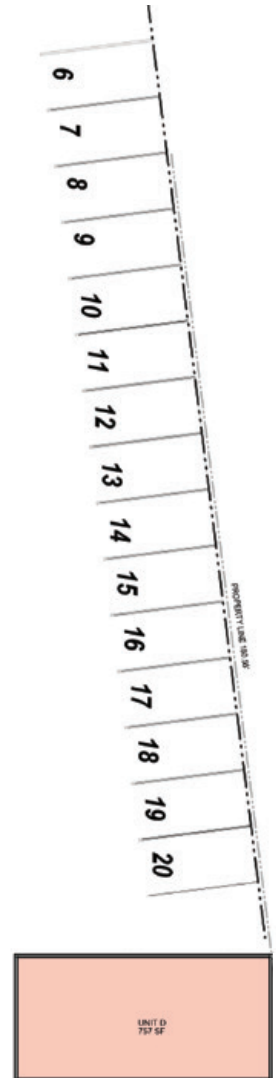





# FLOOR PLAN

## LOWER LEVEL



## GROUND FLOOR



	Common (for Units B & C)		Unit A 5,651 SF		Unit B 2,807 SF		Unit C 1,790 SF		Unit D 757 SF (storage)
---	-----------------------------	---	--------------------	--	--------------------	---	--------------------	---	----------------------------

NOTE: UNITS CAN BE COMBINED — CALL LISTING AGENT FOR DETAILS

Experience. Integrity. Trust.  
Since 1993

**Greg Bartholomew**  
805.898.4395  
[greg@hayescommercial.com](mailto:greg@hayescommercial.com)  
lic. 01131126

**Francois DeJohn**  
805.898.4365  
[fran@hayescommercial.com](mailto:fran@hayescommercial.com)  
lic. 01144570







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

**Greg Bartholomew**  
805.898.4395  
[greg@hayescommercial.com](mailto:greg@hayescommercial.com)  
lic. 01131126

**Francois DeJoh**  
805.898.4365  
[fran@hayescommercial.com](mailto:fran@hayescommercial.com)  
lic. 01144570

