

RATE REDUCED

230 W Pueblo St  
SANTA BARBARA, CA



**For Lease** | Entire Medical/Office Building Near Cottage Hospital | **1,474 - 3,854 SF**

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

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## PROPERTY SUMMARY

Located less than a block from Cottage Hospital, this rarely available and recently re-finished professional medical building is available for lease. The first floor features four exam rooms (with plumbing), two offices, reception area, staff area, file room, and two restrooms. The second floor offers five exam rooms, kitchenette, reception, storage, and two restrooms.

|                   |  |          |
|-------------------|--|----------|
| <b>Size:</b>      | 1st floor  | 1,474 SF |
|                   | 2nd floor  | 2,380 SF |
|                   | Total  | 3,854 SF |
| <b>Rate:</b>      | \$3.66 MGR   |          |
| <b>Available:</b> | Immediately  |          |
| <b>Floor:</b>     | First and second   |          |
| <b>Restrooms:</b> | Two on each floor  |          |
| <b>Parking:</b>   | 4/1,000 SF shared lot, plus up to 3 covered reserved space |          |
| <b>HVAC:</b>      | Yes  |          |
| <b>CSO%:</b>      | 2.5%   |          |
| <b>To Show:</b>   | Call listing agents  |          |



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## FIRST FLOOR



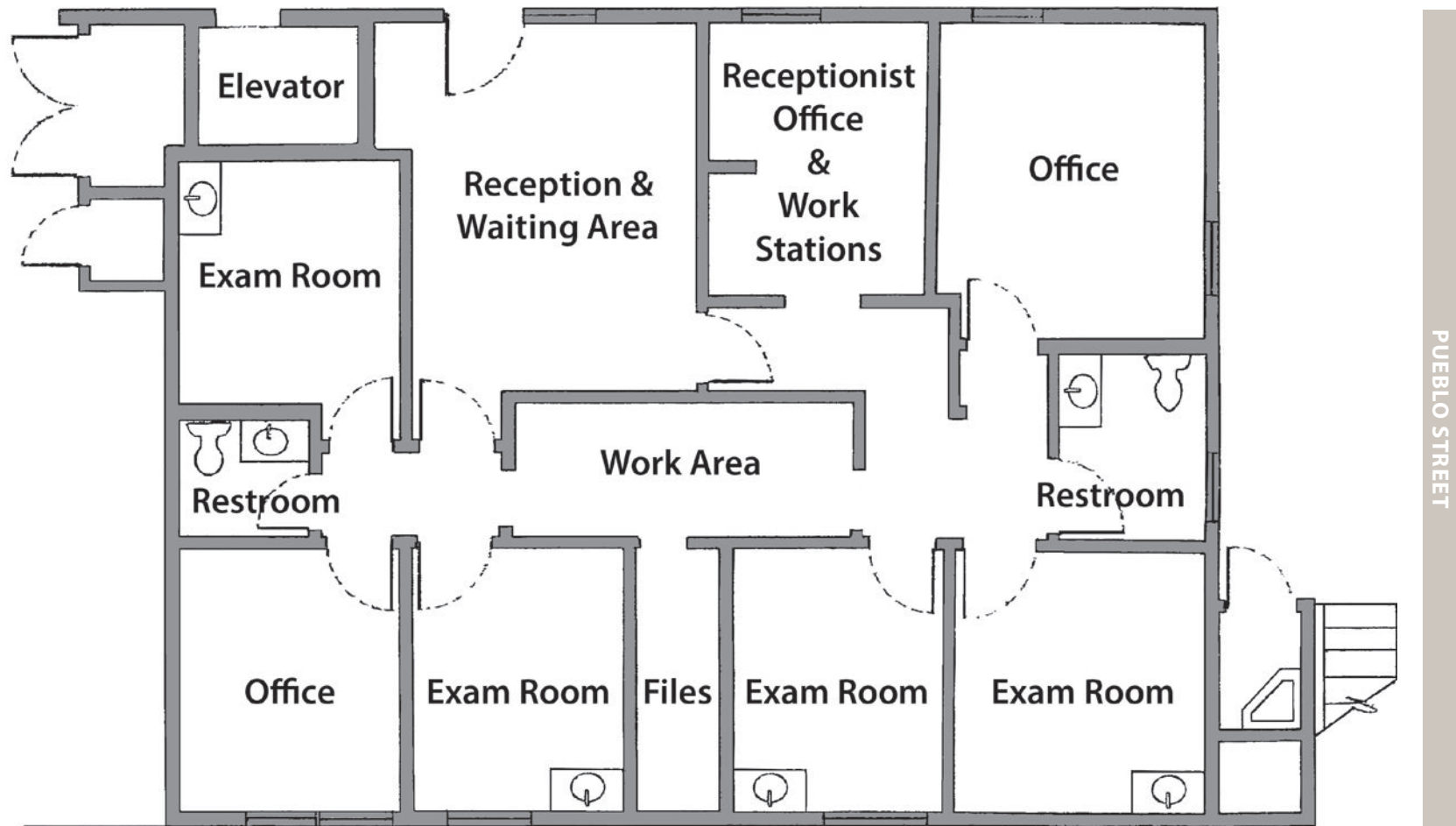
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## FIRST FLOOR PLAN



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SECOND FLOOR



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# SECOND FLOOR PLAN



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## AREA OVERVIEW



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