



FOR SUBLEASE

30 S La Patera Ln, Unit 8, Goleta | Office/R&D Space with Clean Room | Approx. 5,067 SF

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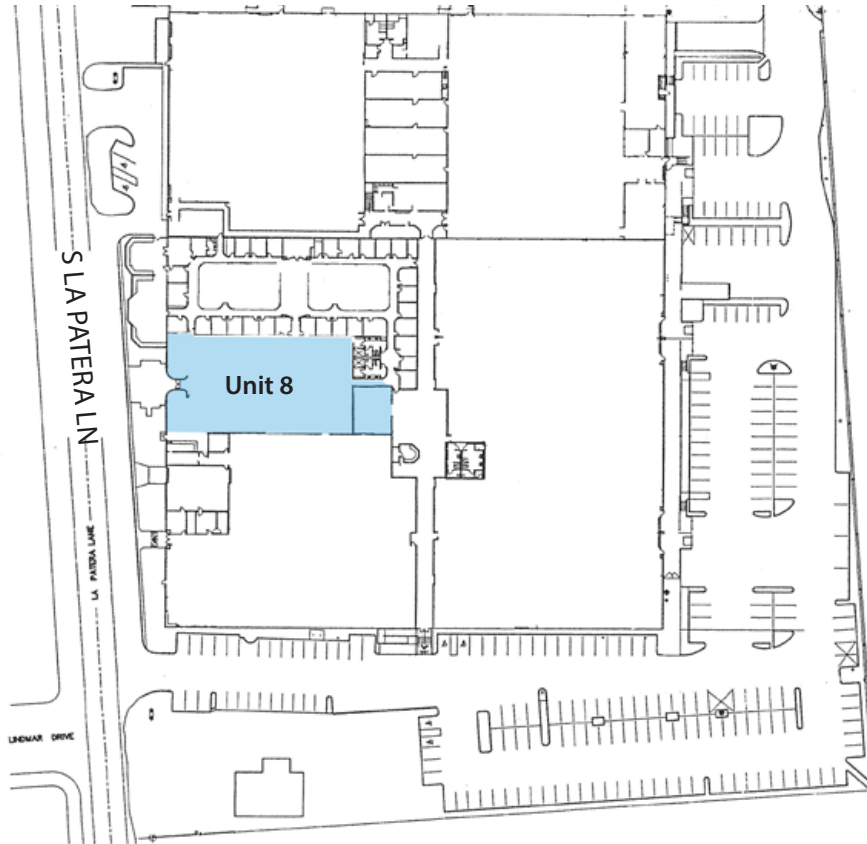
Dylan Ward
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222 E. Carrillo Street, Unit 101, Santa Barbara, California 93101 | HayesCommercial.com

Property Overview

Light & bright turnkey office space with expansive 27'-high ceilings. Nicely improved space with great natural light and potential to easily convert to R&D use. Available partially furnished. Dock loading access may be available, as well as an additional 1,500 SF of clean room space, ranging from Class 1,000 to Class 100.



Unit:	8
Size:	Approx. 5,067 SF
Rate:	\$1.55 NNN (.30)
Available:	Now
Term:	Through 7/30/22; longer term available (CLA)
Clean Room:	Additional 1,500 SF of clean room area may be available, ranging from Class 1,000 to Class 100
Parking:	1.7 / 1,000 SF
Sprinklers:	Yes
Restrooms:	One set, common
Zoning:	M-RP
Furniture:	Available furnished
Tenants:	Northrop Grumman, Aqua Flo, Zad Fashion Inc.
To Show:	Call listing agent

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Interior Photos

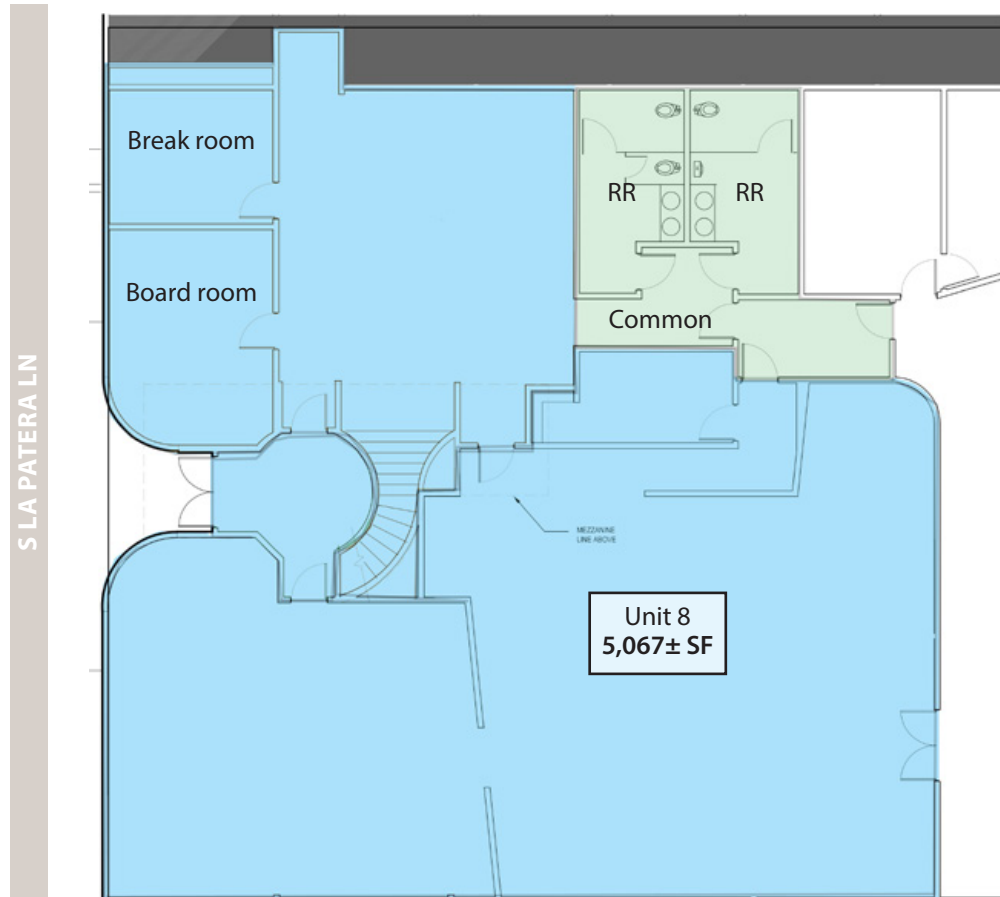


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Floor Plan



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