

**RATE REDUCED**  
CLEAN ROOM AVAILABLE



**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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*Since 1993*

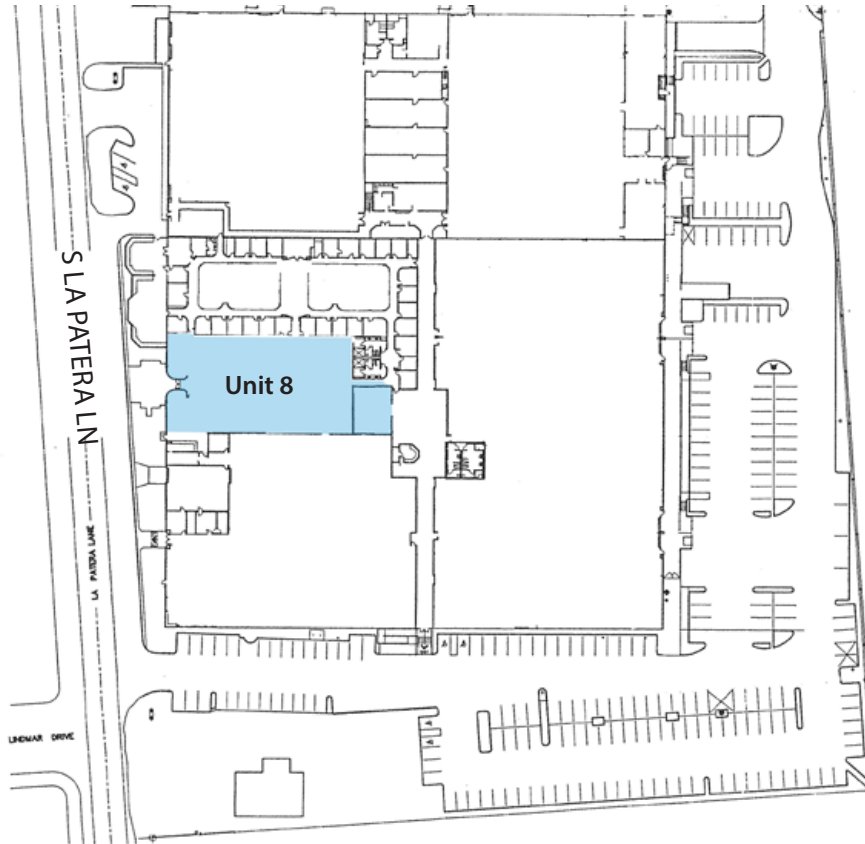
**Dylan Ward**  
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222 E. Carrillo Street, Unit 101, Santa Barbara, California 93101 | HayesCommercial.com

**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 clean room space ranging from Class 1,000 to Class 100.



<b>Unit:</b>	8
<b>Size:</b>	Approx. 5,067 SF
<b>Rate:</b>	Office — \$1.50 MGR Clean room — Negotiable
<b>Available:</b>	Now
<b>Term:</b>	Through 7/30/22; longer term available (CLA)
<b>Clean Room:</b>	Additional clean room area may be available, ranging from Class 1,000 to Class 100
<b>Parking:</b>	1.7 / 1,000 SF
<b>Sprinklers:</b>	Yes
<b>Restrooms:</b>	One set, common
<b>Zoning:</b>	M-RP
<b>Furniture:</b>	Available furnished
<b>Tenants:</b>	Northrop Grumman, Aqua Flo, Zad Fashion Inc.
<b>To Show:</b>	Call listing agent

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*Interior Photos*



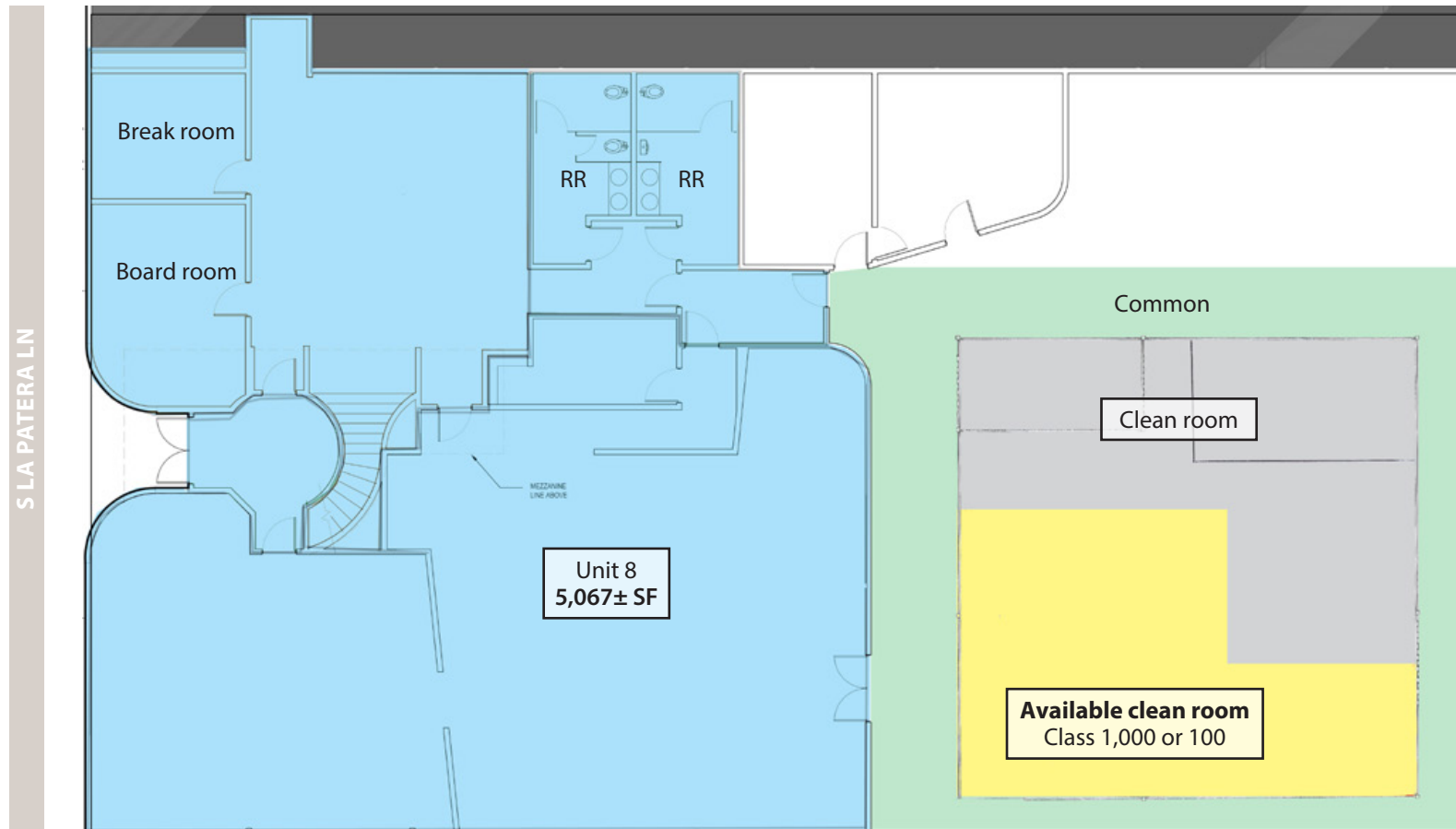
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**Floor Plan**



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