

33 S La Patera Ln  
GOLETA, CA

Most affordable office space in Goleta

**RATE REDUCED**

**For Lease** | Freestanding Office/R&D Building in Tech Corridor | **21,000± SF**

*Experience. Integrity. Trust.*  
Since 1993

**Caitlin Hensel**  
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## PROPERTY SUMMARY

Freestanding, three-story office/R&D building available for lease in the heart of Goleta's tech corridor near the airport, UCSB, and future Goleta Transit Center (under construction). Layout offers many private offices, conference rooms, open bullpen areas, as well as lab area on the first floor. Situated on a large lot with generous parking and spacious grass area.

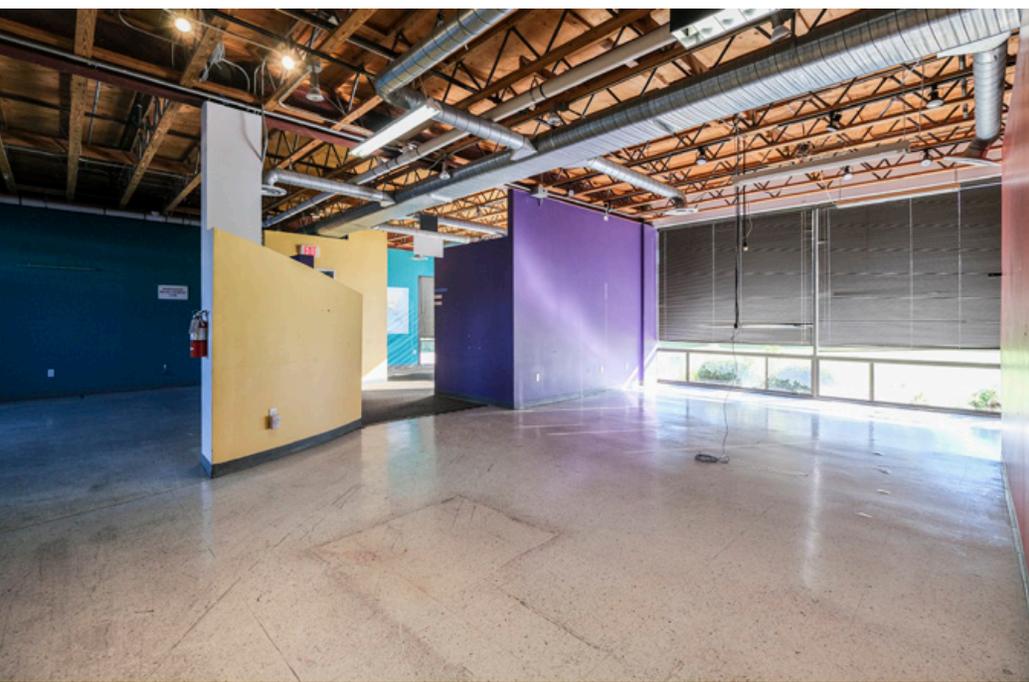
<b>Size:</b>	21,000± SF
<b>Rate:</b>	\$0.65 MGR (plus utilities)
<b>Term:</b>	1-3 years
<b>Parking:</b>	Ample on-site
<b>Restrooms:</b>	Yes, multiple
<b>Kitchenette:</b>	Yes
<b>HVAC:</b>	Yes, throughout
<b>To Show:</b>	CLA

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# AREA OVERVIEW



DRIVING DISTANCE TO...	
Goleta commuter Amtrak	350 ft
101 Freeway Access	1.2 mi
Santa Barbara Airport	1.7 mi
UC Santa Barbara	2.7 mi
Downtown Santa Barbara	9.6 mi
Los Angeles	105 mi

- NEIGHBORING BUSINESSES**
1. Direct Relief
  2. Fire station
  3. Southern California Edison
  4. Seek Thermal  
Asylum Research
  5. Residence Inn by Marriott
  6. GraphicInk
  7. Bruker Nano Surface
  8. MicroDyn Nadir
  9. Pacific Design Technologies
  10. Goleta commuter Amtrak
  11. Bardex
  12. Innovative Micro Technologies
  13. Raytheon
  14. Enerpro
  15. Biopac Systems
  16. Freedom Photonics
  17. Vitamin Angels  
Strategic Health Partners
  18. City of Goleta
  19. Resonant

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