

1 mile to the beach

331 N Milpas St
SANTA BARBARA, CA

NEW OWNERSHIP!
TENANT IMPROVEMENTS
AVAILABLE

For Lease | 2nd Floor Office Space with Onsite Parking | **406 - 4,349 SF**

Experience. Integrity. Trust.
Since 1993

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PROPERTY SUMMARY

This affordable office space is located on the second floor of a free-standing office/retail building in the heart of Milpas Street, across from CVS and a block from Trader Joe's. The three suites can be leased separately or together and offer exposed ceilings, abundant natural light, and onsite parking. The space is in warm shell condition including interior doors, and tenant improvements are available with the new owner. Retail space is also available on the first floor.

Spaces:	<u>Suite</u>	<u>Size</u>
	2A	1,387 SF
	2B	2,556 SF
	2C	406 SF
	Second floor	4,349 SF

Rental Rate: \$1.75 NNN (.60)

Utilities: Tenant to pay

Available: Now

Term: 3 - 5 years

Parking: Approx. 2/1,000 SF

Floor: Second

Elevator: No

Zoning: GC

HVAC: Yes

Sprinklers: Yes

Restrooms: Two shared restrooms on 2nd floor

CSO: 3%

To Show: CLA



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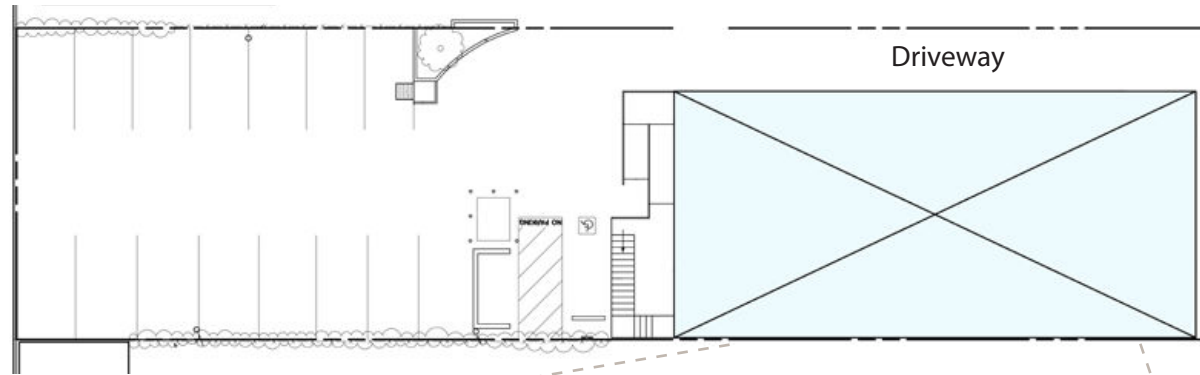
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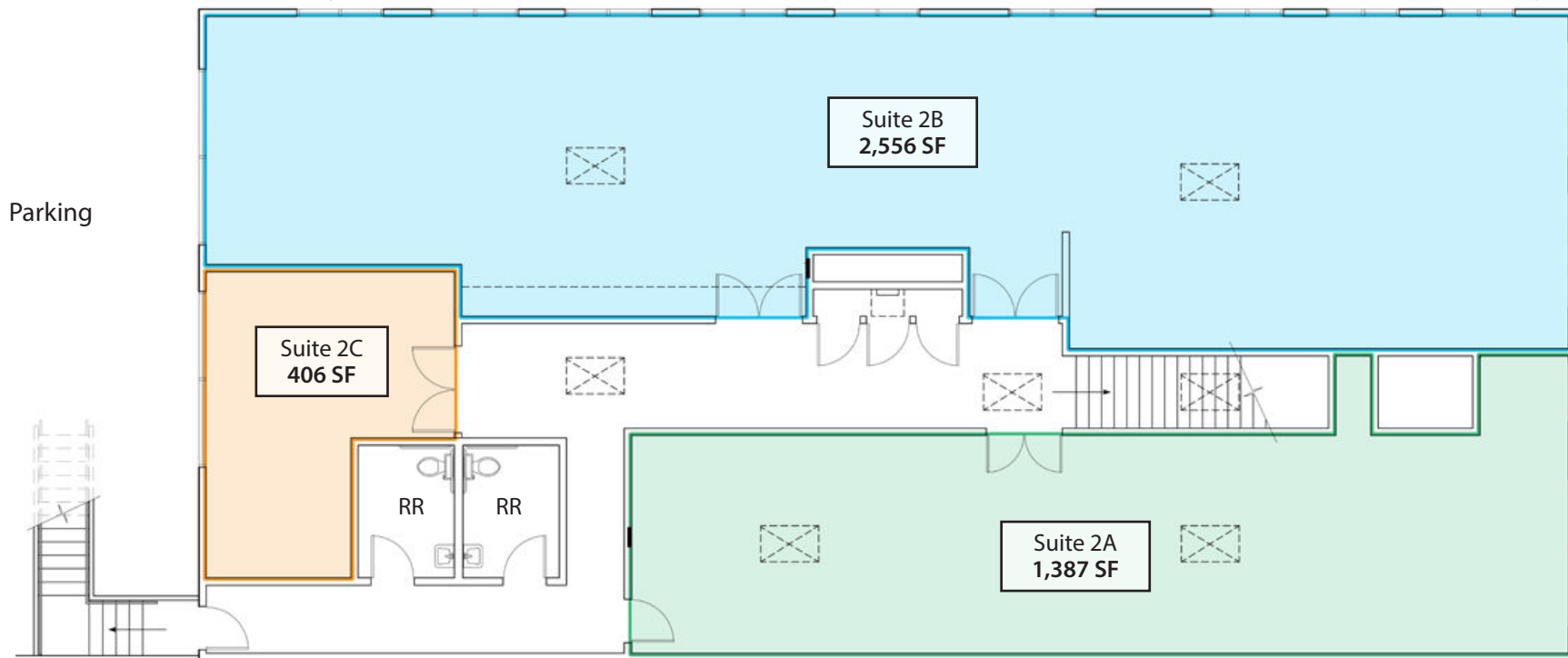
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 **Hayes**
COMMERCIAL GROUP

SITE PLAN



FLOOR PLAN

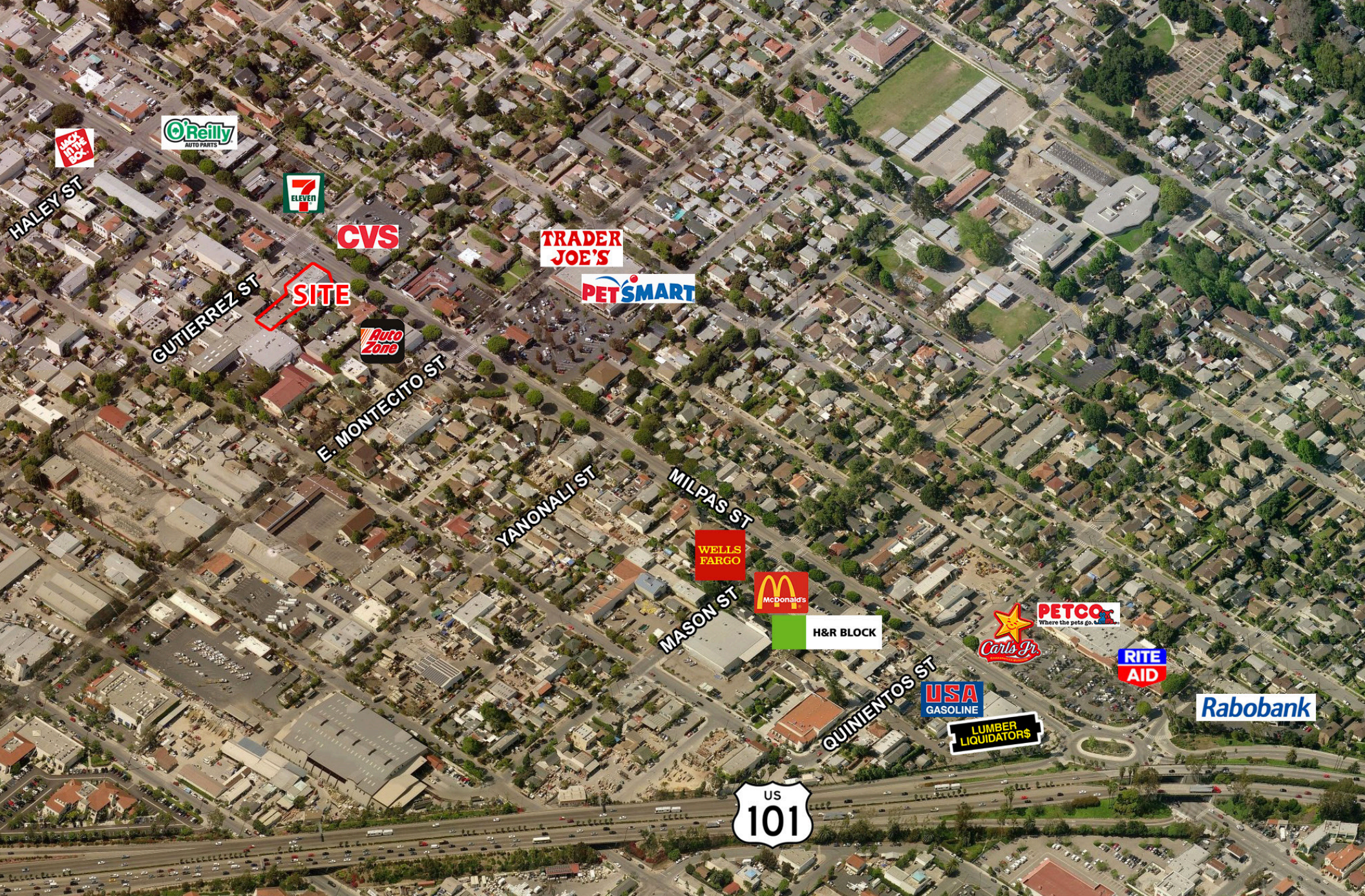


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