



**FOR LEASE**

**3916 State St, Santa Barbara, CA | Class A Office Suites | 2,861 - 7,180 SF**

*Experience. Integrity. Trust.  
Since 1993*

**Francois DeJohn**  
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222 E. Carrillo Street, Suite 101, Santa Barbara, California 93101 | HayesCommercial.com

**Property Overview**

Two high-quality office suites, or up to the entire ground floor, in a Class A office building with lush landscaping and easy access, located on upper State Street close to Five Points Shopping Center, US 101 and Hwy 154.



|                   |  |          |
|-------------------|--|----------|
| <b>Options:</b>   | Suite 1A/1B  | 2,861 SF |
|                   | Suite 1C   | 4,319 SF |
|                   | Entire floor   | 7,180 SF |
| <b>Rate:</b>      | \$2.35 NNN (.95)   |          |
| <b>Restrooms:</b> | One set, common  |          |
| <b>Available:</b> | Now  |          |
| <b>Term:</b>      | 3 - 10 years   |          |
| <b>Parking:</b>   | 3/1,000 SF   |          |
| <b>Zoning:</b>    | O-R (Restricted Office)  |          |
| <b>Utilities:</b> | Lessee to pay prorata share of all utilities, estimated to be \$0.33 psf |          |
| <b>Elevator:</b>  | Yes  |          |
| <b>HVAC:</b>      | Yes  |          |
| <b>To Show:</b>   | Call listings agents   |          |

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**Interior Photos, Suite 1A/1B**



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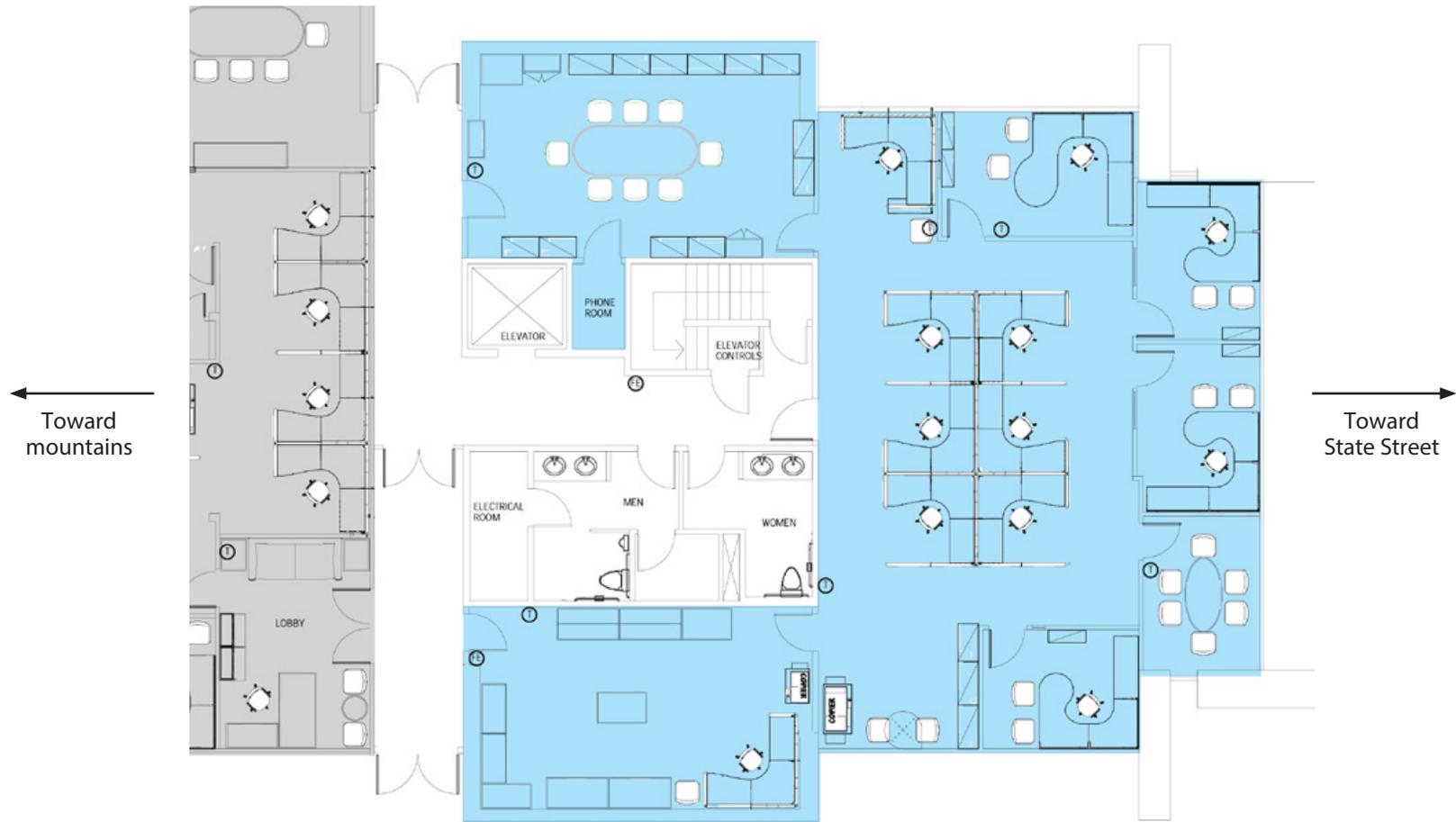


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**Floor Plan, Suite 1A/1B – 2,861 SF**



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*Interior Photos, Suite 1C*



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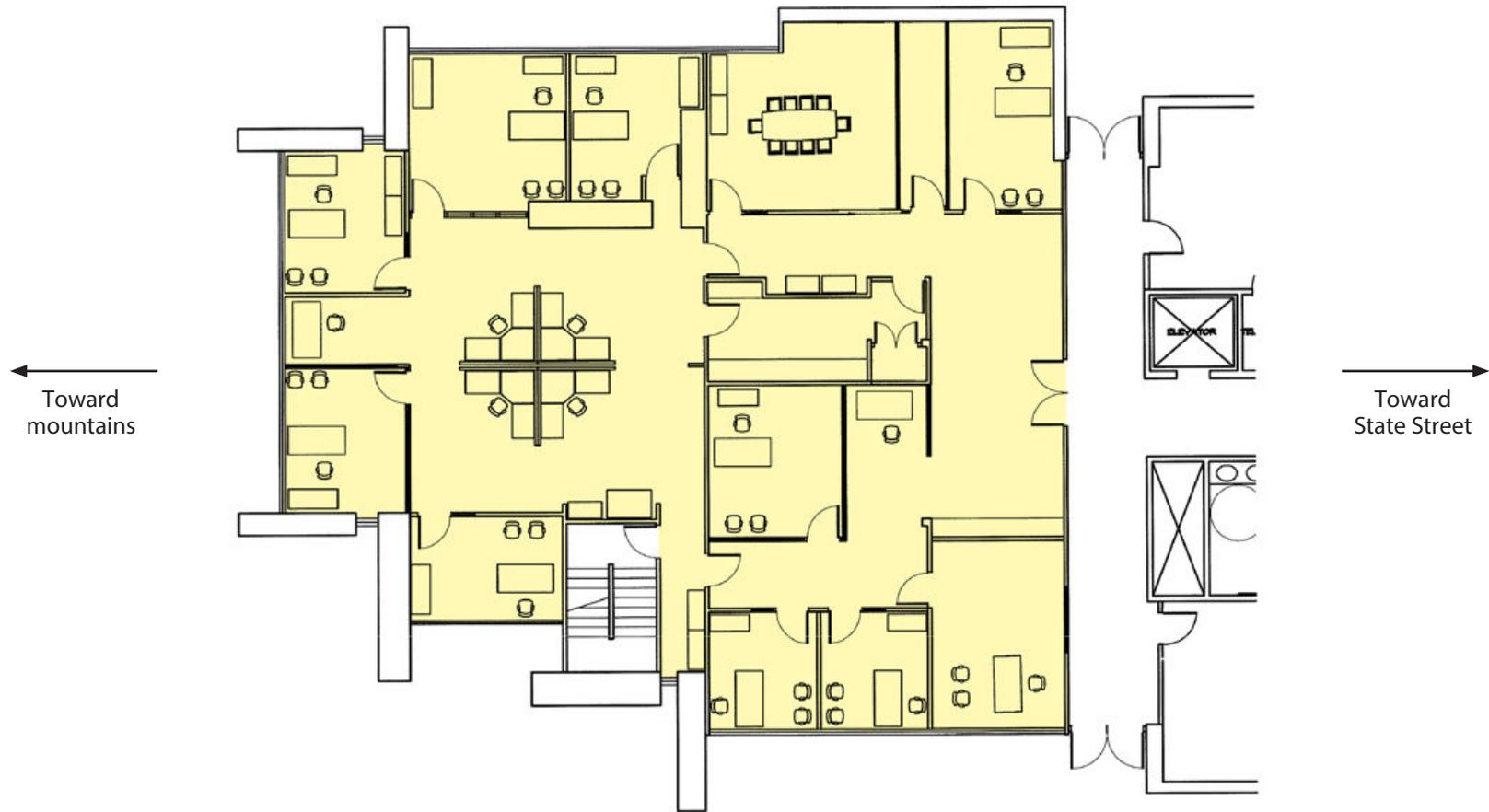
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**Floor Plan, Suite 1C – 4,319 SF**



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The subject property is situated in the **Upper State** area, a highly trafficked and walkable region adjacent to residential areas of San Roque, Samarkand, and Hope Ranch. This area of State Street has become a burgeoning center of new energy and businesses in recent years.

In addition to dining and shopping amenities, the subject property is close to US 101, Highway 154, and two major Sansum medical facilities. The upper State Street corridor is home to a plethora of office-using businesses, including tech, medical practices, wealth & financial services, and real estate.

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