

NEWLY REMODELED  
NOW DIVISIBLE

3916 State St  
SANTA BARBARA, CA



**For Lease** | Remodeled Class A Office Suites in Upper State Building | 1,268 - 4,319 SF

*Experience. Integrity. Trust.*  
*Since 1993*

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## PROPERTY SUMMARY

These newly remodeled Class A first floor office suites are available in this high-amenity office building in the Upper State neighborhood. Both parking and signage are robust, along with the myriad shopping and dining choices found in the nearby Five Points and La Cumbre Plaza shopping centers. A short drive to Hwy 154, US 101, and La Cumbre Country Club, and mere steps to Gold's Gym next door.

**Options:** Suite 1A 2,861 SF  
Suite 1C 4,319 SF  
(Divisible to 1,268 or 3,051 SF)

**Rate:** \$2.35 NNN (.95)

**Restrooms:** One set, common

**Available:** Now

**Term:** 3 - 10 years

**Parking:** 3/1,000 SF

**Zoning:** O-R (Restricted Office)

**Utilities:** Lessee to pay prorata share of all utilities, estimated to be \$0.33 psf

**HVAC:** Yes

**To Show:** Call listings agents

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SUITE 1A



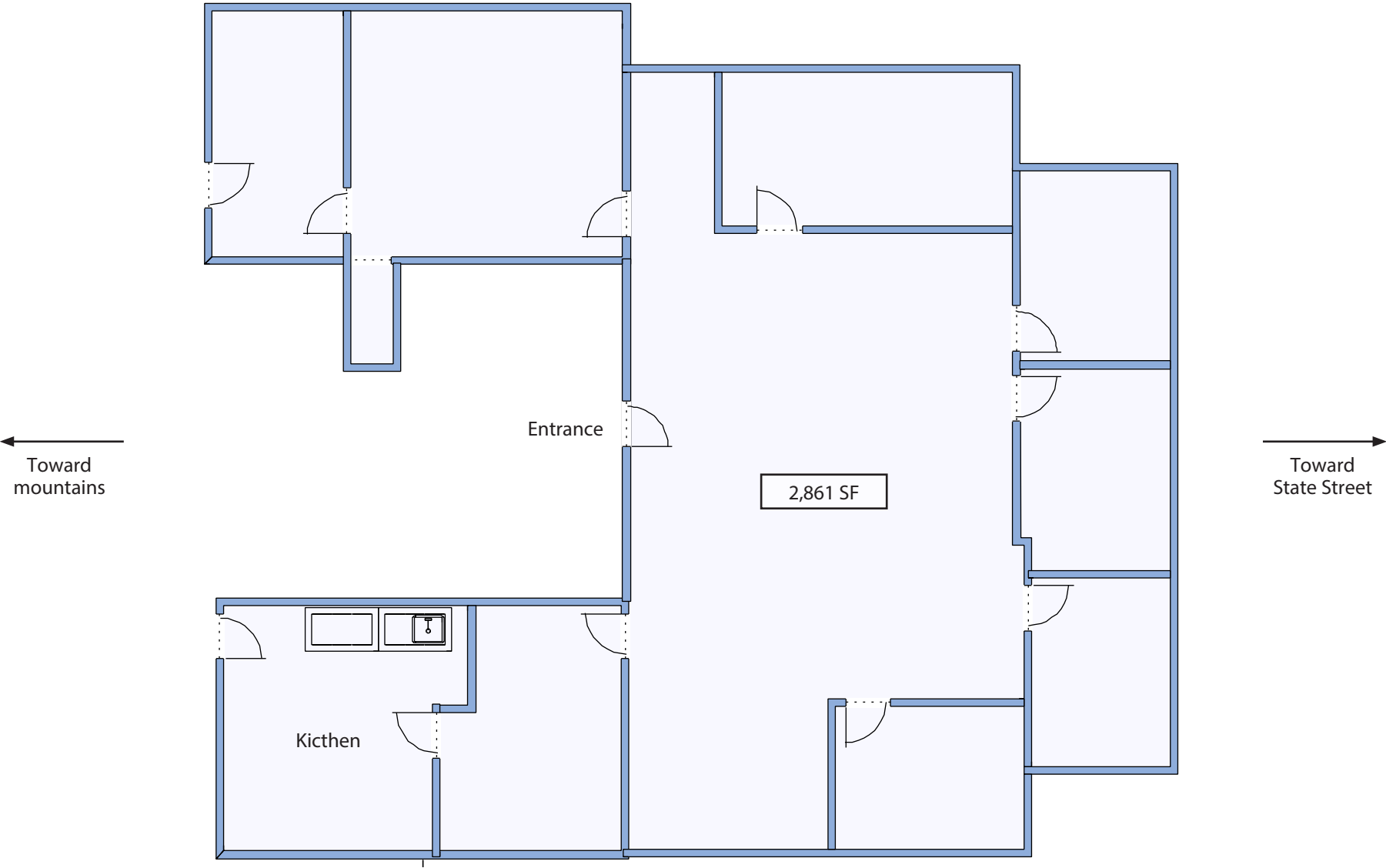
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# SUITE 1A FLOOR PLAN



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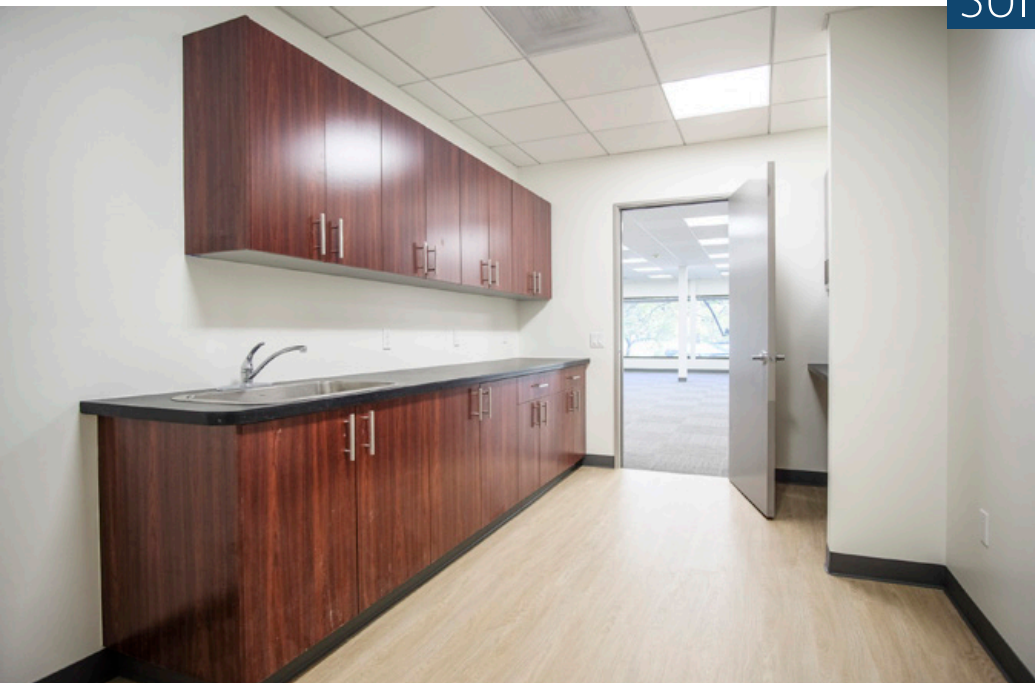
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SUITE 1C



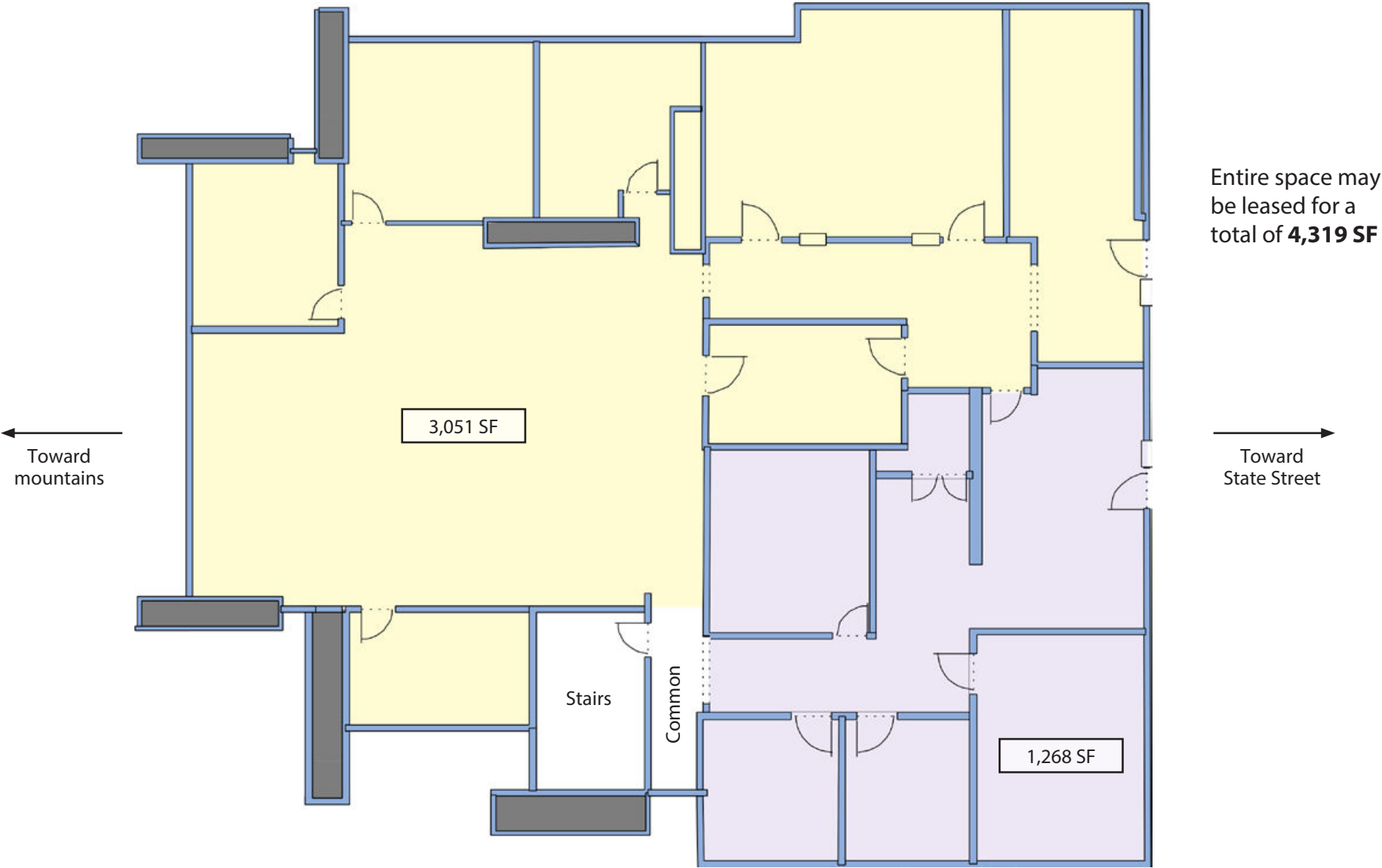
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 **Hayes**  
COMMERCIAL GROUP

SUITE 1C FLOOR PLAN



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Whole  
Foods

### La Cumbre Plaza

Macy's	Wingstop
Islands Restaurant	Chipotle
The Habit	Lure Fish House
AC4 Fitness	Pottery Barn
Starbucks	Bristol Farms

Target

### Five Points Shopping Center

Smart & Final  
Starbucks  
CVS  
Ross  
T-Mobile  
Blaze Pizza  
Peet's Coffee  
Petco  
Fresco Cafe  
Luna Grill

La Cumbre  
Country Club

**SITE**

State Street

US  
101

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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