



3916 State St  
SANTA BARBARA, CA

**For Lease** | Class-A Office Suites in Upper State Building | 1,361 - 2,861 SF

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

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## PROPERTY SUMMARY

High-quality office suites are available for lease in a Class-A office building located in the Upper State neighborhood. The property offers robust signage and parking, along with a myriad of 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 steps away from Gold's Gym next door.

<b>Unit:</b>	<u>Suite 1A - Potentially divisible</u>	<u>Garden Suite</u>
<b>Size:</b>	2,861 SF or 1,500 & 1,361 SF	1,589 SF
<b>Restrooms:</b>	Common	Private set
<b>Rate:</b>	\$2.35 NNN (.95)	
<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>HVAC:</b>	Yes	
<b>To Show:</b>	Call listings agents	

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SUITE 1A



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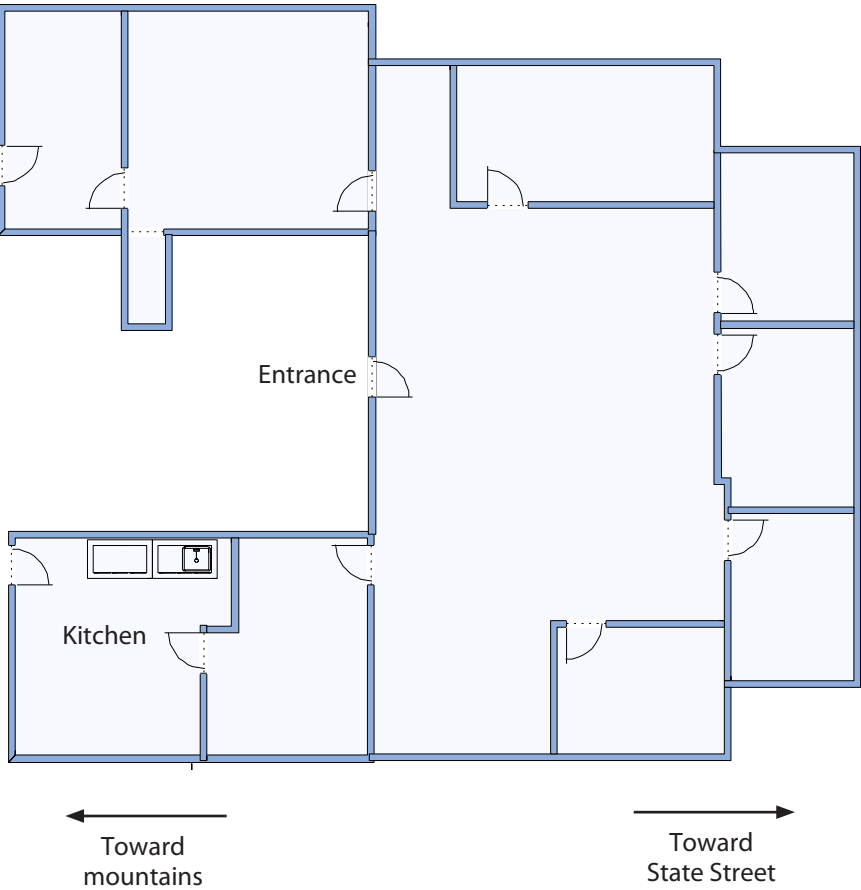
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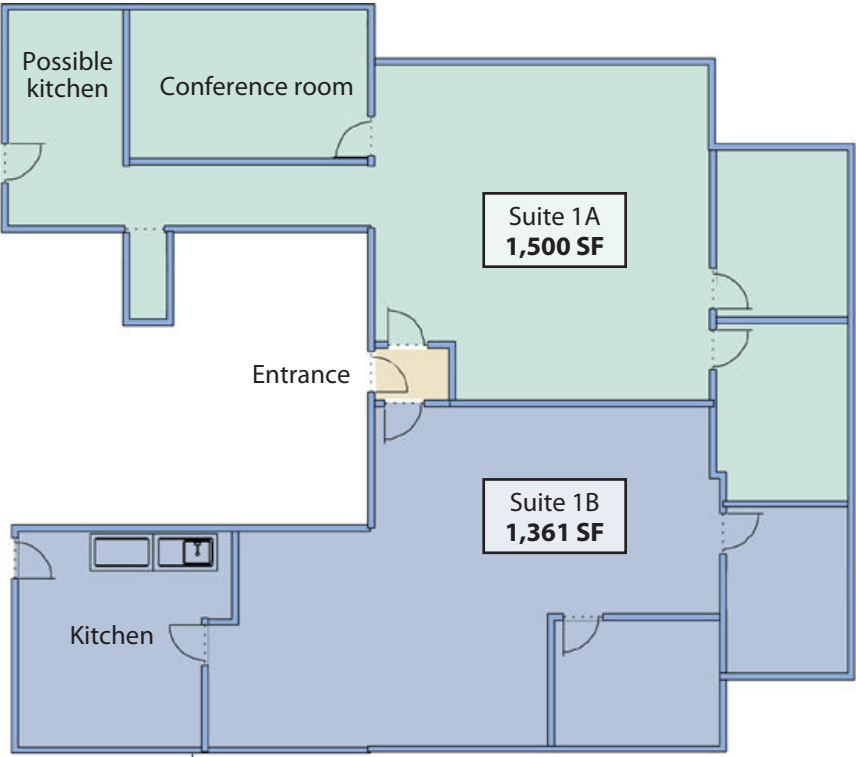


# SUITE 1A | FLOOR PLAN

SUITE 1A | 2,861 SF



POTENTIALLY DIVISIBLE | 1,361 - 1,500 SF



*\*Note floorplans not to scale*

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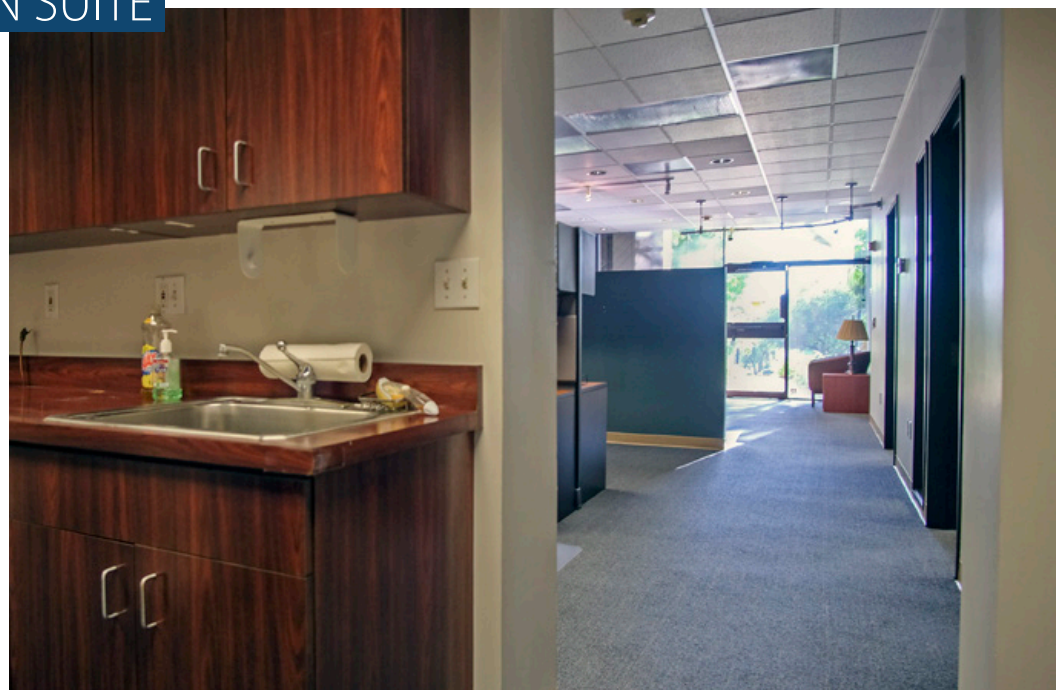
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## GARDEN SUITE



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 **Hayes**  
COMMERCIAL GROUP

# GARDEN SUITE FLOOR PLAN



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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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