



3938 State St
SANTA BARBARA, CA

For Lease | Remodeled Suite in Upper State Office Building | 4,100 SF

Experience. Integrity. Trust.
Since 1993

Dylan Ward
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PROPERTY SUMMARY

Newly remodeled first-floor suite is available in this high-amenity office building, in the Upper State neighborhood. Robust parking and signage, plus 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 EoS Fitness next door.

Size:	4,100 SF	Floor:	First
Rate:	\$2.25 NNN (1.09)	Parking:	4/1,000 SF
Utilities:	\$0.29 psf (approx.)	Restrooms:	One private set
Term:	3-5 years	HVAC:	Yes
Available:	Now	To Show:	Call listing agent

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FIRST FLOOR PLAN



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Whole
Foods

La Cumbre Plaza

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

Target

Five Points Shopping Center

Smart & Final
Starbucks
CVS
Ross
T-Mobile
Peet's Coffee
Petco
Subway
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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