



**FOR LEASE**

**3944 State St, Santa Barbara, CA | Upper State Street Office Space | 808 SF - 5,214 SF**

*Experience. Integrity. Trust.  
Since 1993*

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



### Property Overview

These penthouse office spaces on State Street feature abundant natural light, great views, and outdoor patios. See next page for potential layouts. Located in Santa Barbara's thriving Upper State Street area with convenient access to Highway 101, shopping, restaurants and more.



Size:	Suite 310	1,107 SF
	Suite 340	1,480 SF
	Suite 345	808 SF
	<u>Suite 360</u>	<u>1,819 SF</u>
	Total:	5,214 SF
Rate:	\$1.50 NNN (.51)	
Utilities:	Est. \$0.23 psf	
Term:	3 - 5 years	
Elevator:	Yes	
Floor:	Third	
Restrooms:	Common, with showers	
Available:	Now	
Parking:	48 shared spaces	
Showings:	Call listing agents	

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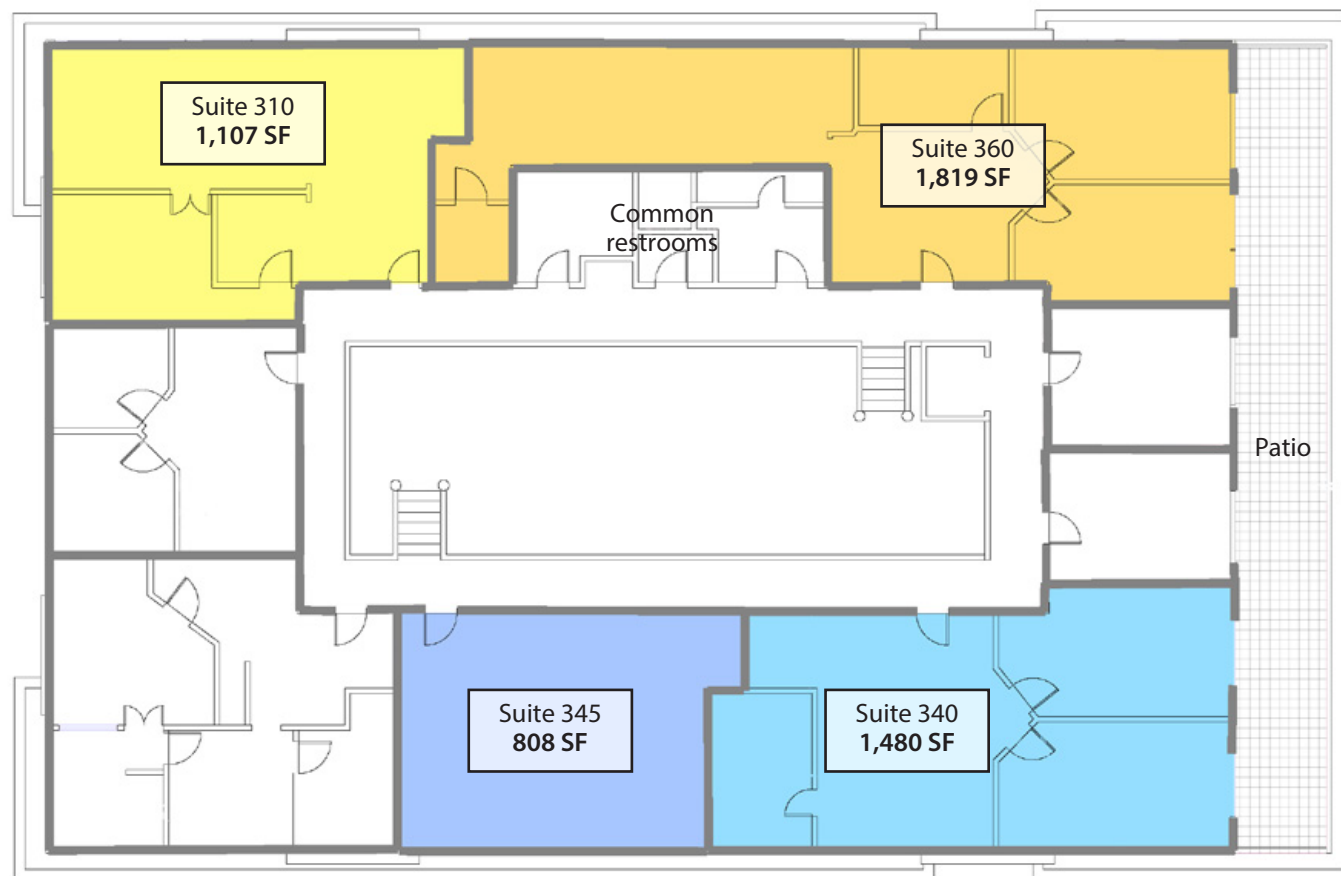
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### Floor Plan Options

#### NOTE

Suites 310 and 360 may be leased together for a total of **2,926 SF**

Suites 340 and 345 may be leased together for a total of **2,288 SF**



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*Interior Photos*



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### The Neighborhood: Upper State Street



Upper State Street is a highly trafficked and walkable area 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. Venerated institutions such as Fresco Cafe and Natural Cafe have been complemented by credit retailers like Trader Joe's and Whole Foods. There are several restaurants on Upper State Street within close proximity to Plaza del Oro, such as Lure Fish House, Natural Cafe, Panera Bread, Jeannine's Bakery, Starbucks and many others.

In addition to dining and shopping amenities, the subject property is in close proximity to Highway 101 and Highway 154.

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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 medical practices, wealth & financial services, real estate, and high tech.

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