

INCENTIVE RATE

\$1.00 NNN for the first year



FOR LEASE

3944 State St, Santa Barbara, CA | Upper State Street Office Space | 601 SF - 2,447 SF

*Experience. Integrity. Trust.
Since 1993*

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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. Located in Santa Barbara's thriving Upper State Street area with convenient access to Highway 101, shopping, restaurants and more.



Rate: **\$1.00 NNN for first year;** see chart below for rates thereafter

Suites:	345	808 SF	\$1.45 NNN
	350	1,038 SF	\$1.49 NNN
	<u>355</u>	<u>601 SF</u>	<u>\$1.45 NNN</u>
	Total	2,447 SF	

NNN: \$0.51

Utilities: Est. \$0.23 psf

Term: 3 - 5 years

Available: Now

Elevator: Yes

Floor: Third

Restrooms: Common, with showers

Parking: 48 shared spaces

Showings: Call listing agents

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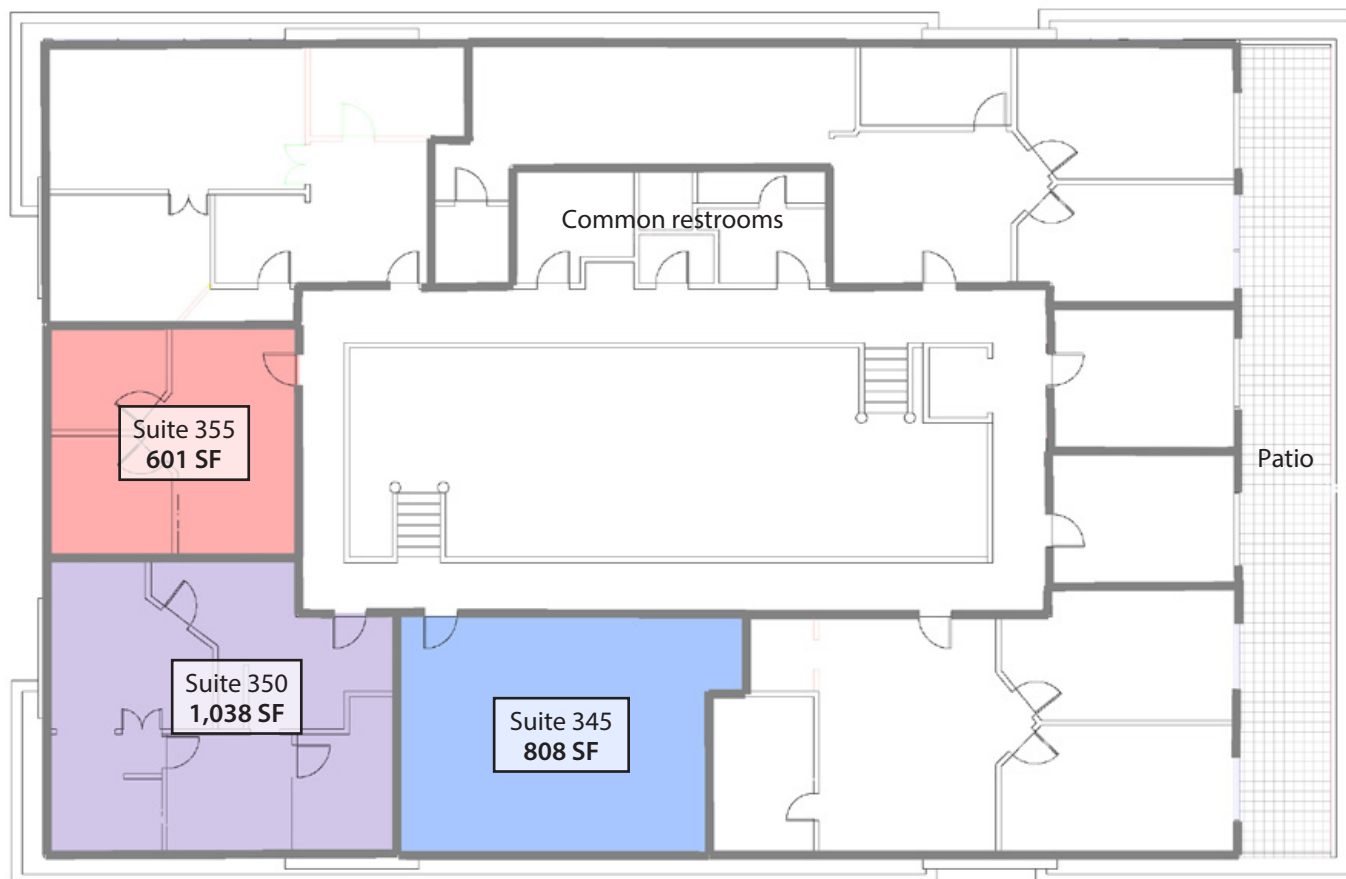
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Floor Plan



Note: The suites may be leased together for a total of **2,447 SF**

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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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