

3944 State St  
SANTA BARBARA, CA

**INCENTIVE RATE OFFERED**  
*See page 2 for offer details*



**For Lease** | Upper State Third-Floor Office Space | **808 - 2,288 SF**

**Dan Ferrick**  
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## PROPERTY SUMMARY

These penthouse office spaces on State Street feature abundant natural light and efficient layouts in a quiet setting. Located in Santa Barbara's thriving Upper State Street area with convenient access to Highway 101, shopping, restaurants and more.

<b>Suite:</b>	<u>360</u>	<u>340</u>	<u>345</u>	
<b>Size:</b>	1,819 SF	1,480 SF	808 SF	
	<i>(Suites 340 and 345 can be combined — see floor plan.)</i>			
<b>Available:</b>	Now	Now	Now	Now
<b>Patio Access:</b>	No	Yes	Yes	No

<b>Rate:</b>	\$1.45 NNN (.51)
<b>Suite 345:</b>	<b>\$1.00 NNN incentive rate for the first year*</b>
<b>Utilities:</b>	Est. \$0.23 psf
<b>Term:</b>	3 - 5 years
<b>Elevator:</b>	Yes
<b>Floor:</b>	Third
<b>Restrooms:</b>	Common, with showers
<b>Parking:</b>	48 shared spaces
<b>Showings:</b>	Call listing agents

\*minimum 3-year term

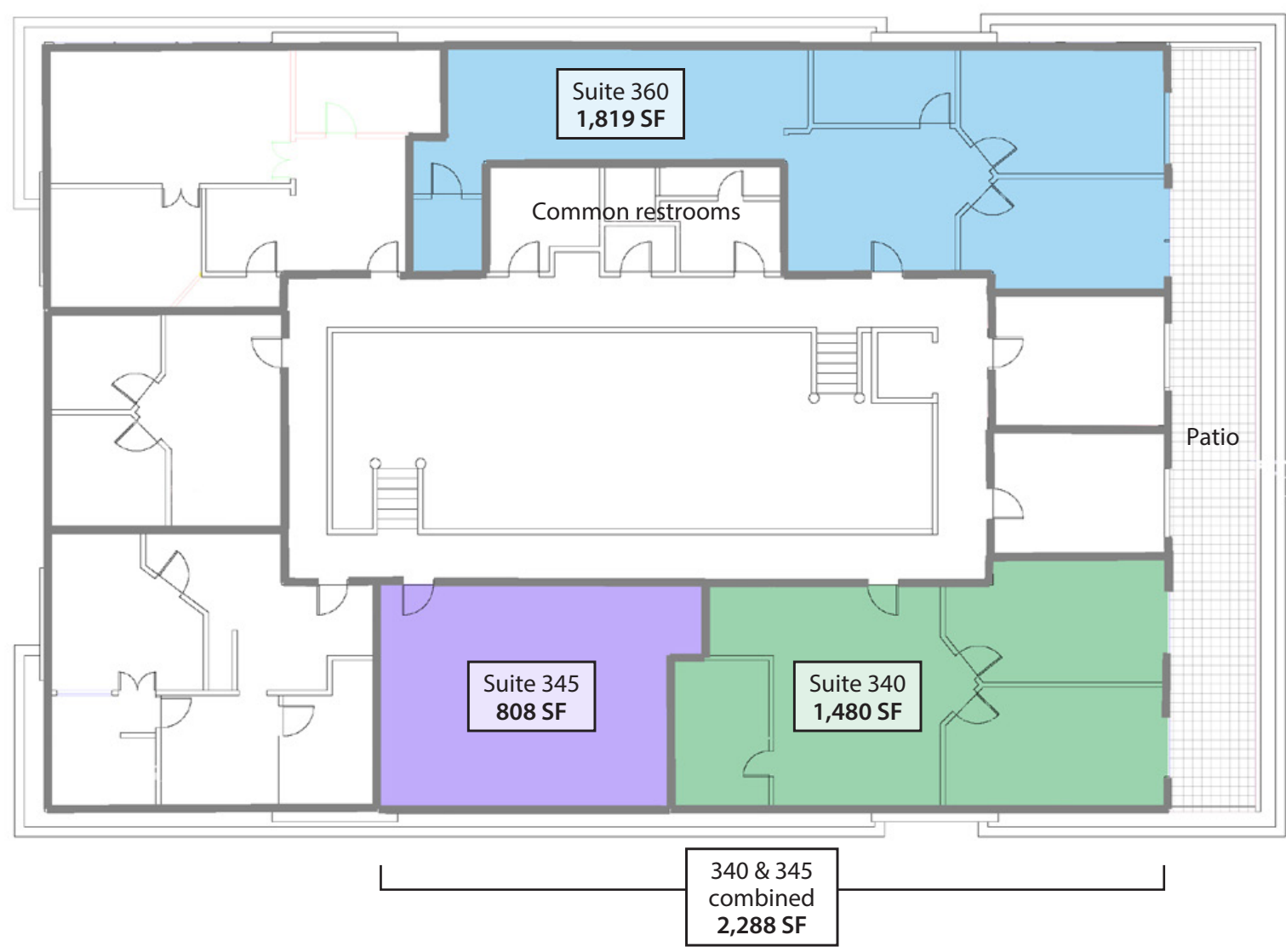
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# THIRD FLOOR PLAN



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## AREA OVERVIEW

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.

La Cumbre Plaza

La Cumbre Country Club

Five Points Shopping Center

SITE

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