

# INCENTIVE RATE

\$1.00 NNN for the first year



**FOR LEASE**

3944 State St, Santa Barbara, CA | Upper State Street Office Space | 808 SF - 3,326 SF

*Experience. Integrity. Trust.  
Since 1993*

**Caitlin Hensel**  
805.898.4374  
caitlin@hayescommercial.com  
lic. 01893341

**Kristopher Roth**  
805.898.4361  
kris@hayescommercial.com  
lic. 01482732



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 for first year;** see chart below for rates thereafter

<b>Suites:</b>	340	1,480 SF	\$1.45 NNN
	345	808 SF	\$1.45 NNN
	350	1,038 SF	<u>\$1.49 NNN</u>
	<b>Total</b>	<b>3,326 SF</b>	

**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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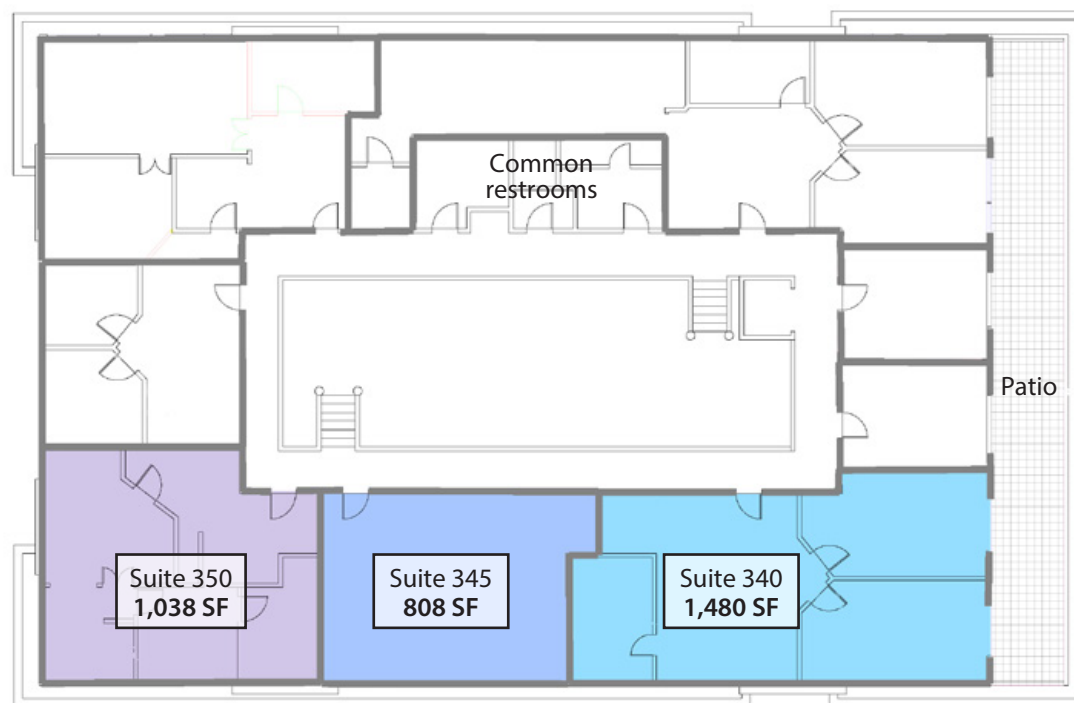
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### Floor Plan and Interior Photos



#### NOTE

The suites may be leased together for a total of **3,326 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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