

TENANT IMPROVEMENT ALLOWANCE OFFERED

ON-SITE GYM, DELI, AND KEYLESS ACCESS

420 S Fairview Ave

GOLETA, CA

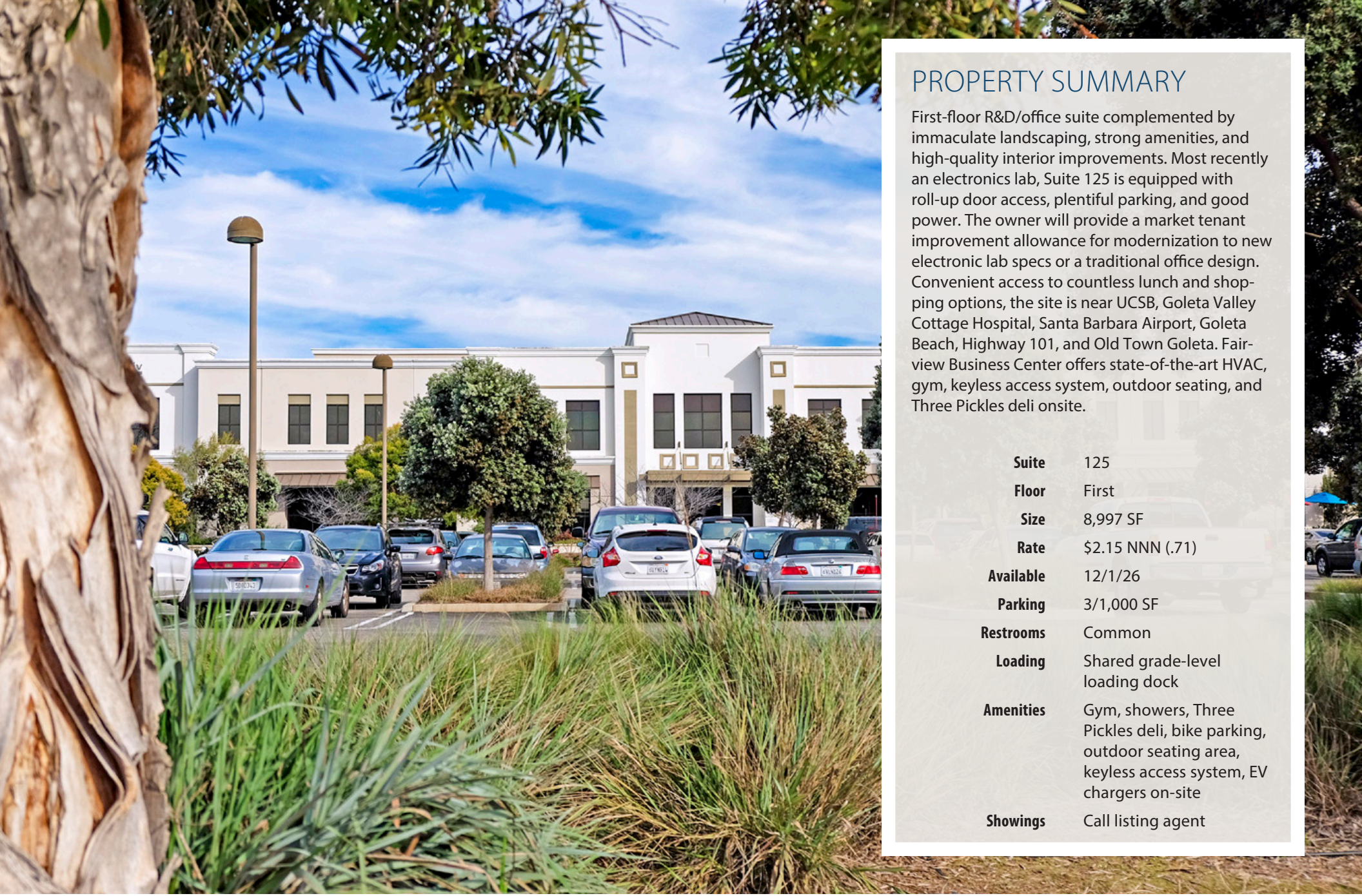
For Lease | R&D/Office Suite in Goleta's Tech Corridor | **8,997 SF**

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Hayes COMMERCIAL GROUP

The information contained herein has been obtained from the owner of the property or from other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.



PROPERTY SUMMARY

First-floor R&D/office suite complemented by immaculate landscaping, strong amenities, and high-quality interior improvements. Most recently an electronics lab, Suite 125 is equipped with roll-up door access, plentiful parking, and good power. The owner will provide a market tenant improvement allowance for modernization to new electronic lab specs or a traditional office design. Convenient access to countless lunch and shopping options, the site is near UCSB, Goleta Valley Cottage Hospital, Santa Barbara Airport, Goleta Beach, Highway 101, and Old Town Goleta. Fairview Business Center offers state-of-the-art HVAC, gym, keyless access system, outdoor seating, and Three Pickles deli onsite.

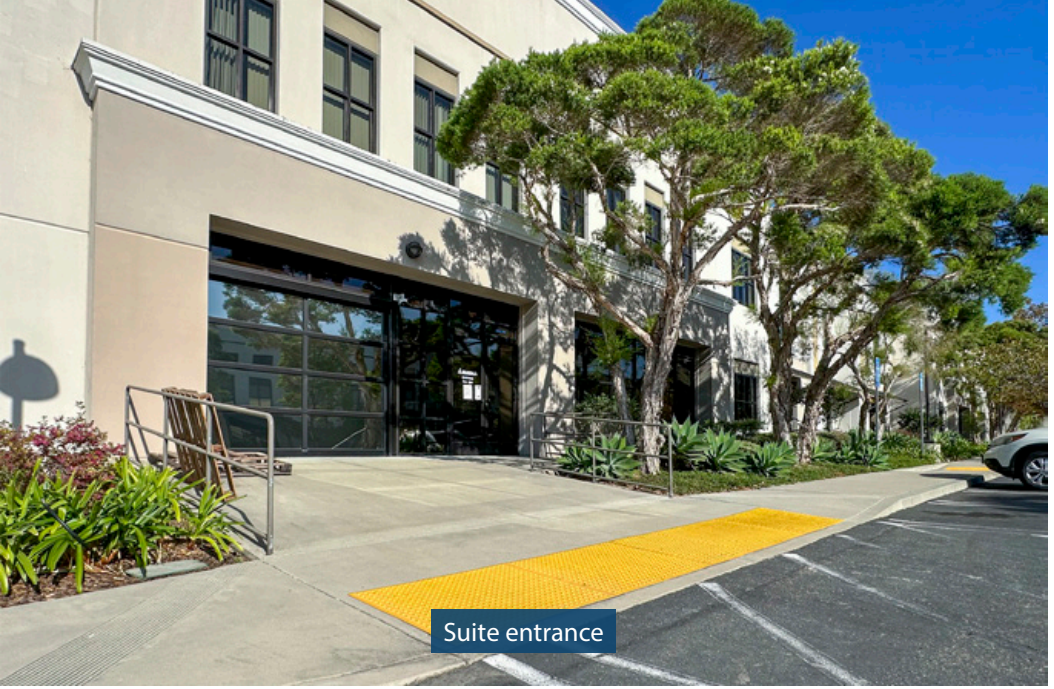
Suite	125
Floor	First
Size	8,997 SF
Rate	$2.15 NNN (.71)
Available	12/1/26
Parking	3/1,000 SF
Restrooms	Common
Loading	Shared grade-level loading dock
Amenities	Gym, showers, Three Pickles deli, bike parking, outdoor seating area, keyless access system, EV chargers on-site
Showings	Call listing agent

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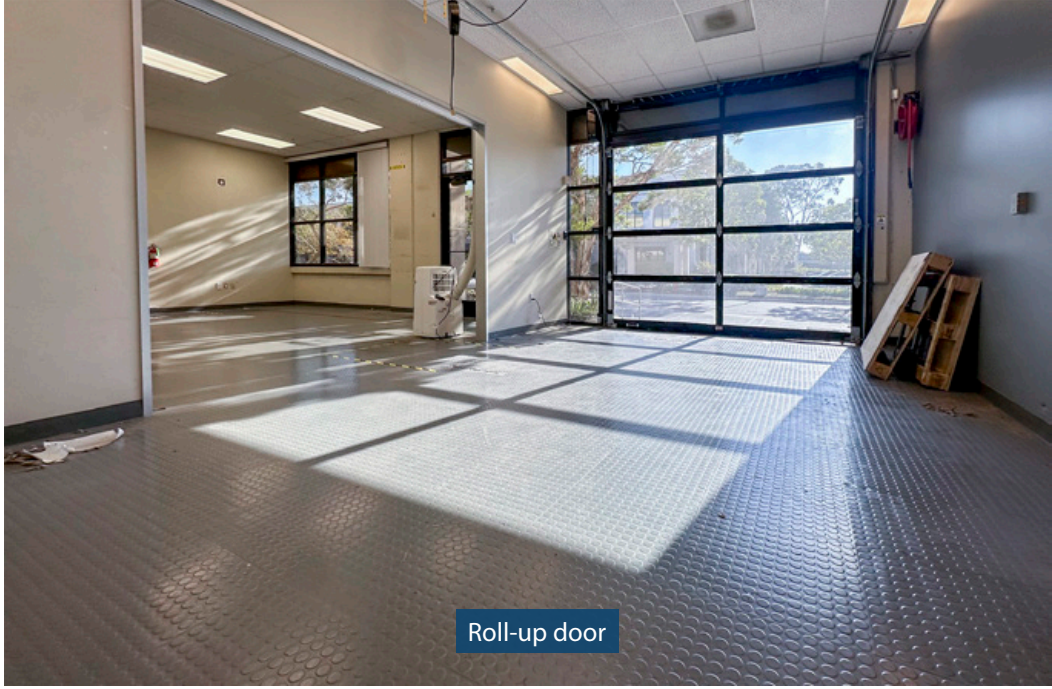
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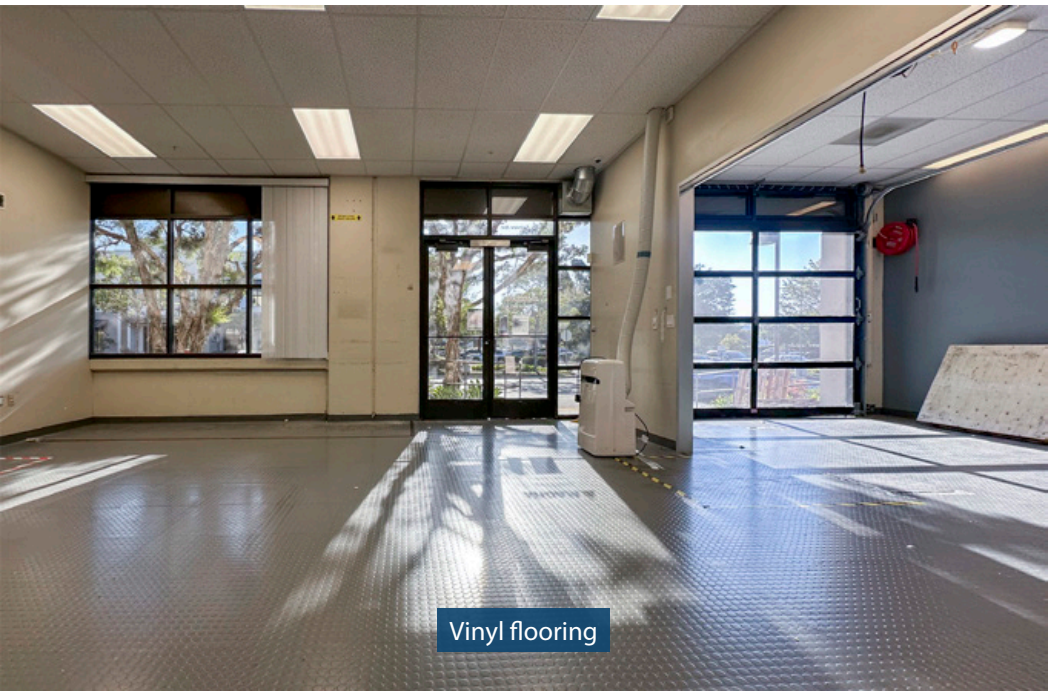
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Suite entrance



Roll-up door



Vinyl flooring



Open R&D area

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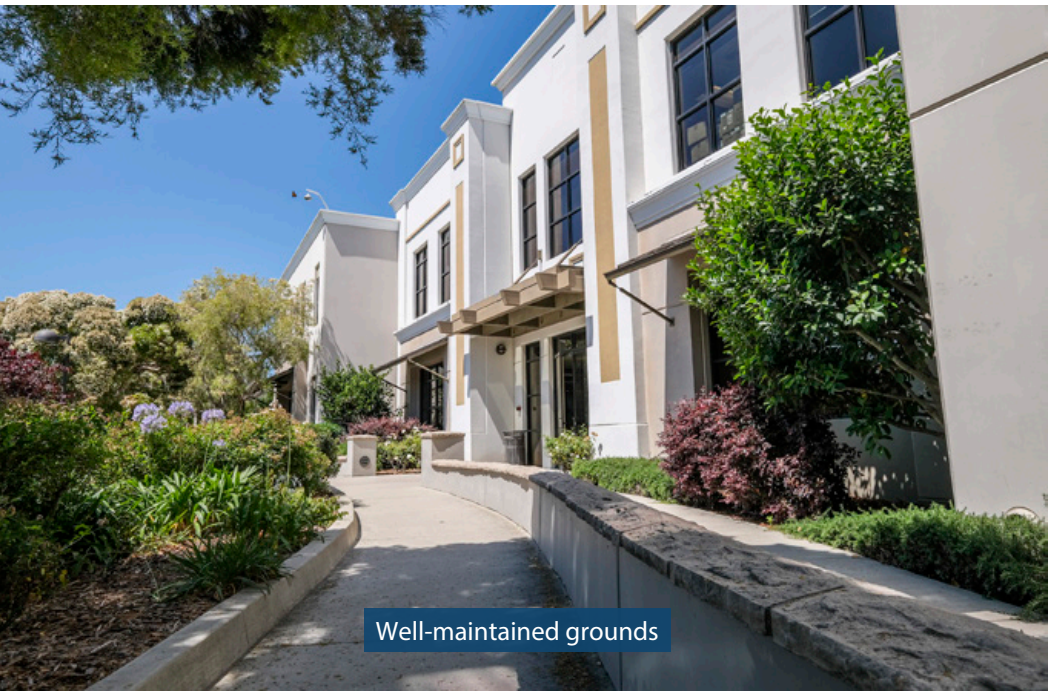
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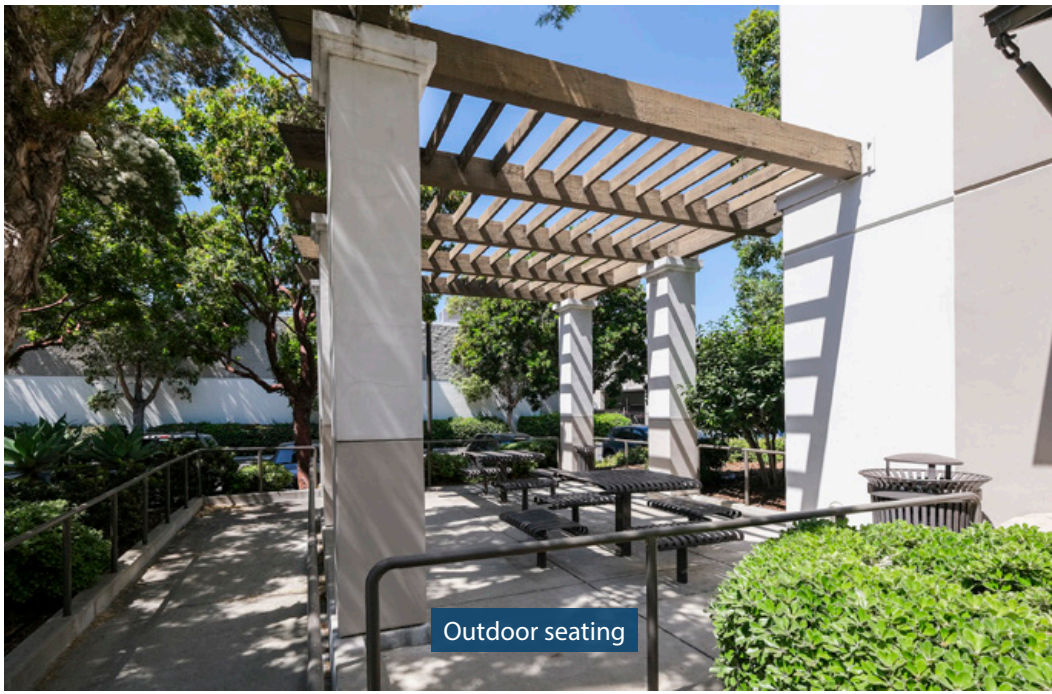
Three Pickles Deli on site



Potential building signage



Well-maintained grounds



Outdoor seating

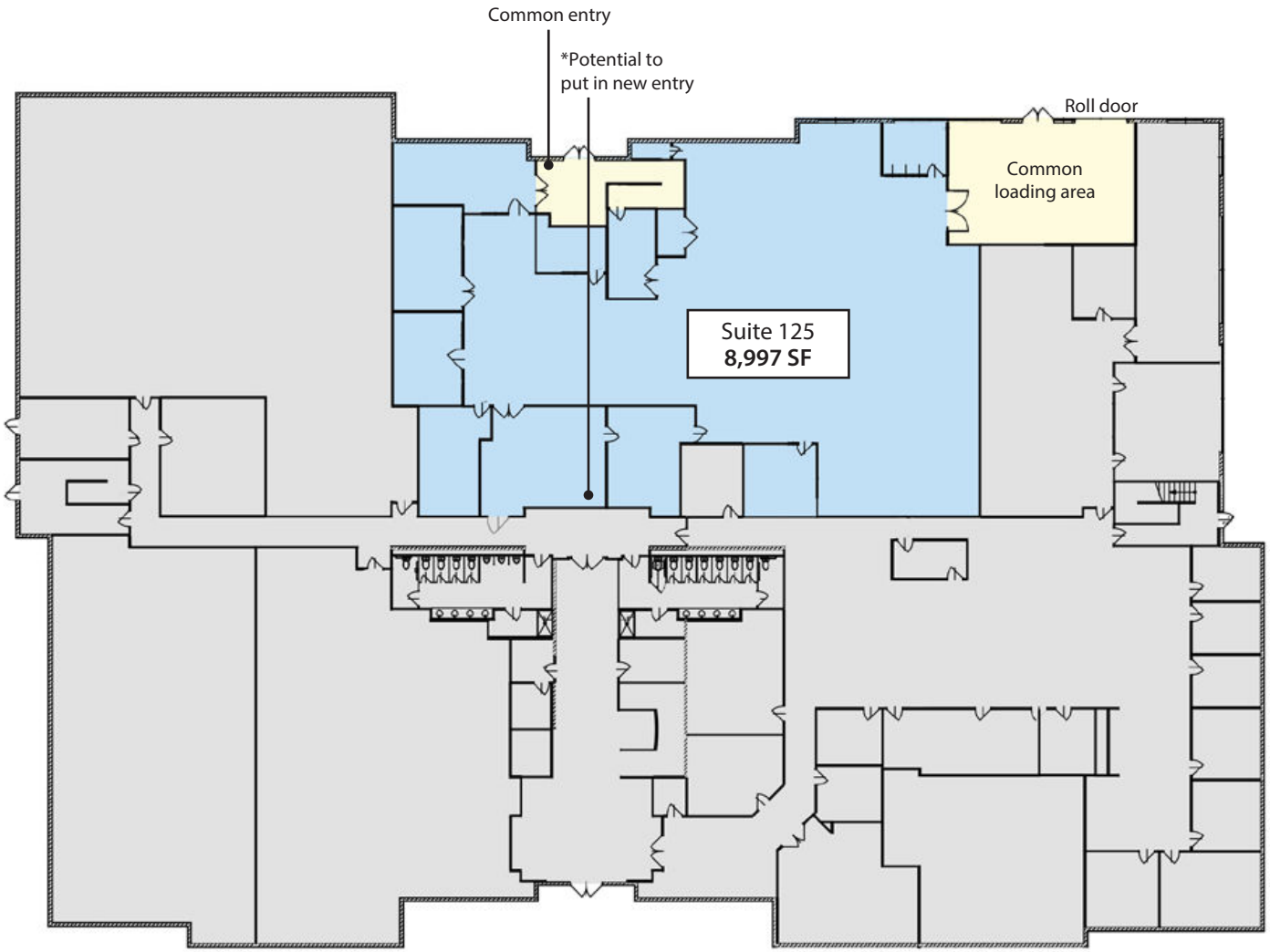
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FLOOR PLAN



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AREA OVERVIEW

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