

RATE REDUCED

BEST-PRICED
SPACE ON THE
MARKET!



FOR SUBLEASE

425 N Milpas St, Santa Barbara, CA | Freestanding Office/R&D Building | 9,200 SF

*Experience. Integrity. Trust.
Since 1993*

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

Property Overview

This freestanding office/R&D building offers multiple entrances, excellent on-site parking, solar roof panels, roll-up door for loading, high ceilings, and a convenient location near the amenities of Milpas Street.



Size:	9,200 SF
New Rate:	\$1.35 NNN (.50)
Term:	Master lease expires May 31, 2024
Available:	Now
Floors:	One
HVAC:	Throughout
Parking:	21 exclusive spaces in two lots, plus street parking
Zoning:	M-I/C-2
Loading:	One roll-up door
To Show:	Call listing agent

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Property Photos



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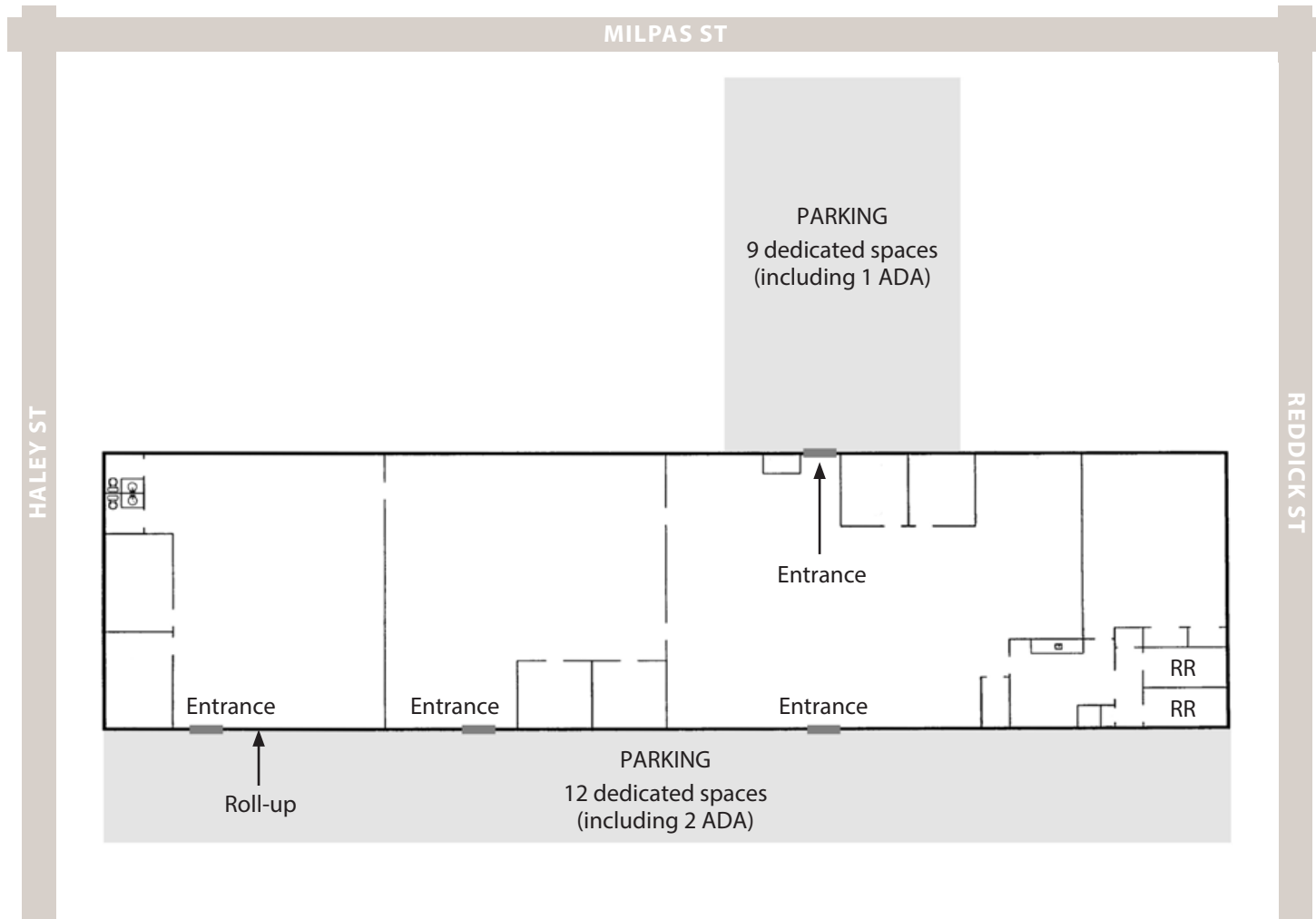
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Floor Plan



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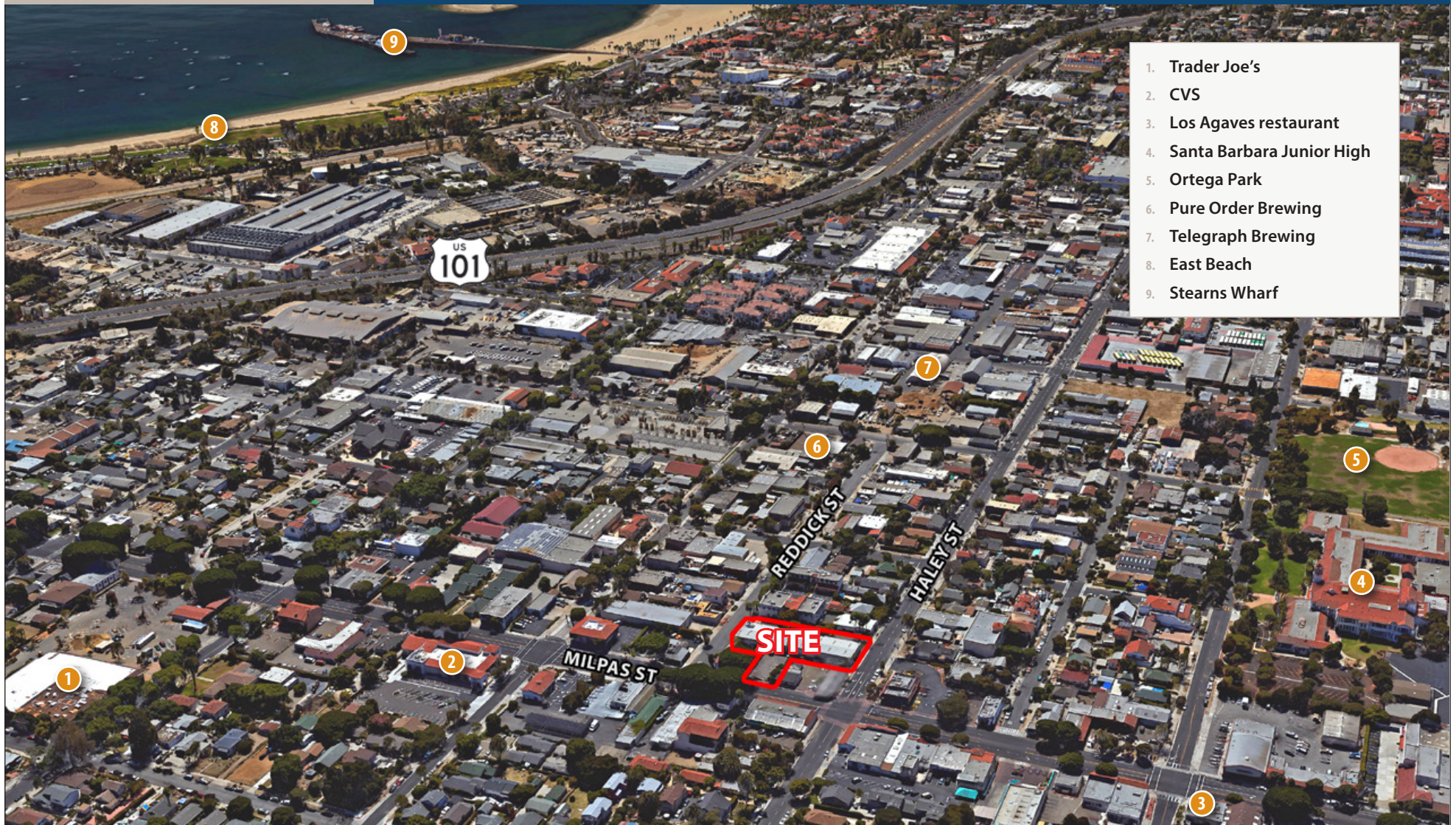
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425 N Milpas St, Santa Barbara, CA | Freestanding Office/R&D Building | 9,200 SF



- 1. Trader Joe's
- 2. CVS
- 3. Los Agaves restaurant
- 4. Santa Barbara Junior High
- 5. Ortega Park
- 6. Pure Order Brewing
- 7. Telegraph Brewing
- 8. East Beach
- 9. Stearns Wharf

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