

**530 E Montecito St**  
SANTA BARBARA, CA

**BOLD, MODERN INTERIOR**

AVAILABLE  
FURNISHED



**For Lease** | Versatile Creative Office in Downtown Santa Barbara | **14,562 SF**

*Experience. Integrity. Trust.*  
*Since 1993*

**Greg Bartholomew**  
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lic. 01131126





## PROPERTY SUMMARY

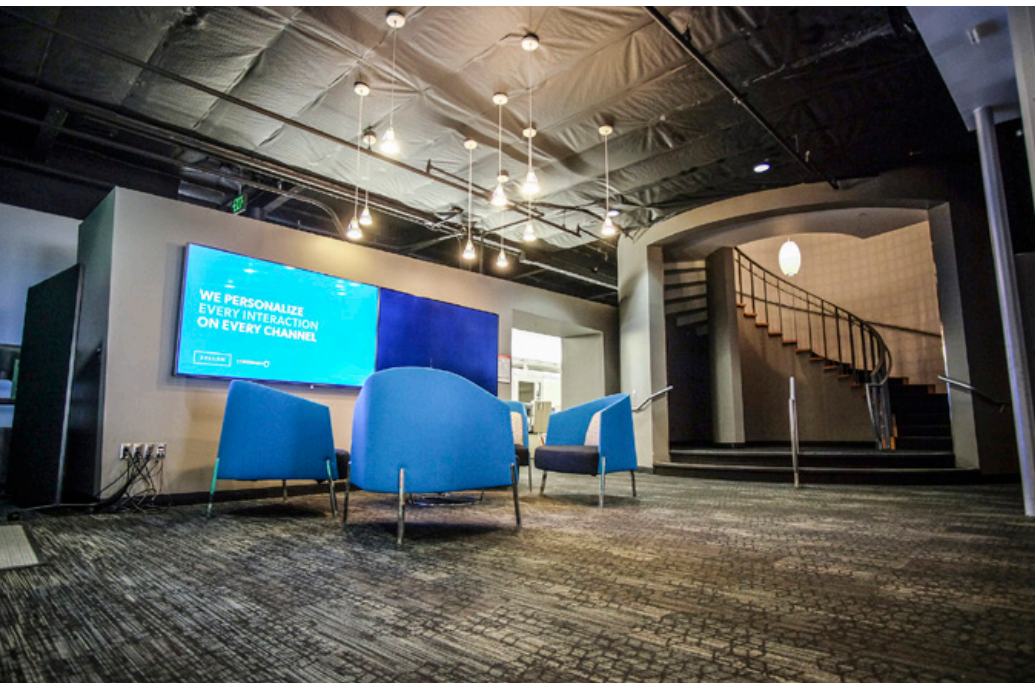
This downtown office building with great freeway and beach access has been built out into a versatile creative office space with high-quality finishes and a bold, modern design. Among the two floors are well-equipped conference rooms, spacious kitchen, open bullpen areas, private restrooms, and a dramatic spiral staircase.

<b>Size</b>	14,562 SF
<b>Rate</b>	\$2.25 NNN (.69)
<b>Term</b>	5-10 years
<b>Available</b>	October 1, 2021
<b>Floors</b>	Two
<b>Sprinklered</b>	Yes
<b>HVAC</b>	Yes
<b>Parking</b>	40 spaces on-site
<b>Restrooms</b>	Two private sets (one set per floor)
<b>Furniture</b>	Can be delivered furnished
<b>Showings</b>	Call Listing Agents

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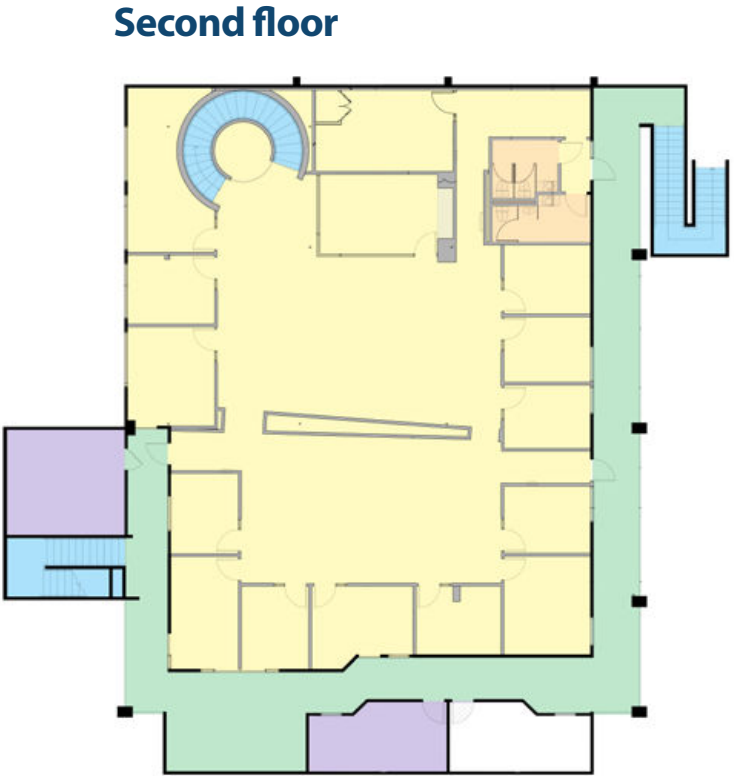
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FLOOR PLAN



- Interior
- Restrooms
- Exterior walkway
- Stairs
- Storage

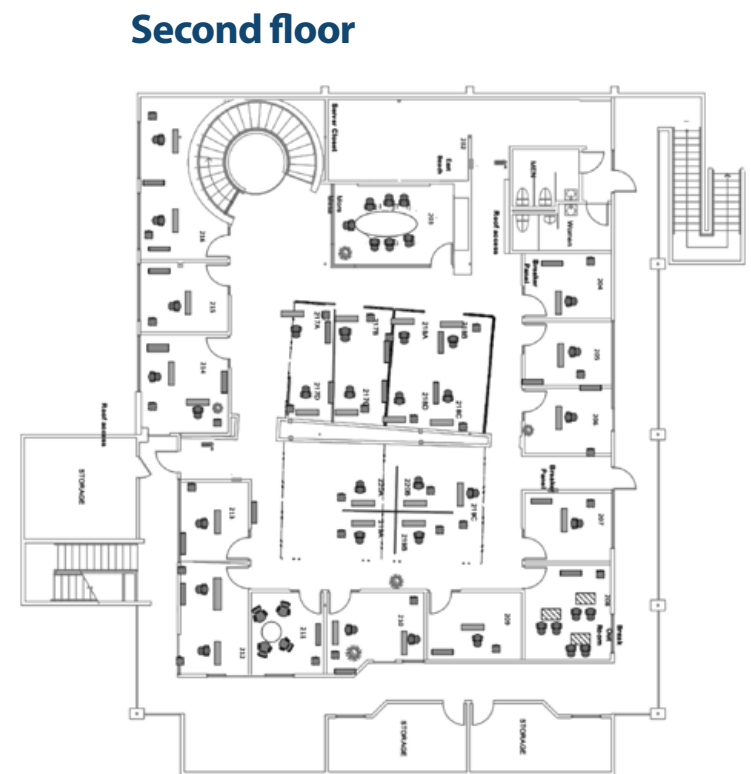
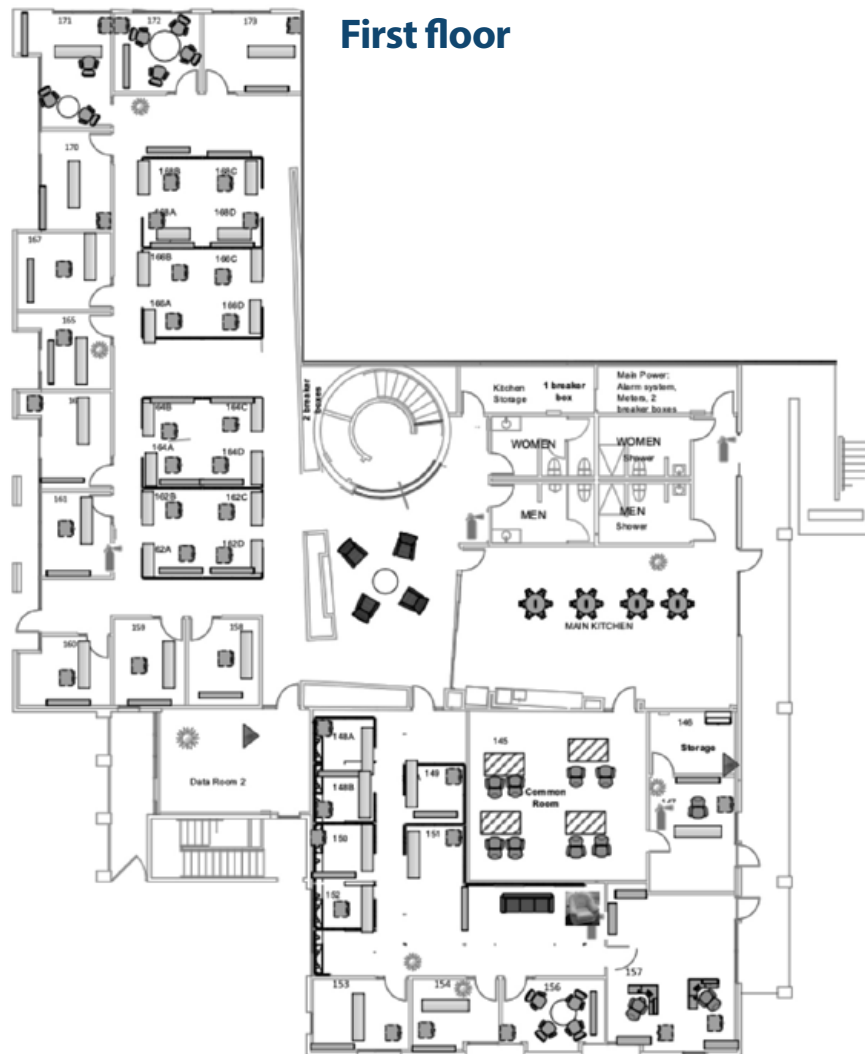


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# FURNITURE PLAN



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# techtopia

Dubbed “Techtopia” by CNBC, Santa Barbara is loaded with internet companies and start-ups, many of which have spun out of UCSB research teams. Technology companies have become an increasingly significant presence in downtown Santa Barbara. Amazon, Sonos, Invoca, Honey Science, and LogicMonitor have all established large “creative” offices near State Street. The emerging tech scene is also attracting founders and entrepreneurs from Los Angeles and San Francisco. This surge of tech employees around the State Street corridor adds dynamism and economic vitality to the downtown area.



## Educated, tech-inclined employee pool

The area’s computer science pedigree was founded decades ago when UCSB was one of four sites selected to develop the Department of Defense’s ARPAnet, the predecessor of the world wide web.

Boasting six nobel laureates on faculty and ranked eighth in the world for its impact on the sciences,\* UCSB is integral to the Santa Barbara community and its largest employer. UCSB offers a unique Technology Management Program (TMP) certificate, and many graduates with STEM degrees stay to work in the area.

\* Ranked #8 of 750 universities worldwide in 2014 by the Centre for Science and Technology Studies of Leiden University.

## The quantum bump

In 2019, UCSB was awarded a \$25 million National Science Foundation grant to create the nation’s first “quantum foundry” to research quantum technology. Soon after, Google’s research lab near the university reached the elusive “quantum supremacy,” the ability of a quantum processor to perform a complex computation much, much faster than any existing supercomputer. Google engineering director Hartmut Neven called this “the beginning of a new journey.” This breakthrough has further solidified the South Coast as a vital hub of research and technology.



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AERIAL VIEW LOOKING EAST



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