

820 State St
SANTA BARBARA, CA

RATE REDUCED

**STUNNING VIEWS OF
THE CITY AND OCEAN**



For Lease | Office Suites with Views in El Paseo Building | 2,594 - 8,474 SF

Experience. Integrity. Trust.
Since 1993

Francois DeJohn
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Hayes
COMMERCIAL GROUP

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

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6/23/25

PROPERTY SUMMARY

Office suites in the iconic El Paseo Office Building offer an unbeatable location in the heart of downtown, with views of the city, mountains, and ocean. Among the four available suites are private offices, conference rooms, elevator service, and outdoor patio space. Property is steps from the amenities of Santa Barbara's bustling shopping and dining corridor, and less than a mile from the beach.

Building:	El Paseo Office Building
Term:	2 - 5 years
Utilities:	\$0.30 psf
Elevator:	Yes
HVAC:	Yes, throughout
Parking:	Multiple city lots nearby with 75 minutes free parking

Suite:	<u>100</u>	<u>302</u>	<u>401</u>	<u>500</u>
Size:	5,832 SF	6,360 SF	2,594 SF	8,474 SF
Rate:	\$2.25 NNN (.80)	\$2.25 NNN (.80)	\$2.25 NNN (.80)	\$2.35 NNN (.80)
Floor:	First	Third	Fourth	Fifth
Restroom:	Private, plus common	Common	Private, plus common	Private, plus common
Available:	8/1/25	Now	Now	8/1/25

Suite 302 bullpen area

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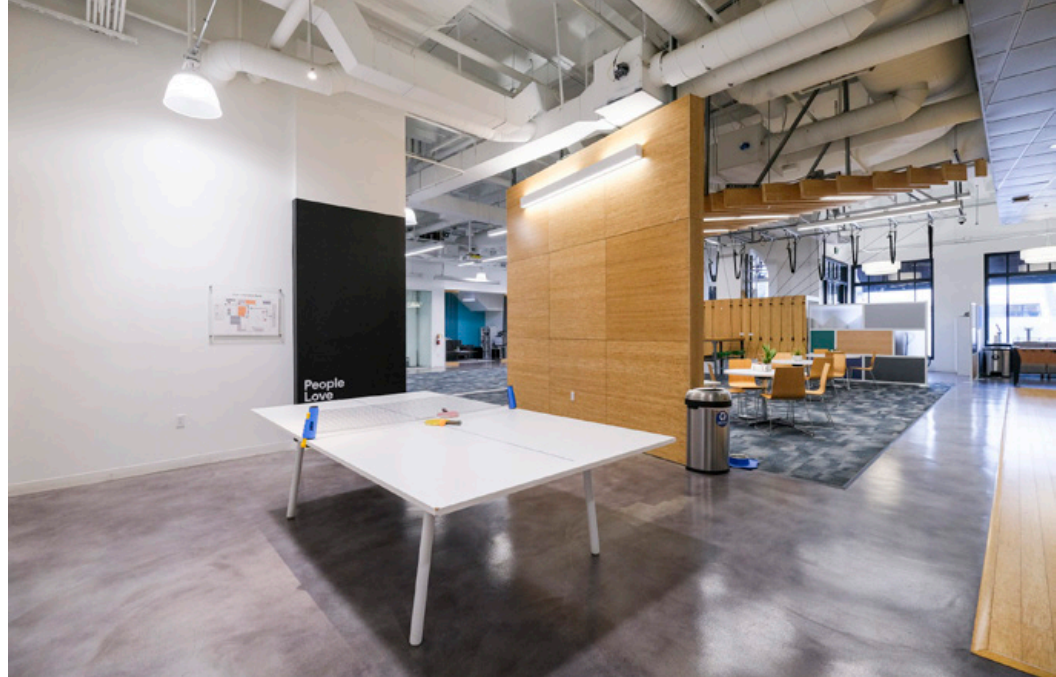


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SUITE 100 PHOTOS



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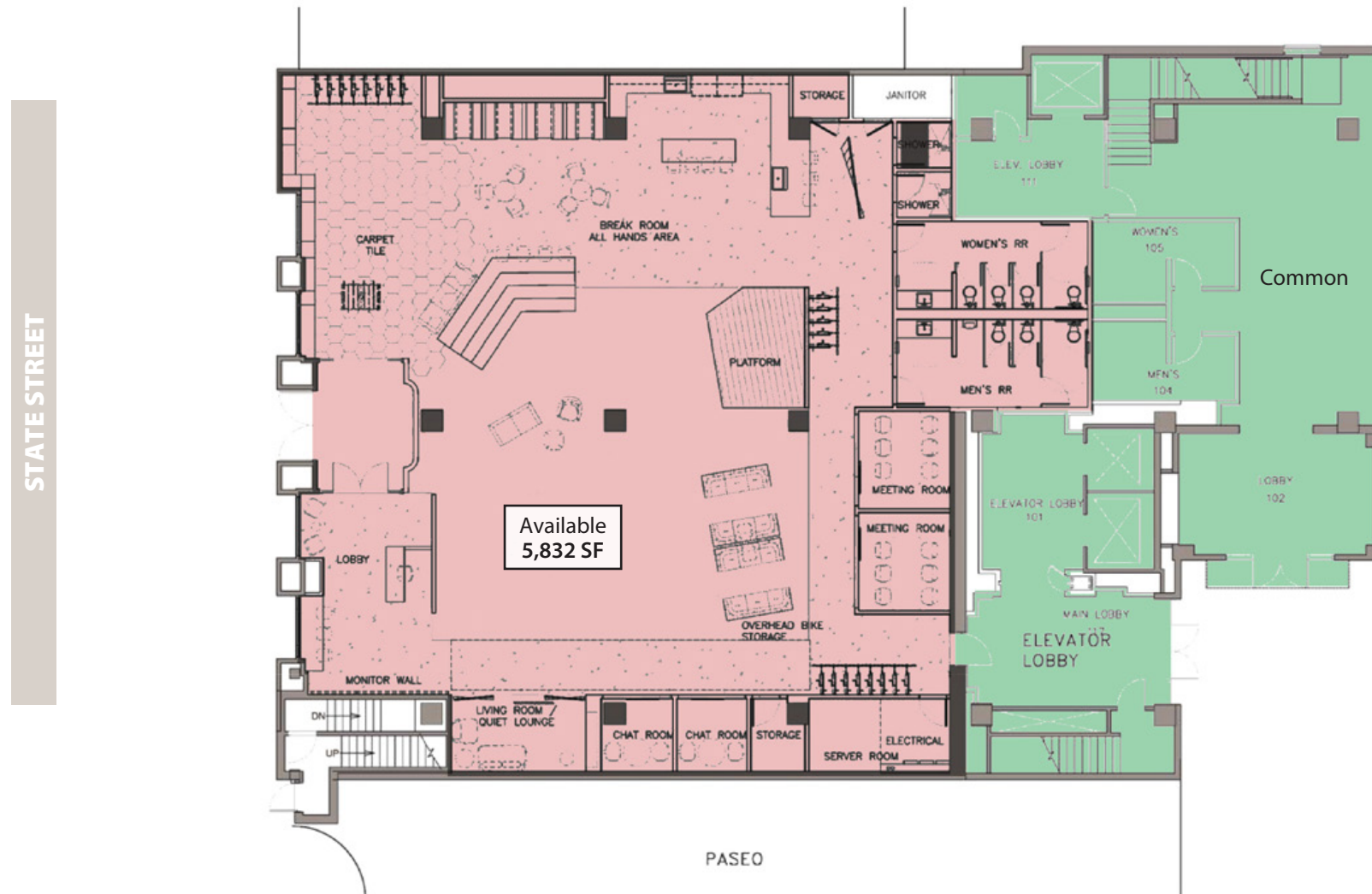
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SUITE 100 FLOOR PLAN



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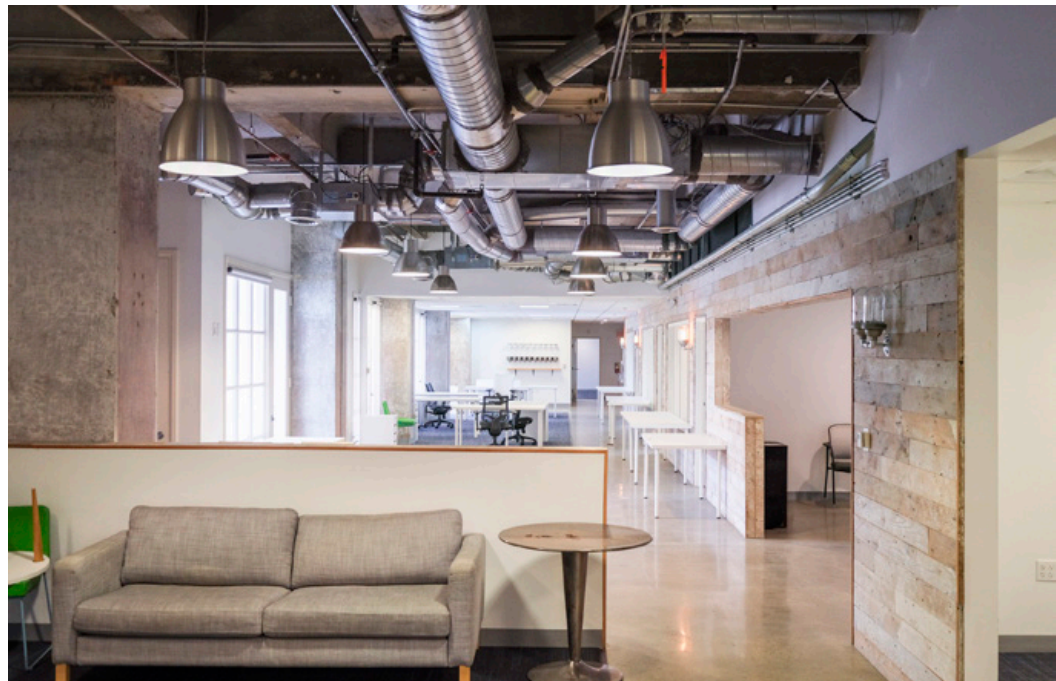


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SUITE 302 PHOTOS



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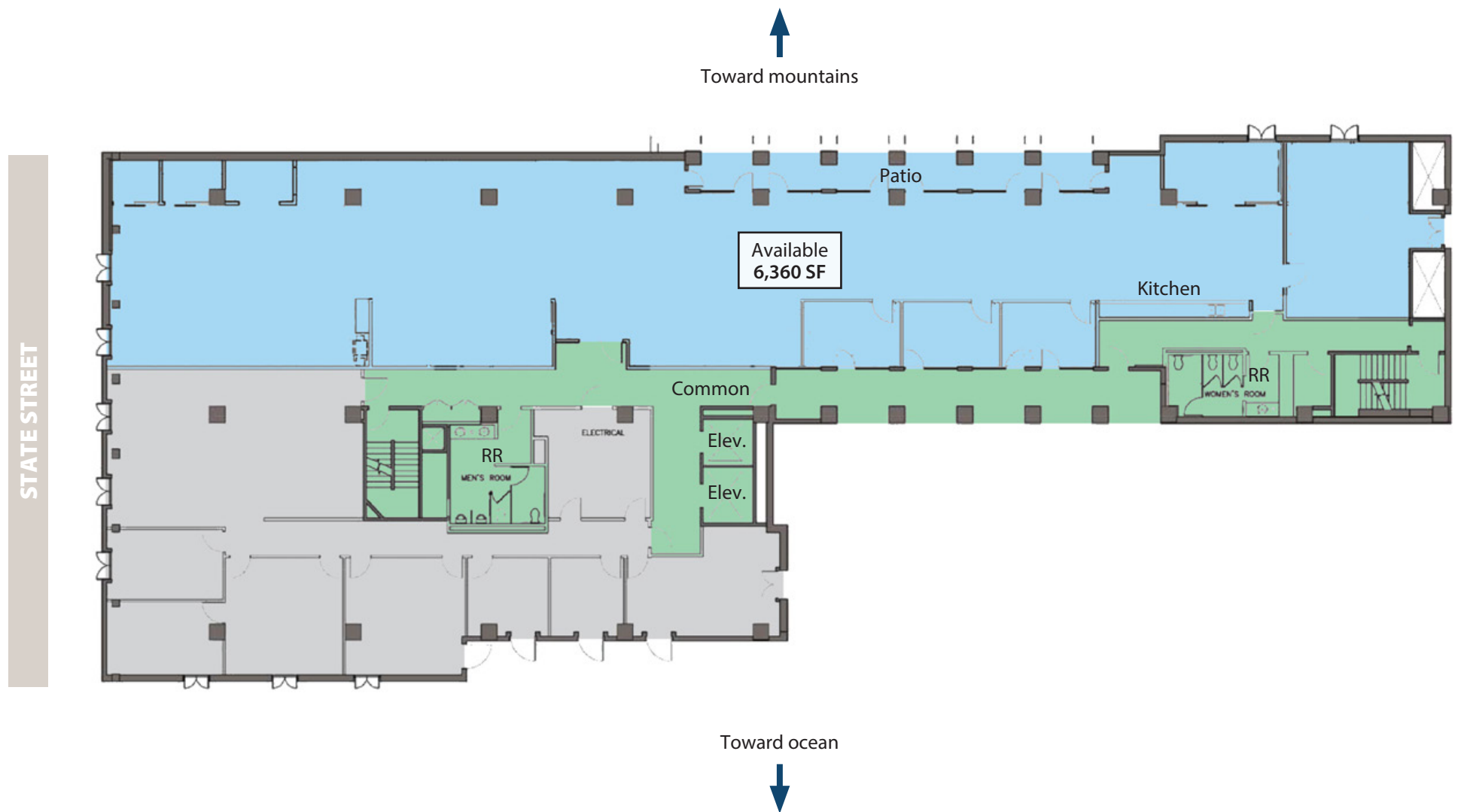


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SUITE 401 PHOTOS



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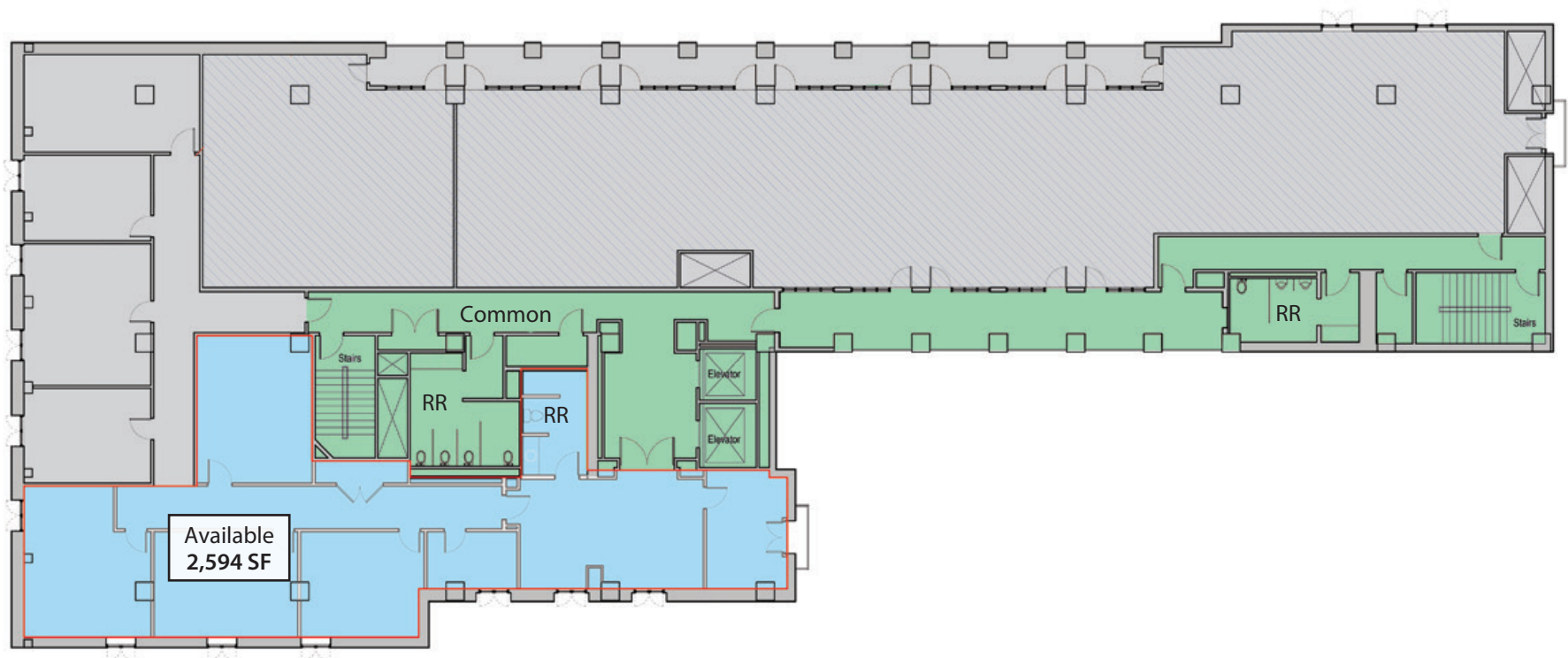
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SUITE 401 FLOOR PLAN

STATE STREET

Toward mountains
↑



Toward ocean
↓

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SUITE 500 PHOTOS



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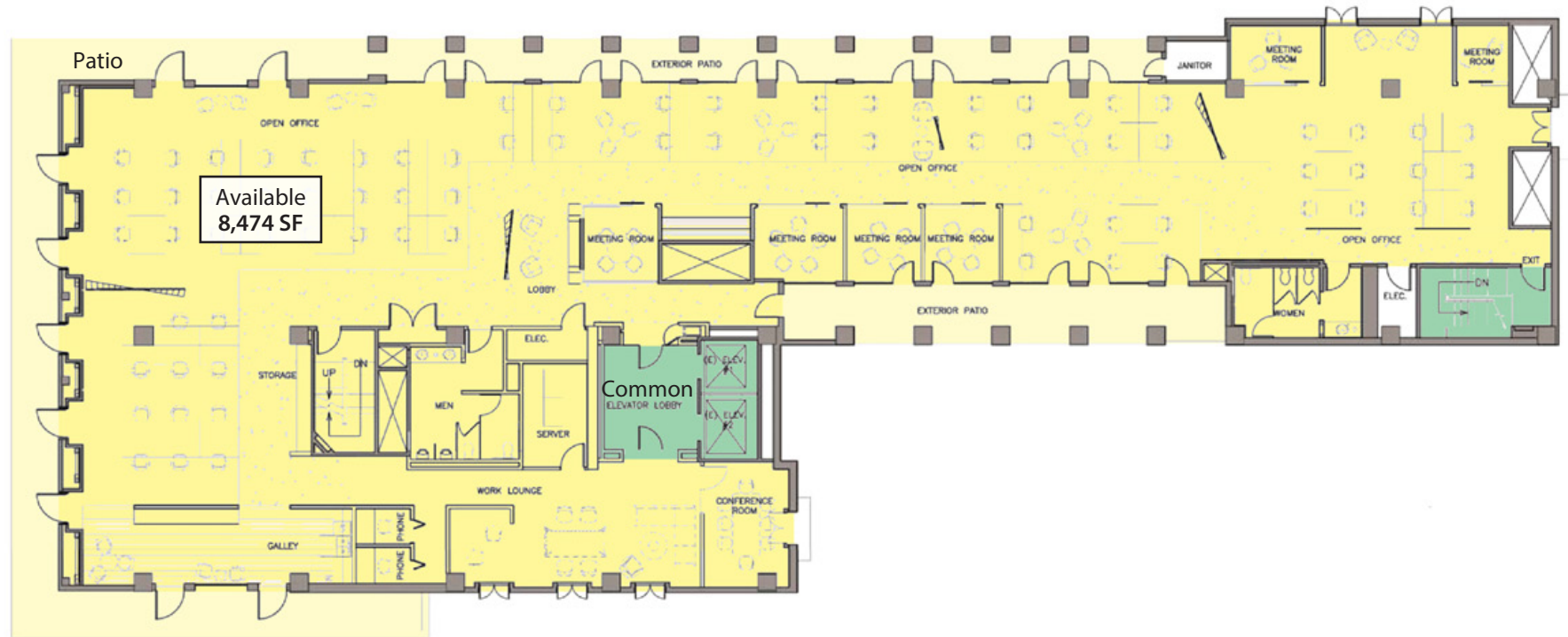
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SUITE 500 FLOOR PLAN

STATE STREET

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↑



Toward ocean
↓

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STATE STREET

BUSTLING RETAIL CORRIDOR

Santa Barbara, CA



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