



**FOR LEASE**

**9 E Pedregosa St, Santa Barbara, CA | Second-Floor Medical/Office Suite | 2,158 SF**

*Experience. Integrity. Trust.  
Since 1993*

**Francois DeJohn**  
**805.898.4365**  
fran@hayescommercial.com  
lic. 01144570

**Dylan Ward**  
**805.898.4392**  
dylan@hayescommercial.com  
lic. 01472452



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

Property Overview

This second-floor medical/office suite sits next to the Santa Barbara Center for Oral and Maxillofacial Surgery, in a quiet neighborhood just off State Street, about a mile from Cottage Hospital. The space is elevator-served and includes convenient, covered parking for tenants and guests.



Size:	2,158 SF
Floor:	Second
Rate:	\$2.85 NNN (.90)
Utilities:	Approx. \$0.26 psf
Available:	March 1, 2019
Term:	5-10 years
Zoning:	C-R (C-L)
Signage:	Directory signage
HVAC:	Yes
Parking:	8 spaces within covered garage
Elevator:	Yes
To Show:	Call listing agent

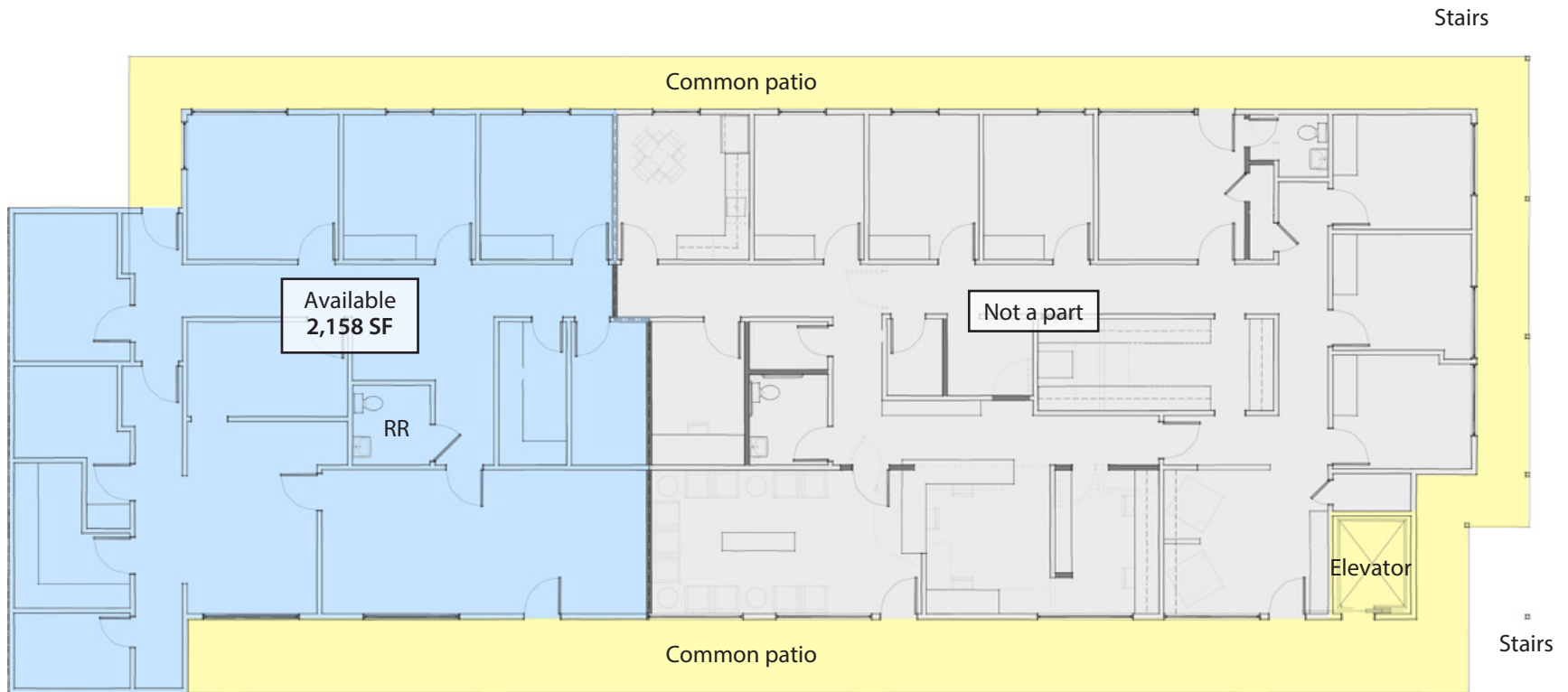
Experience. Integrity. Trust.  
Since 1993

**Francois DeJohn**  
805.898.4365  
fran@hayescommercial.com  
lic. 01144570

**Dylan Ward**  
805.898.4392  
dylan@hayescommercial.com  
lic. 01472452



**Second Floor Plan**



*Experience. Integrity. Trust.*  
Since 1993

**Francois DeJohn**  
805.898.4365  
fran@hayescommercial.com  
lic. 01144570

**Dylan Ward**  
805.898.4392  
dylan@hayescommercial.com  
lic. 01472452

