



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

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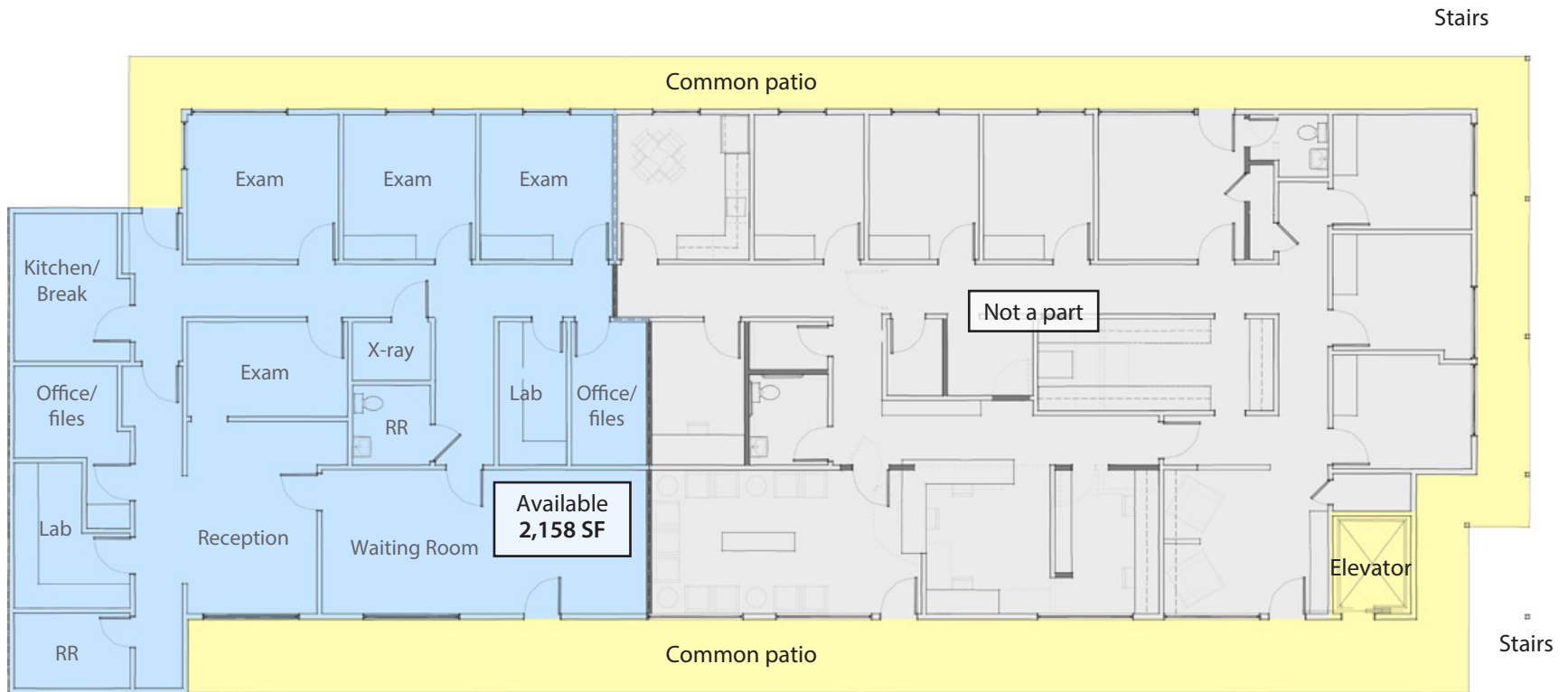
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Second Floor Plan



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