

**RATE REDUCED**  
**RENOVATION IN**  
**PROGRESS**



**FOR LEASE**

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

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

**Francois DeJohn**  
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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.



<b>Size:</b>	2,158 SF
<b>Floor:</b>	Second
<b>Rate:</b>	\$2.65 NNN (.80)
<b>Utilities:</b>	Approx. \$0.26 psf
<b>Available:</b>	Now
<b>Term:</b>	5-10 years
<b>Zoning:</b>	C-R (C-L)
<b>Signage:</b>	Directory signage
<b>HVAC:</b>	Yes
<b>Parking:</b>	8 spaces within covered garage
<b>Elevator:</b>	Yes
<b>To Show:</b>	Call listing agent

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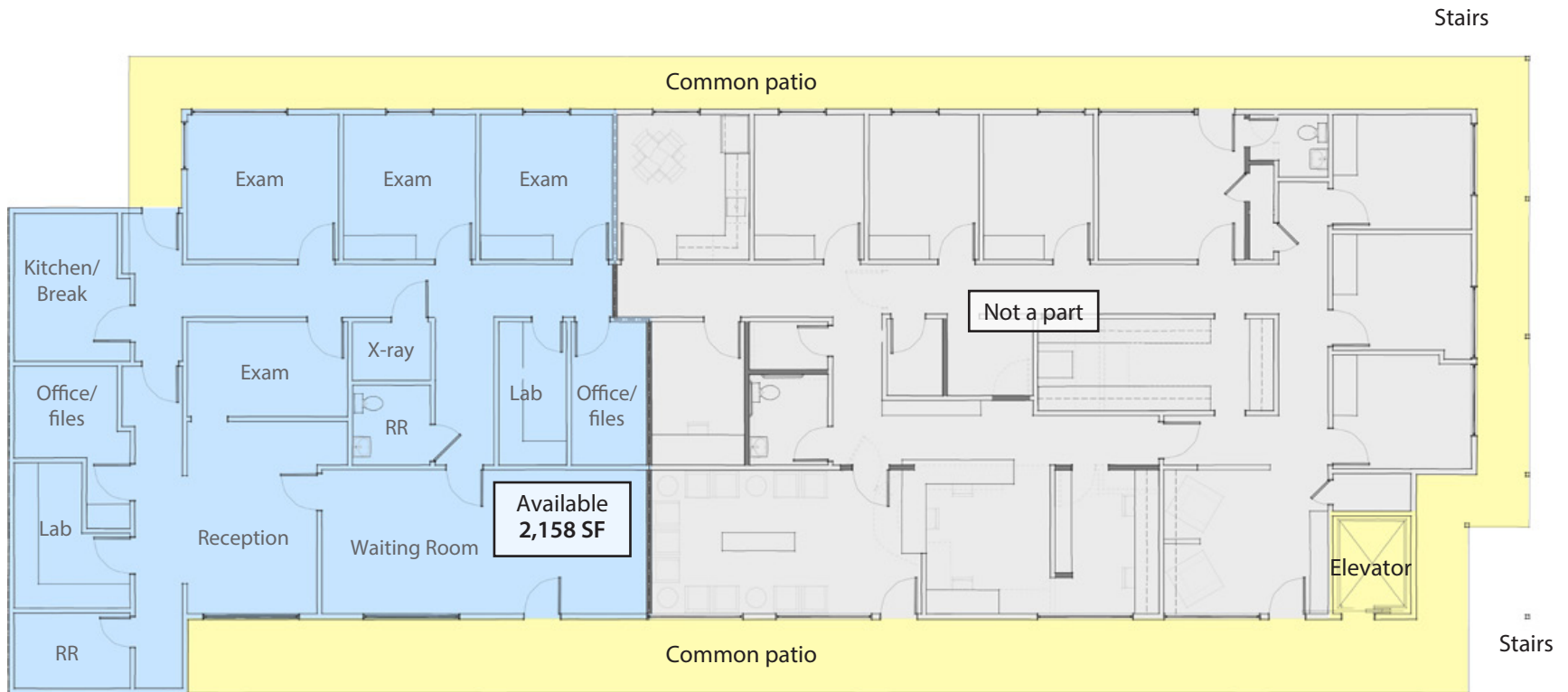
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**Second Floor Plan**



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