

FOR LEASE ±2,400SF DOWNTOWN OFFICE/RETAIL SPACE

1345 STATE ST. | SANTA BARBARA, CA 93101

Lease Rate Reduction!



PROPERTY BRIEF

A cornerstone property on State and Sola in Santa Barbara offers a superb retail/office location. Stand-alone building with Spanish architectural appeal and hexagonal tower featuring 16-foot showcase windows. Vaulted ceilings and exposed beams give a unique charm to the central downtown corridor. Great exposure to State Street and includes 400 SF on the second floor.

- Type ▣ Office/Retail
- Lease Rate ▣ \$2.25/SF NNN (\$0.49)
- Size ▣ ±2,400 SF
- Floor ▣ 1st & 2nd Floor
- Restrooms ▣ Private
- Parking ▣ 3 reserved
- Zoning ▣ C-2 (General Commercial)
- Year Built ▣ 1976
- Available ▣ Immediately
- CSO ▣ 2.5%
- To Show ▣ Call Listing Agents



The information provided here has been obtained from the owner of the property or from other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

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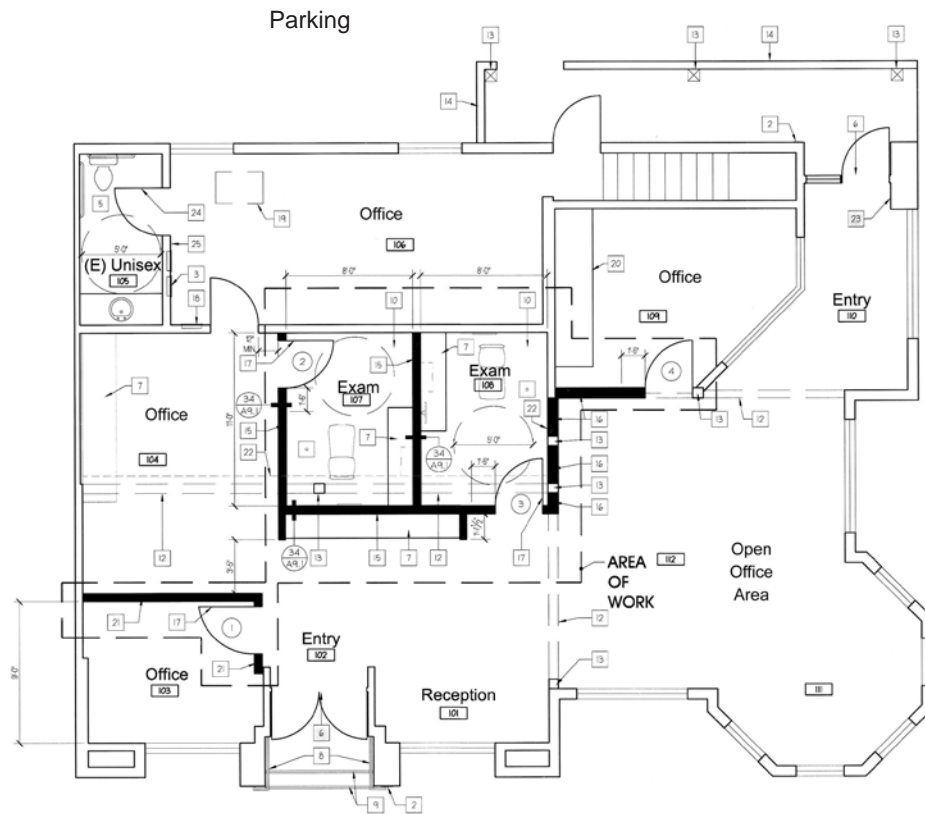
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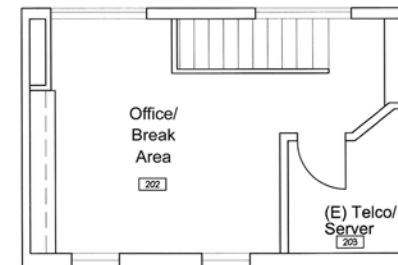
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FLOOR PLAN



12 FIRST FLOOR PLAN
1/4" = 1'-0"



32 SECOND FLOOR PLAN
1/4" = 1'-0"

STATE ST.

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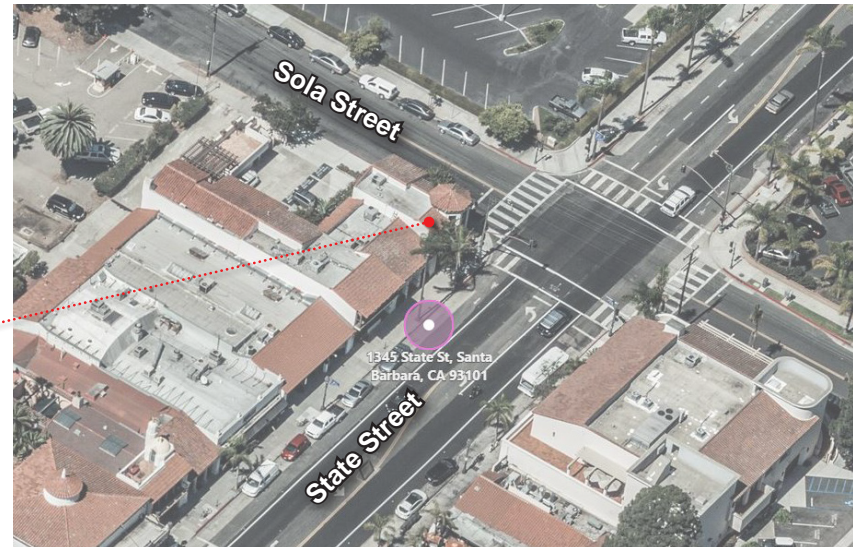
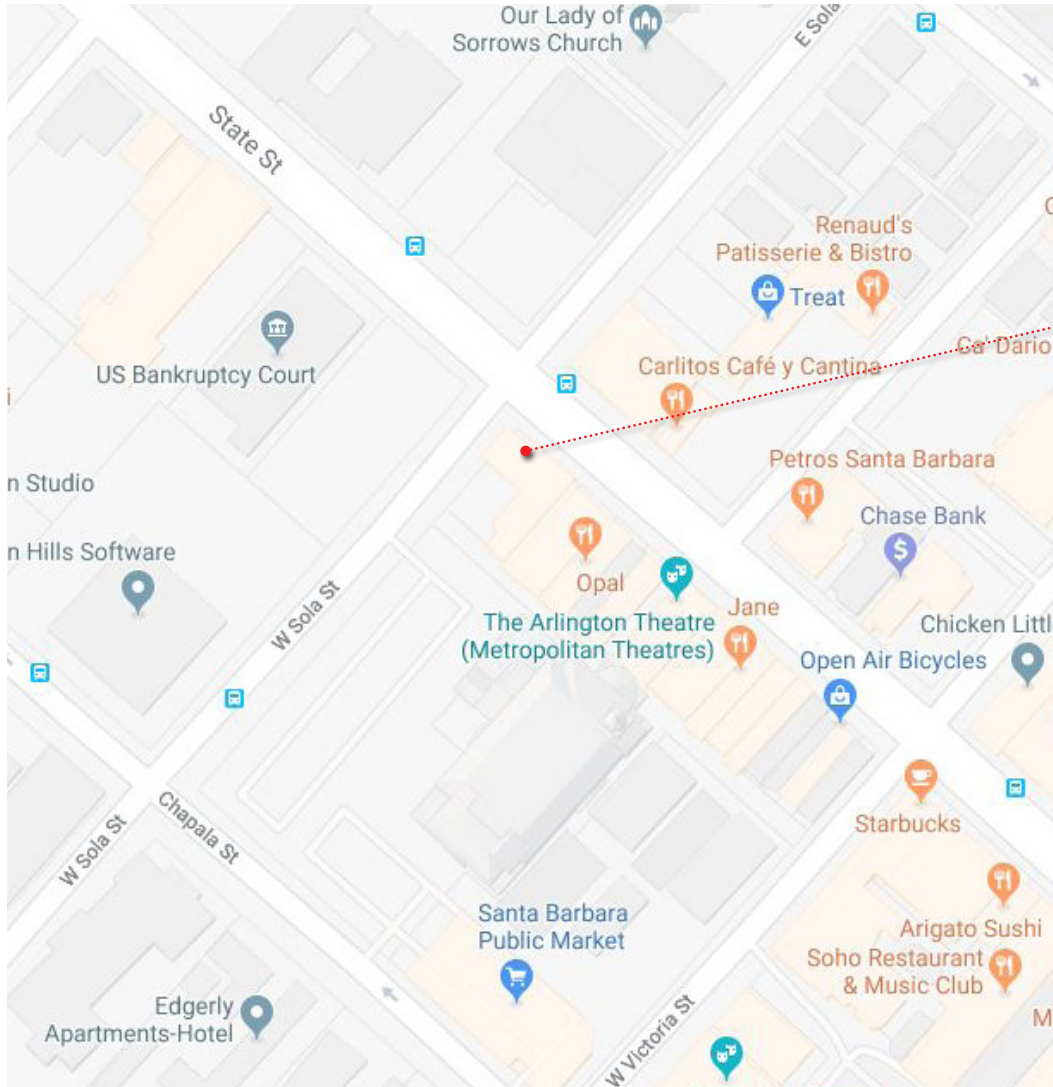
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DOWNTOWN SANTA BARBARA MERCHANTS MAP



1345 State Street
Office/Retail Space
±2,400 SF



NORDSTROM BANANA REPUBLIC
LUCKY * BRAND EXPRESS GAP
H&M VICTORIA'S SECRET Abercrombie & Fitch Sur la table
WHITE BLACK bebe california PIZZA KITCHEN Bath Body Works
claire's AMERICAN EAGLE OUTFITTERS SEPHORA
MEN'S WEARHOUSE THEATRES T-Mobile PACSUN
QUIPOLES **PIZZERIA** **FOOT LOCKER** **RITE AID**

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