

## FOR LEASE

Rare M1 Zoned  
Office/Industrial Space

Approximately 3,440 SF

Newer In Excellent Condition

OFFERED AT

**\$1.75/SF Gross**

813 E. MASON ST.  
SANTA BARBARA, CA 93103

**Brad Frohling**

805.879.9613

[bfrohling@radiusgroup.com](mailto:bfrohling@radiusgroup.com)

CA Lic. 01323736



# FOR LEASE | ±3,440SF OFFICE/INDUSTRIAL

813 E. Mason St. | Santa Barbara, CA 93103

## PROPERTY OVERVIEW

Rare M1 zoned industrial/office space in a newer building. A combination of a high bay warehouse and second floor offices. Excellent natural light in the offices and in excellent condition.

### Offering Specifics

Type	Office/Industrial
Lease Rate	\$1.75/SF Gross
Space Size	±1,780 SF (1st Floor) ±1,660 SF (2nd Floor) ±3,440 SF Total
Tenant Expenses	Utilities
Available	Now
Parking	2-3 Spaces
Ceiling Height	Up to 28 ft.
Roll-Up Door	One (1) 10 ft.
Restrooms	Two (2)
Zoning	M-1
Year Built	2002
CSO	3%



*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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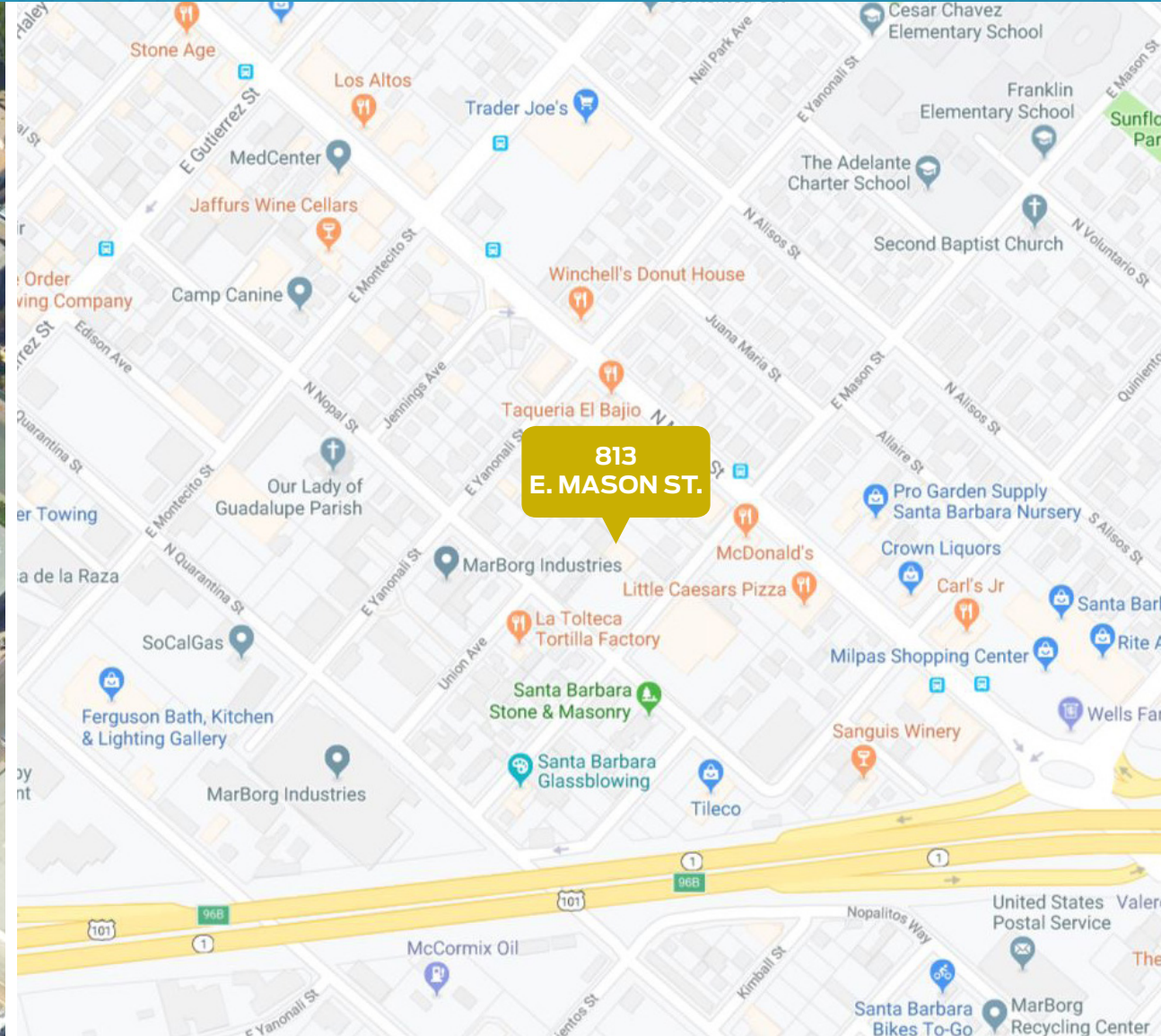
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## PROPERTY PHOTOS



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