



**3892 State St.
Santa Barbara, CA 93105**

For Lease
*±721sf-±2,327sf First Floor
Office Space + Basement*

Brad Frohling
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FOR LEASE ±721SF-±2,327SF OFFICE SPACES + BASEMENT

3892 STATE ST., SUITE 110 & BASEMENT | SANTA BARBARA, CA 93105

PROPERTY BRIEF

Completely renovated office building on upper State Street. Suite 110 is a ground floor space featuring high ceilings and flexible floor plan; the basement, connected by stairs, is a finished office; Owner ideally would like to lease both spaces together. Across from the shopping and dining of La Cumbre Plaza and Five Points Shopping Center. Easy access to State Street and the 101 Freeway, plus State Street signage available.

Lease Rate ± \$2.40/SF Gross (Suites 110)
\$1.00/SF Gross (Basement)

Sizes ± Suite 110 (1st Flr) – Approx. 721 SF
Basement – Approx. 1,606 SF
Total Space – Approx. 2,327 SF

Term ± 2–5 Years

Tenant Expenses ± Utilities

Zoning ± C-2

Parking ± 2 Spaces (1 for Suite 110, and 1 for the basement)

HVAC ± Throughout

Restrooms ± Both Suite 110 & Basement

Available ± Now



Suite 110 (First Floor)



Suite 110 (First Floor)



Basement/Office



Suite 110 (First Floor)

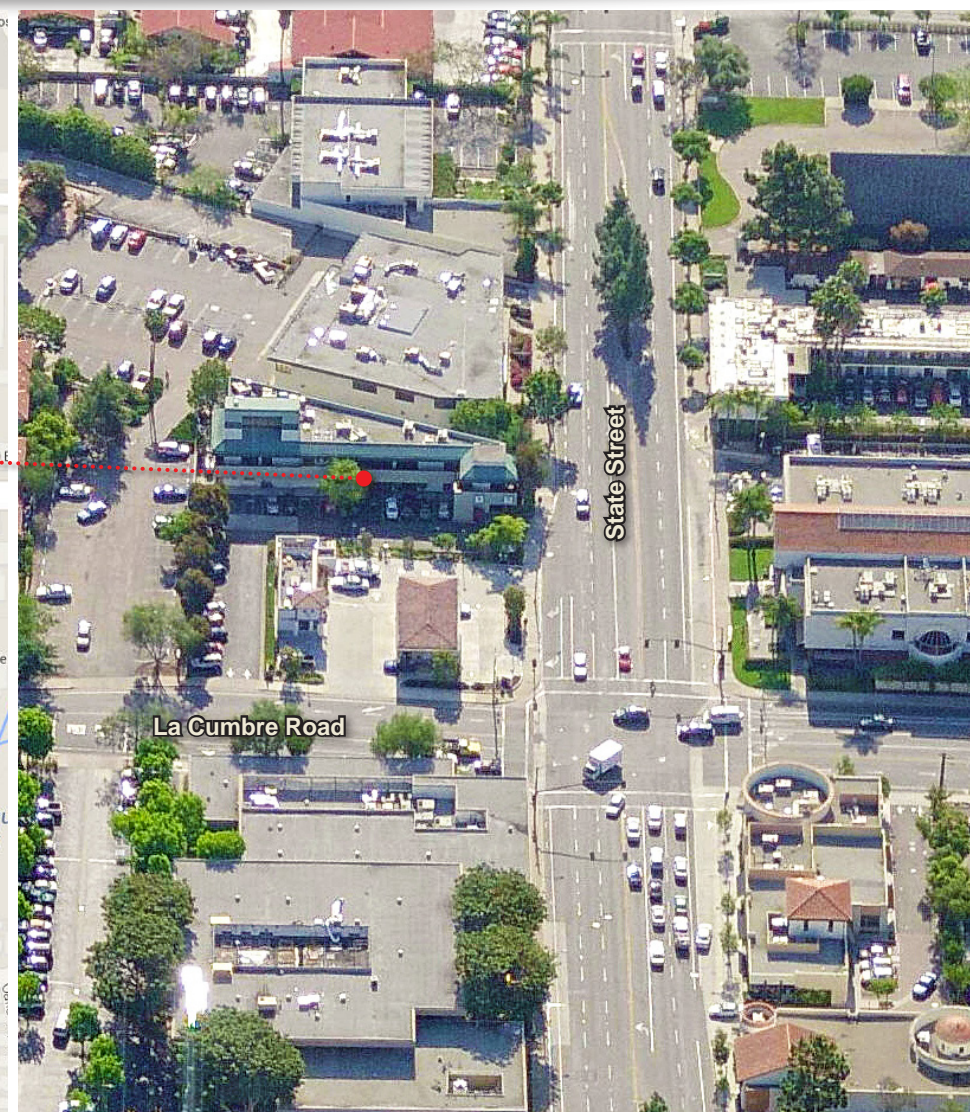
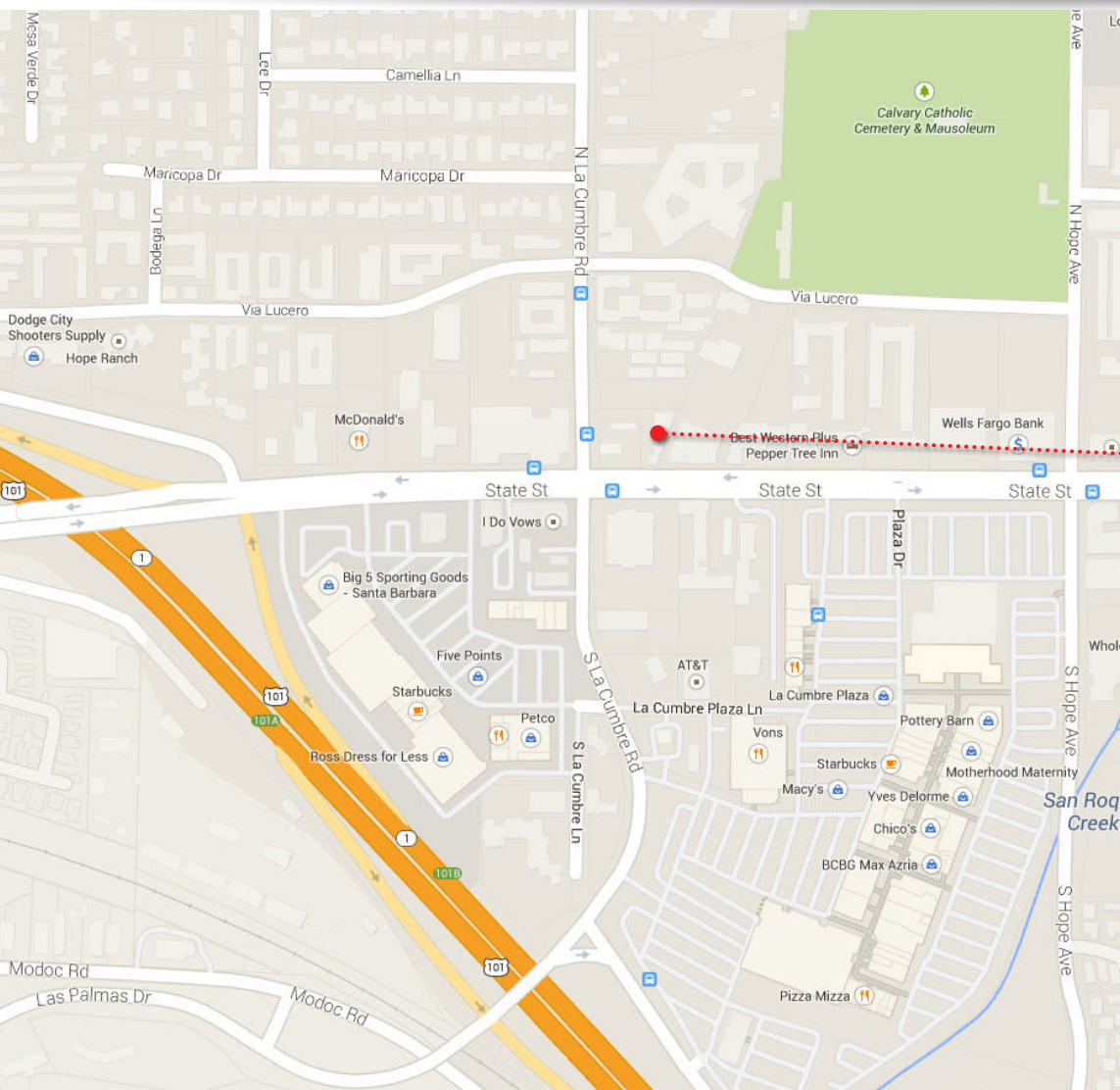
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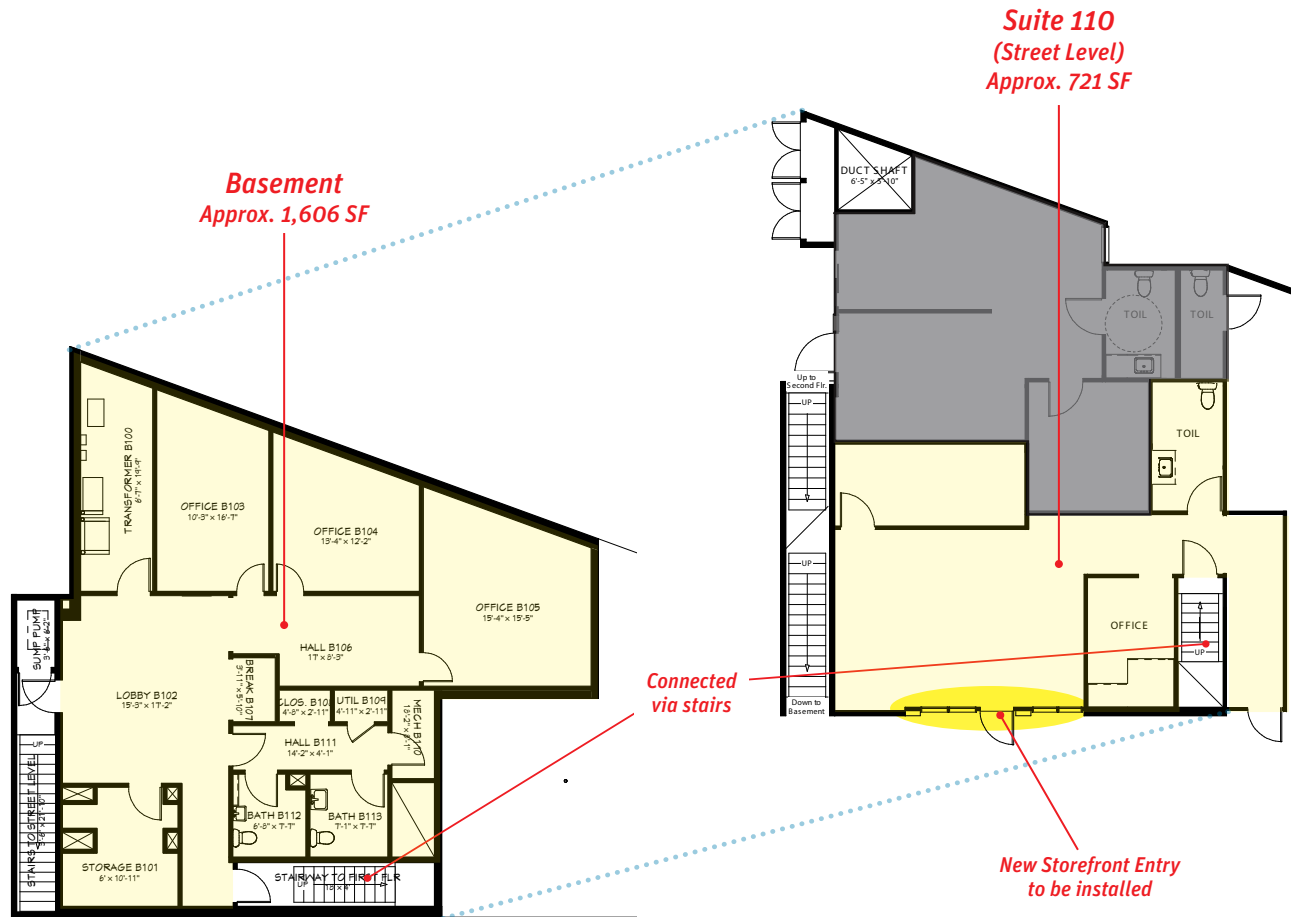
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FLOOR PLANS | FIRST FLOOR & BASEMENT



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Not to Scale

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