

# FOR LEASE ±2,060SF MEDICAL OFFICE NEAR COTTAGE HOSPITAL

## 2305 DE LA VINA ST. | SANTA BARBARA, CA 93105



### PROPERTY BRIEF

Pristine medical office located within close proximity to Santa Barbara Cottage Hospital. Recently constructed in 2008 and designed specifically for a medical office with four exam rooms, a private office, lab, two restrooms, a welcoming lobby and reception area. The reception office has file storage area that can be converted to accommodate other uses, such as an additional exam or X-ray room; the lower level includes a storage room. The back of the property features a gate opening to a pedestrian path leading to Cottage Hospital. Contact Listing Agent for further details.

- Type ± Office
- Size ±2,060 SF
- Lease Rate ± \$3.50/SF Modified Gross
- Deposit ± Equal to one month's rent
- Tenant Expenses ± Utilities, insurance, service contracts
- Available ± (with notice)
- Zoning ± C-0
- Parking ± 5 plus one ADA space
- Floor ± One floor
- HVAC ± Yes
- Restrooms ± Two
- Elevator ± One

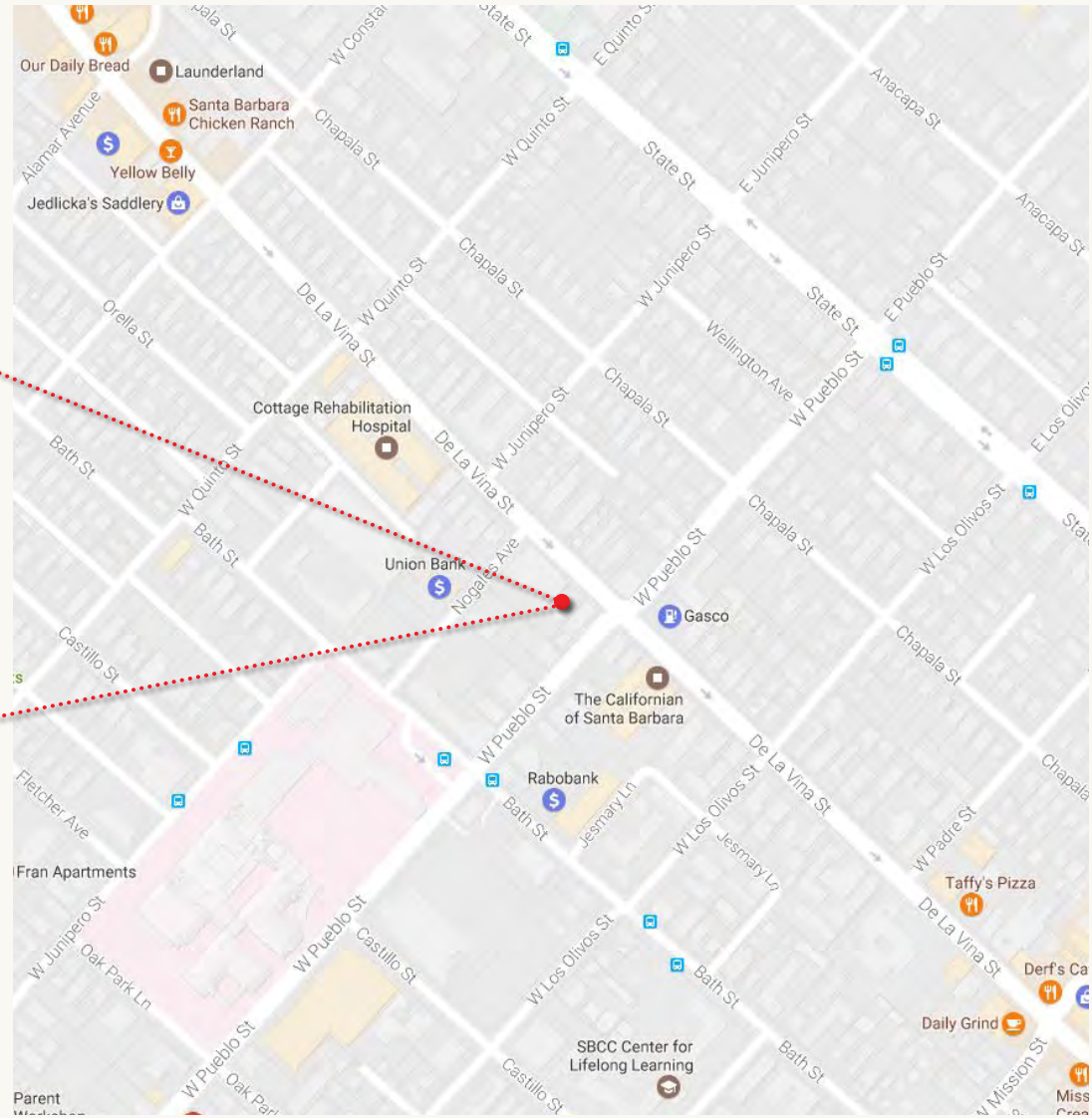
*The information provided here has been obtained from the owner of the property or from other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.*

**Michael Chenoweth**  
 805.879.9608  
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## PROPERTY PHOTOS



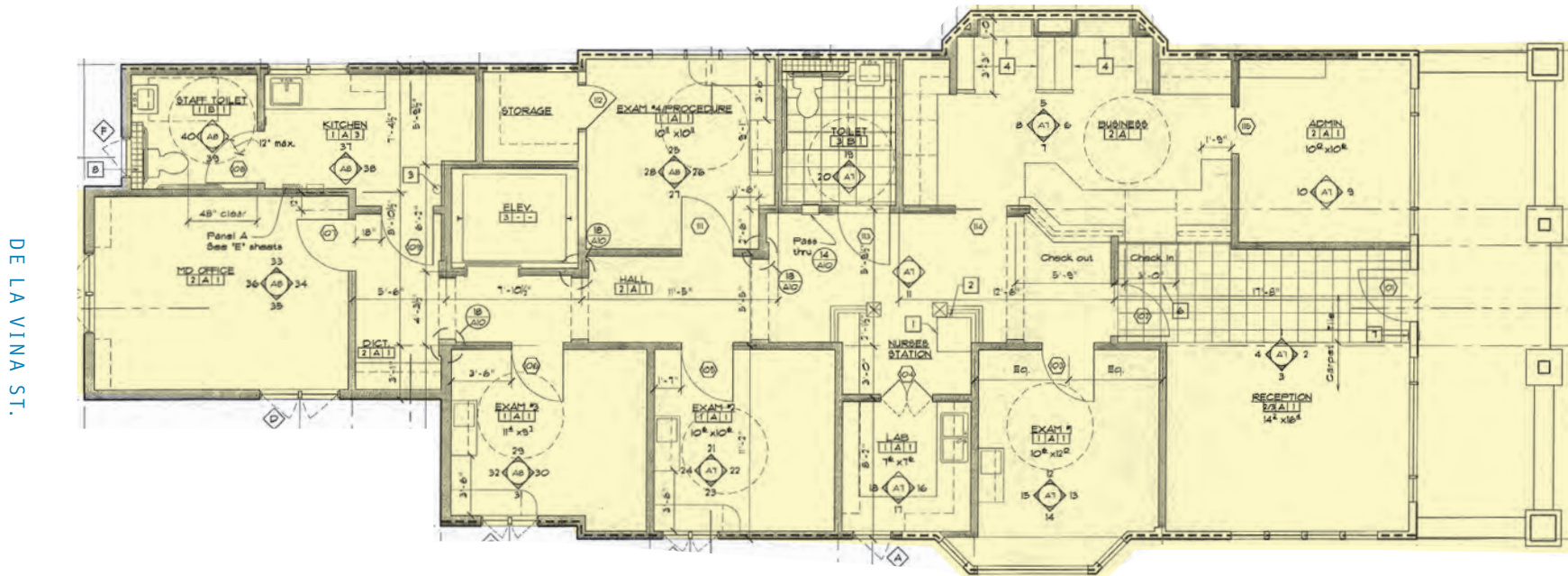
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## FLOORPLAN



Not to scale

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