



219 Nogales Ave. Santa Barbara, CA 93105

For Lease

Approx. 1,130–1,650sf first floor suites.

In close proximity to Santa Barbara Cottage Hospital.

Jim Turner
805.879.9621
jturner@radiusgroup.com
CA Lic. 00970829



FOR LEASE ±1,130–±1,650sf MEDICAL OFFICE SPACE

219 NOGALES AVE. | SANTA BARBARA, CA 93105



PROPERTY BRIEF

Two medical offices suites for lease one half block from Santa Barbara Cottage Hospital. Both suites are located on the first floor, which provides easy access from the parking lot. Plenty of parking with a ratio close to 4 spaces per 1,000 SF of office space. Suite A is move-in ready, while Suite D&E is currently under a complete upgrade.

Lease Rate ± \$2.55/SF NNN (\$0.45/SF)

Building Size ± Suite A: ±1,130 SF
Suite D & E: ±1,650 SF

Tenant Expenses Utilities & Janitorial

Term 3–5 Years

Available Suite A: 30-Day Notice
Suites D&E: Now

Floors First

Parking 4/1,000

Zoning O-M (Office Medical)

HVAC Yes

Restrooms Private

Elevators Yes

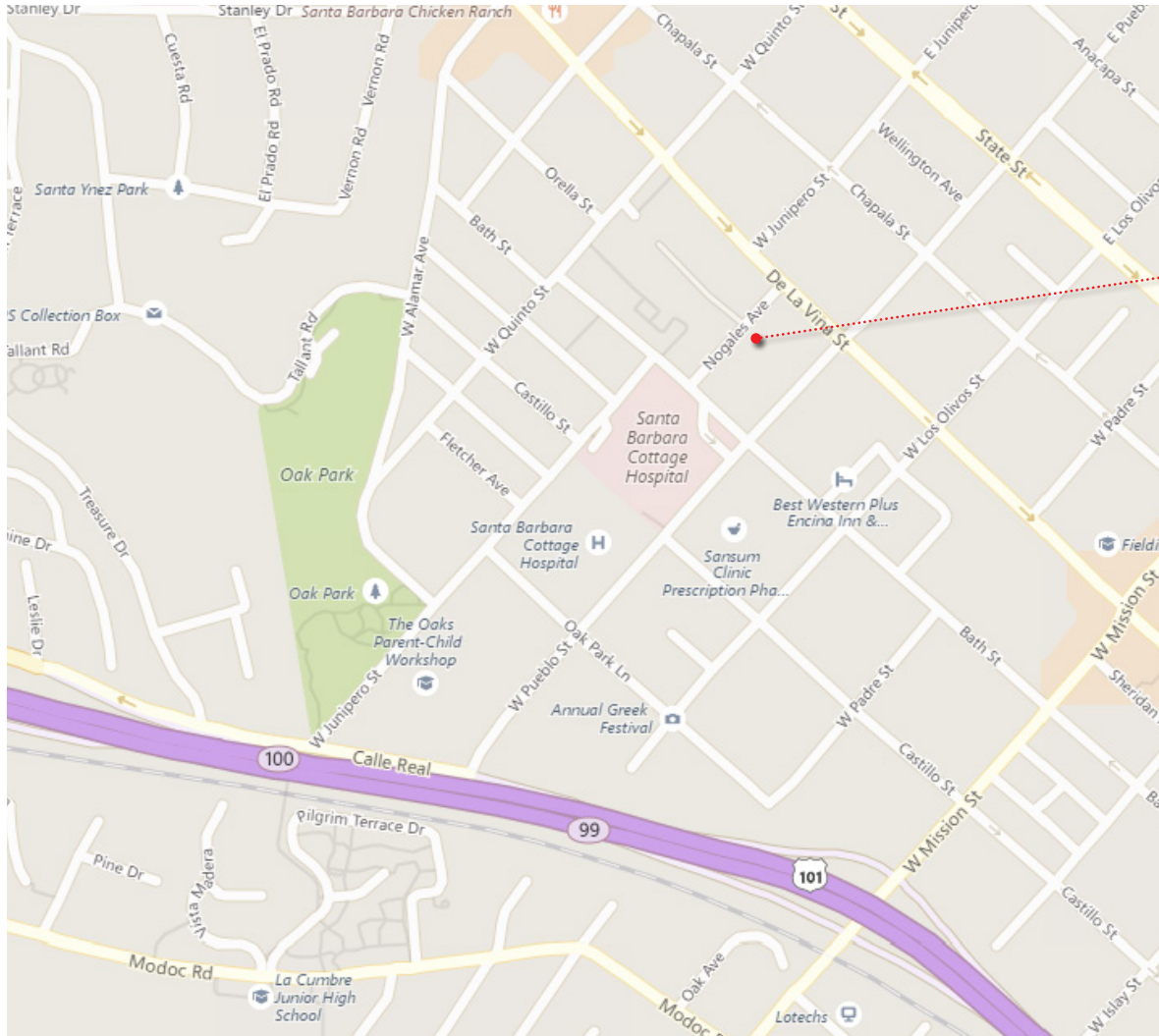
The information provided here has been obtained from the owner of the property or from other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

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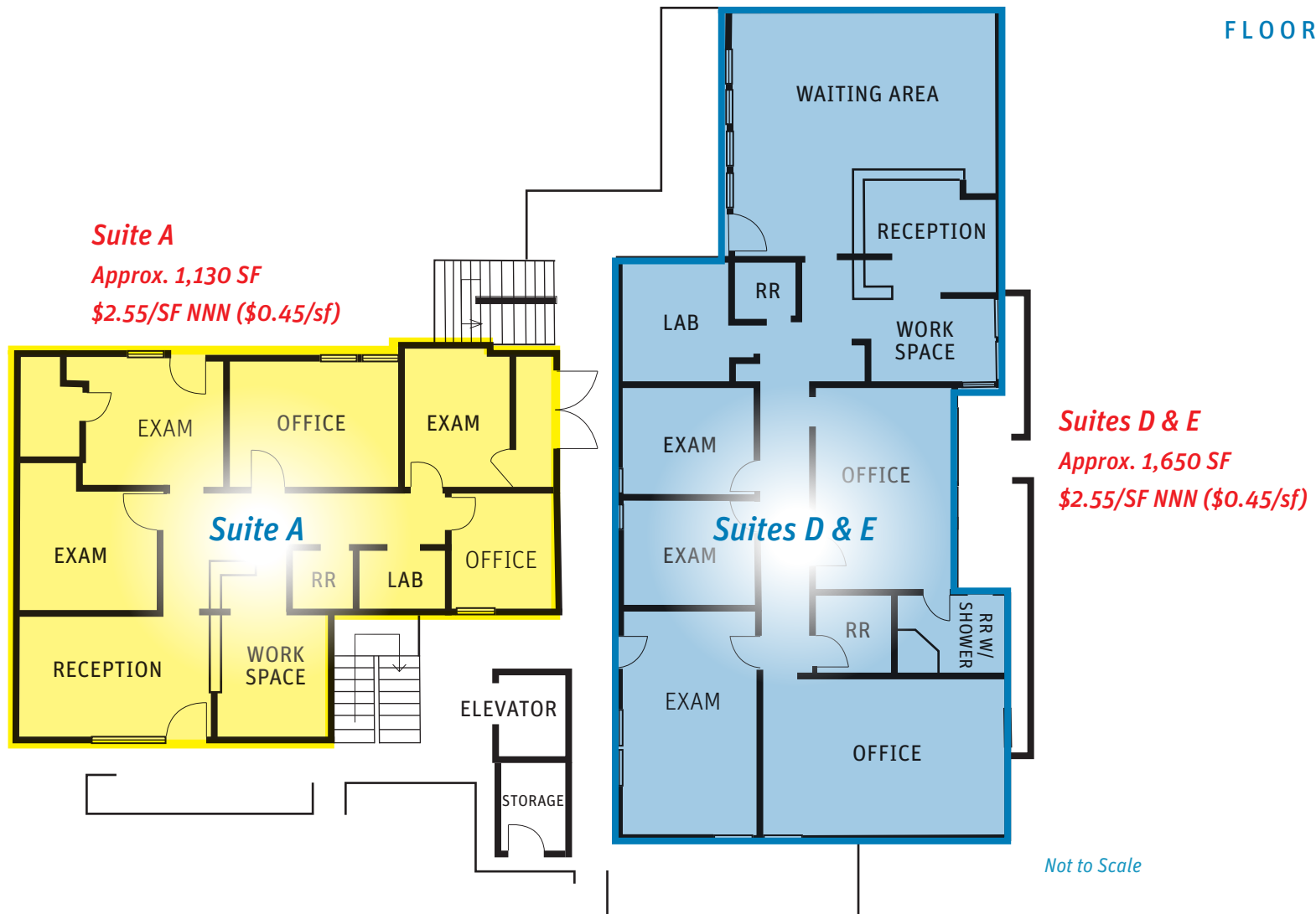
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FLOOR PLAN



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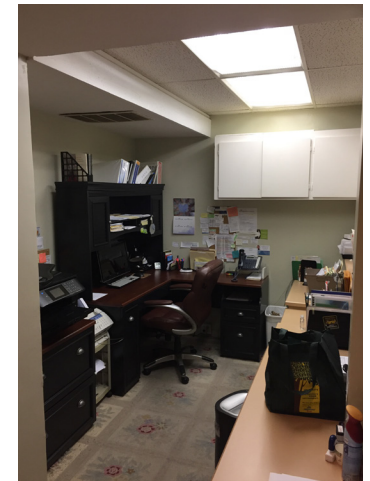
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PROPERTY PHOTOS



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