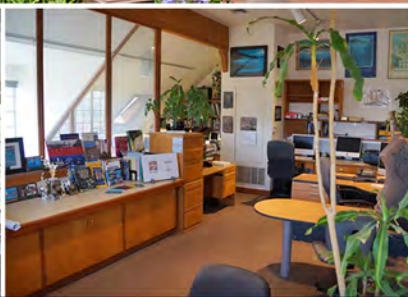


FOR SALE / FOR LEASE

+/-1,680 sq. ft. **Downtown Office Condo**
1215 De La Vina Street, Suite L, Santa Barbara, CA 93101

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



Sale Price: \$990,000.00*
Office Size: Approx. 1,680 sq. FT.
Parking: 2 Reserved, 7 Visitor
Bathrooms: 2 Common
HVAC: Throughout

CCMA Fee: \$500.00/month
Zoning: C-G (C-2)
COS: 2.75%
**Space also available For Lease at \$2.00 NNN (\$0.49).*

Joe Corazza

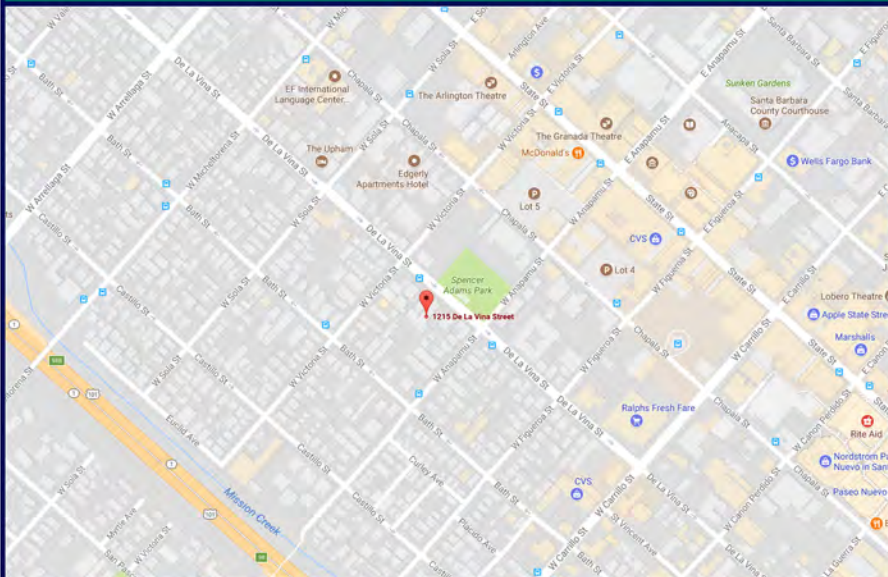
Office: 805-233-7988
Direct: 805-729-5003
joe@miramarsb.com
Lic. No. 01926168



MIRAMAR MANAGEMENT

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SUBJECT PROPERTY

Rarely available downtown Santa Barbara professional office condominium offered for either sale, lease or lease-to-own. Arguably the best unit in an immaculate professional building within walking distance of scores of restaurants and amenities, 1215 De La Vina Street, Suite L is a bright and airy, open-concept two story office space that's been home to a local architecture firm for the past three decades plus. Other building tenants include or have included attorneys, CPAs, insurance firms, psychologists, etc. The unit's existing furniture can be conveyed should a prospective buyer or tenant wish to retain it. Two reserved parking spaces, ample visitor parking and nearby parking, HVAC and reasonable CCMA fees make this an appealing and uncommon opportunity.

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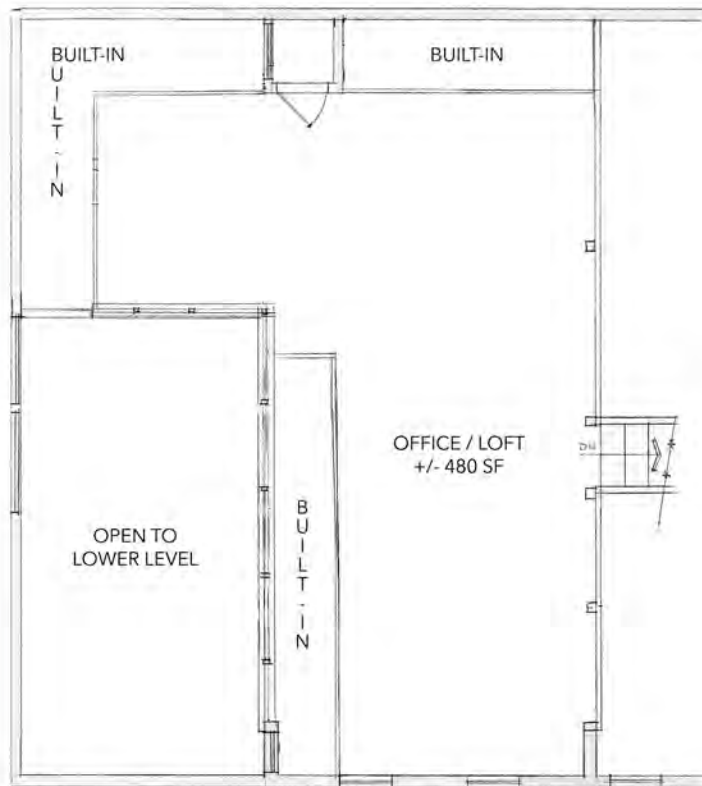
MIRAMAR MANAGEMENT

FOR SALE / FOR LEASE

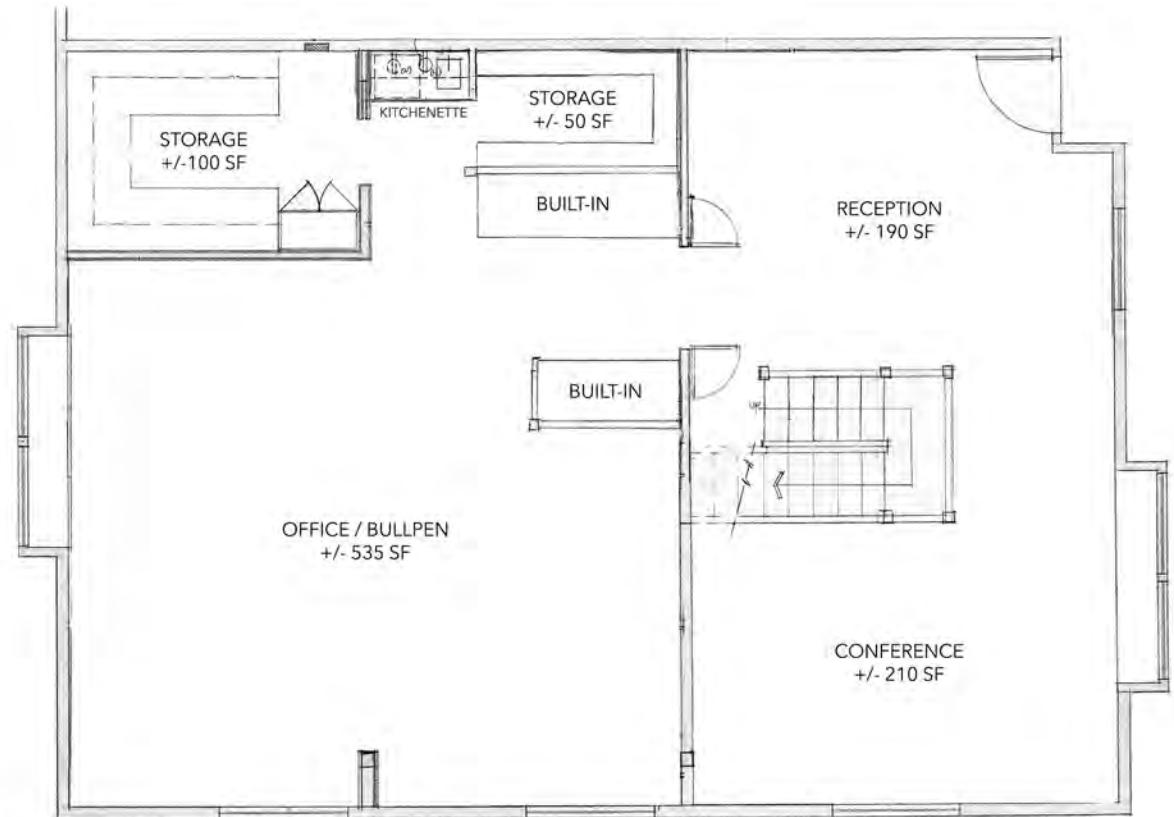
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FLOOR PLAN



3rd Story: +/- 480 sq. ft.



2nd Story: +/- 1,200 sq. ft.

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