

221 W. Pueblo St. Santa Barbara, CA 93105

For Lease | \$3.00/SF NNN (\$1.50)

*Efficient 2nd floor medical office space approximately 678sf.
Easy access to nearby Santa Barbara Cottage Hospital.*



**Santa Barbara
Cottage Hospital**

221 W. Pueblo St.



Steve Brown
805.879.9607
sbrown@radiusgroup.com
CA Lic. 00461986



FOR LEASE :: ±678SF CLASS A MEDICAL/OFFICE SUITE

221 W. PUEBLO ST., 2ND FLR. | SANTA BARBARA, CA 93105

PROPERTY BRIEF

Efficient medical office space with separate reception in high profile medical/surgery building within one block of Santa Barbara Cottage Hospital. Includes reception, two exam rooms and a private office. Shared restrooms and break room. Excellent on-site parking. Available immediately.



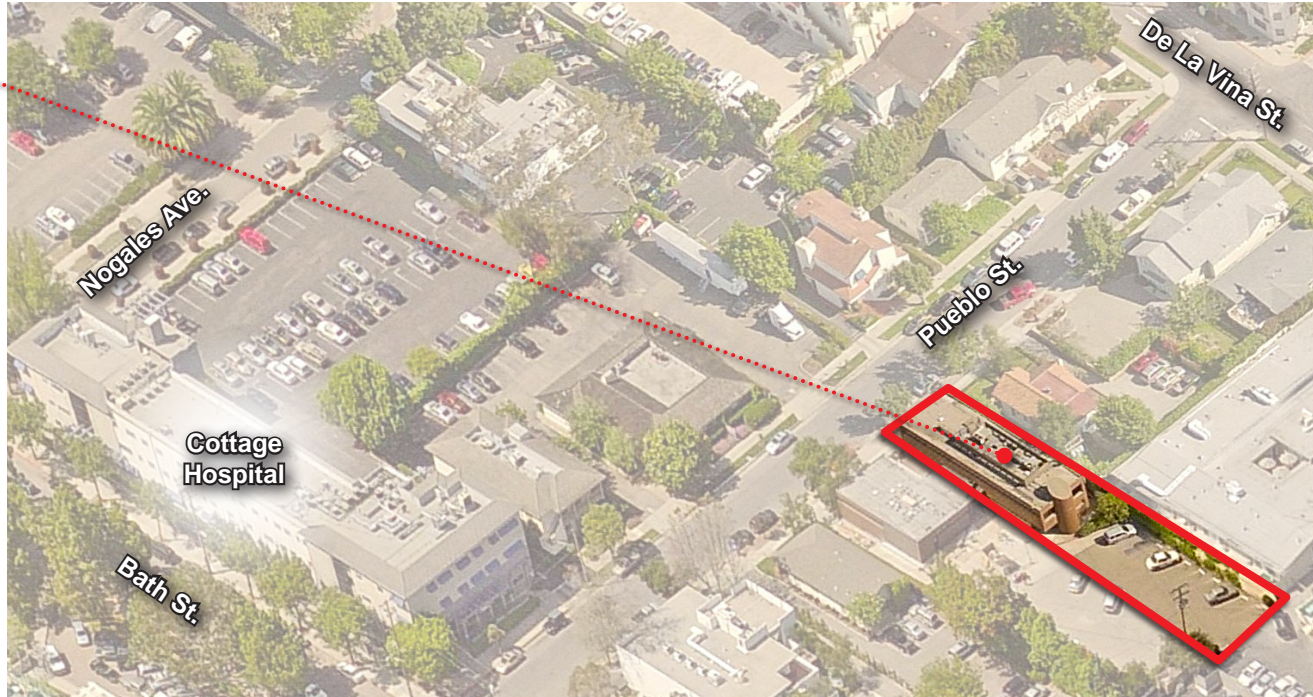
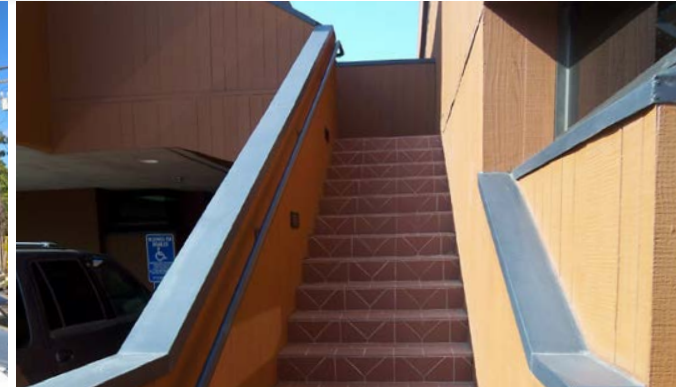
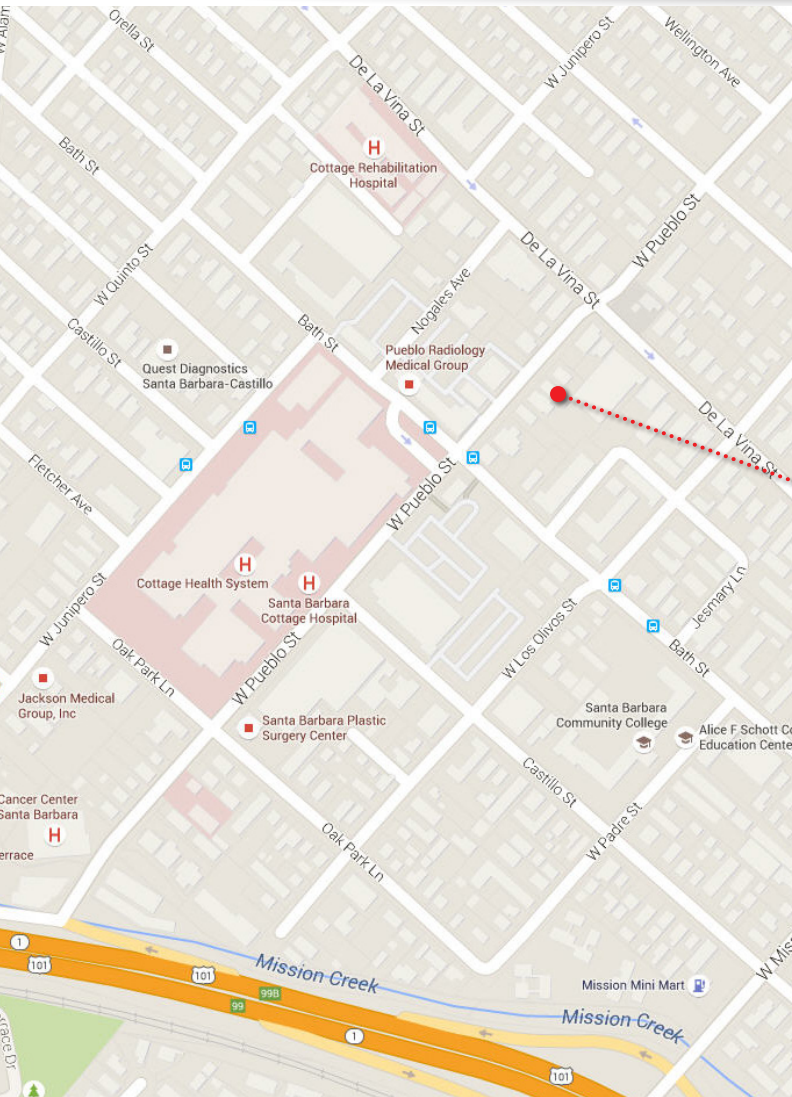
- Lease Rate :: \$3.00/SF NNN (\$1.50)
- Building Size :: ±678 SF
- Tenant Expenses :: Janitorial + Utilities
- Term :: 3-5 Years
- Date Available :: Now
- CPI :: Yes
- Zoning :: C-0
- Parking :: 3.8/1,000
- HVAC :: Yes
- Restrooms :: Two
- Floors :: 2nd
- Elevators :: Yes
- CSO :: 3%

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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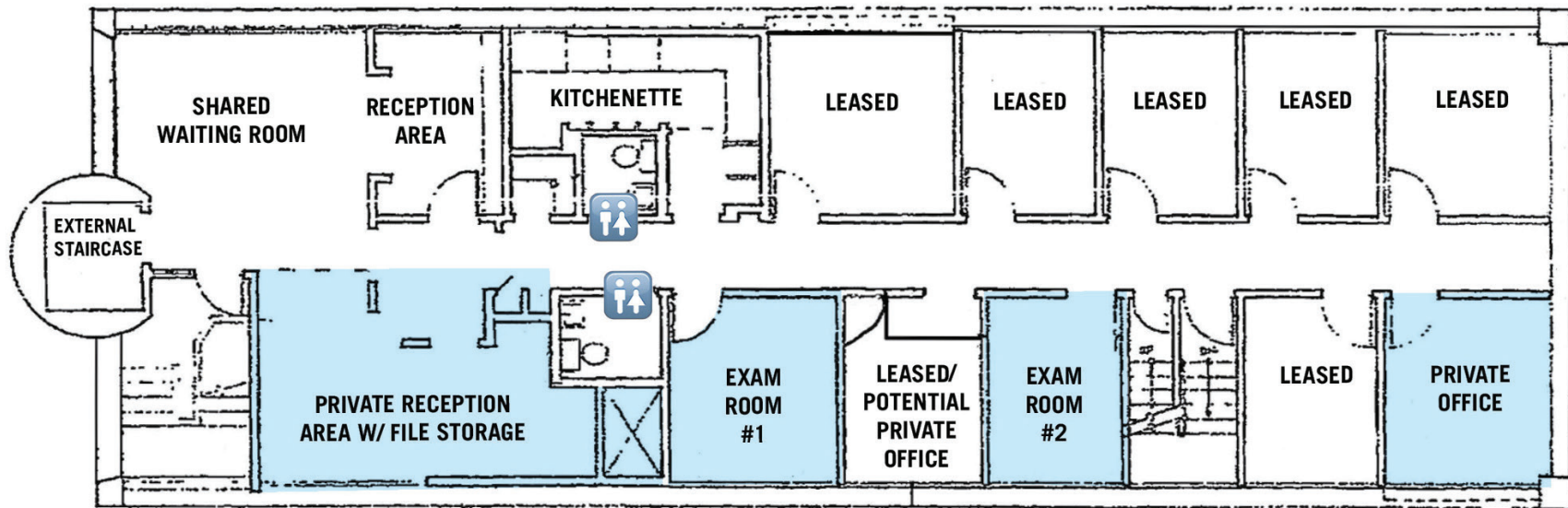
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FLOOR PLAN | BUILDING 221 | 2ND FLOOR



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PROPERTY PHOTOS



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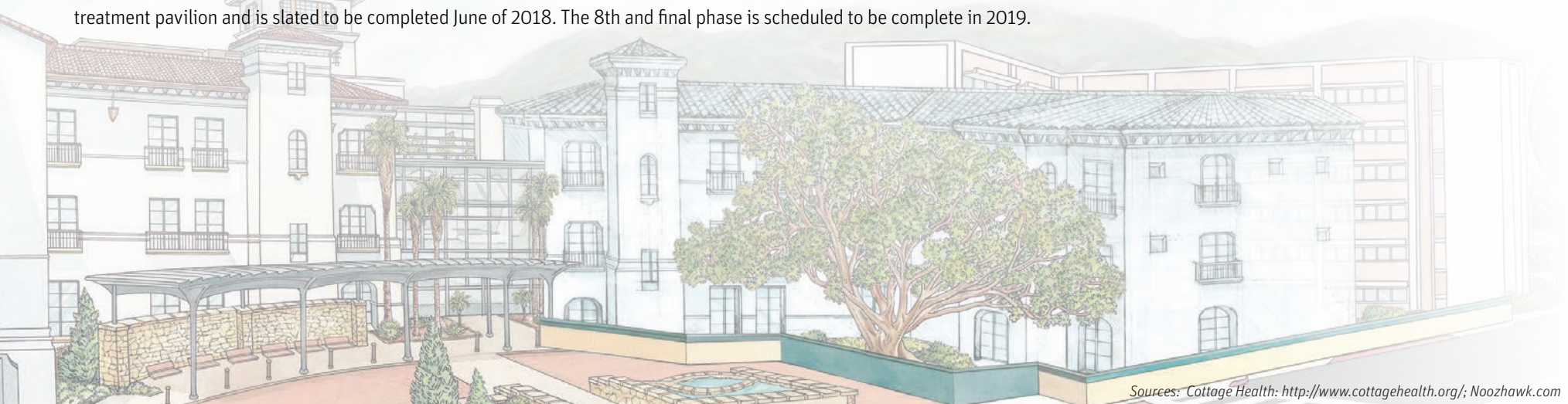


Santa Barbara Cottage Hospital (SBCH) is a 510-bed, acute-care teaching hospital and level II trauma center, the largest of its kind between Los Angeles and the San Francisco Bay Area. The hospital was founded in 1888 by 50 women determined to provide a healthcare facility for the growing community of Santa Barbara. With annual admissions of 18,204 patients, 44,397 emergency department visits and 2,216 births, the hospital is renowned for its comprehensive maternal-child and pediatric services (*Cottage Children's Hospital*), cardiac, neurosurgical and oncology programs, emergency and trauma services, modern operating rooms, sophisticated diagnostic radiology equipment, outpatient surgery, eye center, psychiatric and chemical dependency services and inpatient and outpatient rehabilitation services (*Cottage Rehabilitation Hospital*).

Cottage Redevelopment Project

The Cottage Hospital Modernization and Seismic Compliance Project was approved by the Santa Barbara City Council 11 years ago. The massive multi-phase, \$700 million construction project will bring the total square footage of the new Hospital to 712,550 SF. Currently the project is in process of completing Phase 6 which consists of building a nursing pavilion and a diagnostic and treatment pavilion and is slated to be completed June of 2018. The 8th and final phase is scheduled to be complete in 2019.

SANTA BARBARA COTTAGE HOSPITAL



Sources: Cottage Health: <http://www.cottagehealth.org/>; Noozhawk.com

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