

# FOR LEASE ±1,586SF—±7,373SF DOWNTOWN OFFICE

104 W. ANAPAMU ST., SUITES G, I & M | SANTA BARBARA, CA 93101

## Newly Renovated—Divisible Suites



## PROPERTY BRIEF

This high identity building is located in the heart of downtown Santa Barbara on the corner of Chapala and Anapamu streets, in close proximity to restaurants and shops. The newly renovated space provides for an open-collaborative layout, exposed ceiling and great natural light. This space is ideal for tenants of various sizes seeking a location in the heart of downtown with on-site parking and an economical lease rate.

**Lease Rate** ± \$1.49/SF NNN (\$0.64)

**Size** ± Suite G — ±3,099 SF

Suite I — ±2,688 SF

Suite M — ±1,586 SF

Total SF — ±7,373 SF

**Parking** ± Up to 12 Spaces (pro rata approx. 1.65/1,000)  
2 Visitor Spaces (shared use)

**Available** ± Now

**Zoning** ± C-2

**Restrooms** ± Common

**Floors** ± 2nd Floor

**Elevator** ± None

**H.V.A.C.** ± Throughout

**CSO** ± 3.0%

*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.*

### Paul Gamberdella

805.879.9622

[pgamberdella@radiusgroup.com](mailto:pgamberdella@radiusgroup.com)

CA Lic. 01267748

### Gene Deering

805.879.9623

[gdeering@radiusgroup.com](mailto:gdeering@radiusgroup.com)

CA Lic. 01450943

### Bob Tuler

805.879.9605

[btuler@radiusgroup.com](mailto:btuler@radiusgroup.com)

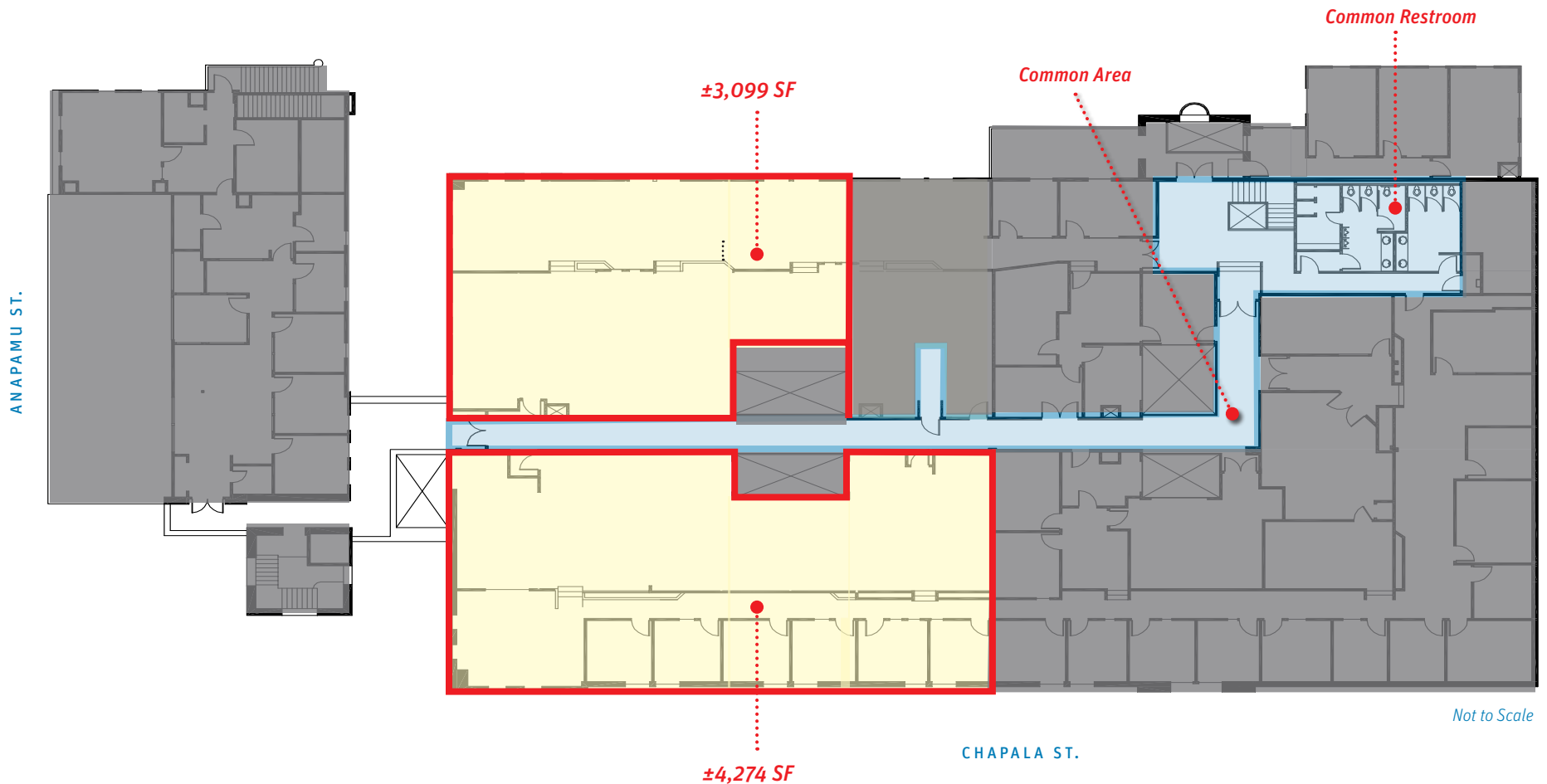
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FLOOR PLAN | SINGLE TENANT PLAN ±7,373 SF



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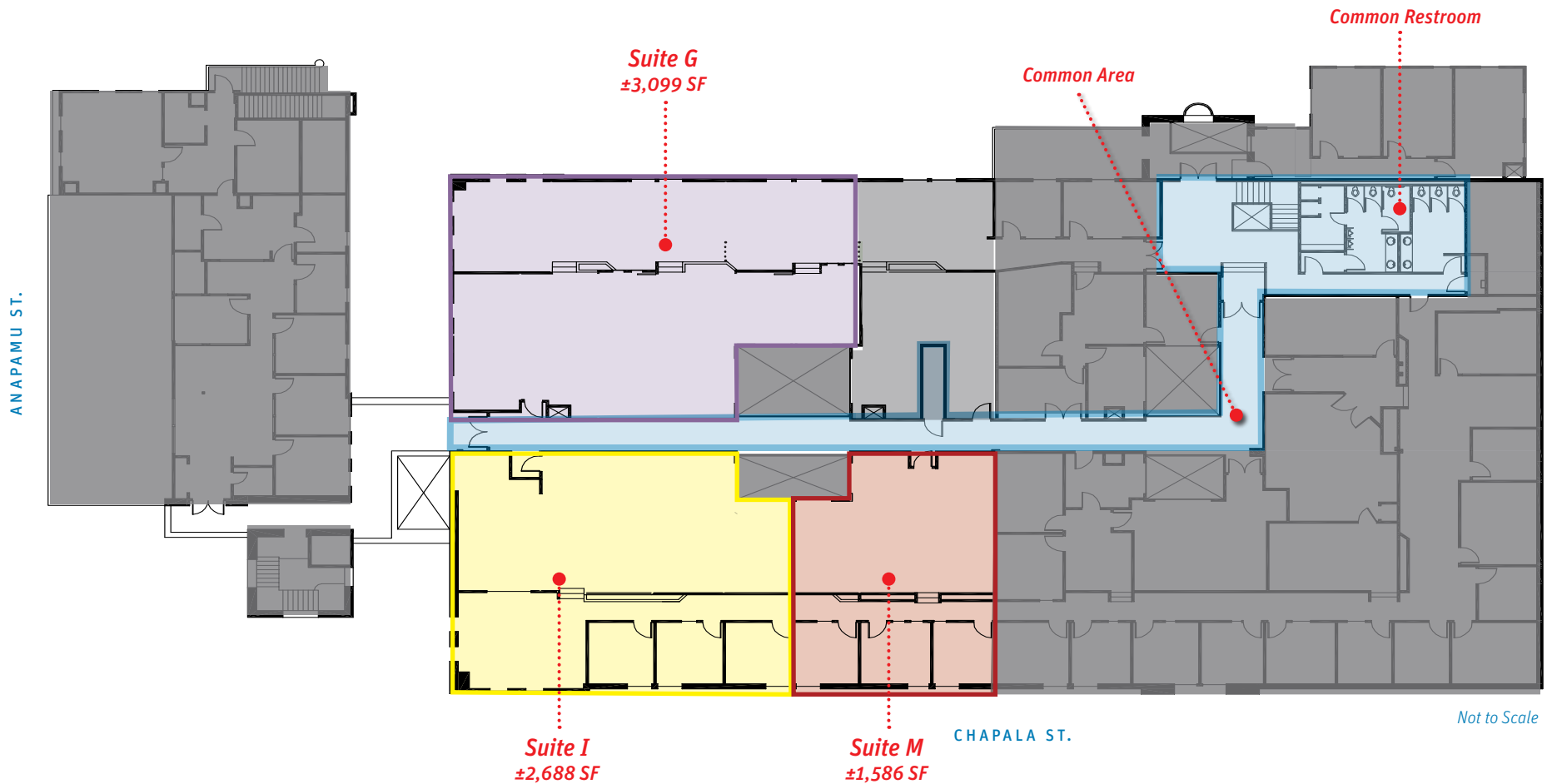
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# FOR LEASE ±1,586SF—±7,373SF DOWNTOWN OFFICE

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FLOOR PLAN | DEMISE PLAN



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## PROPERTY PHOTOS



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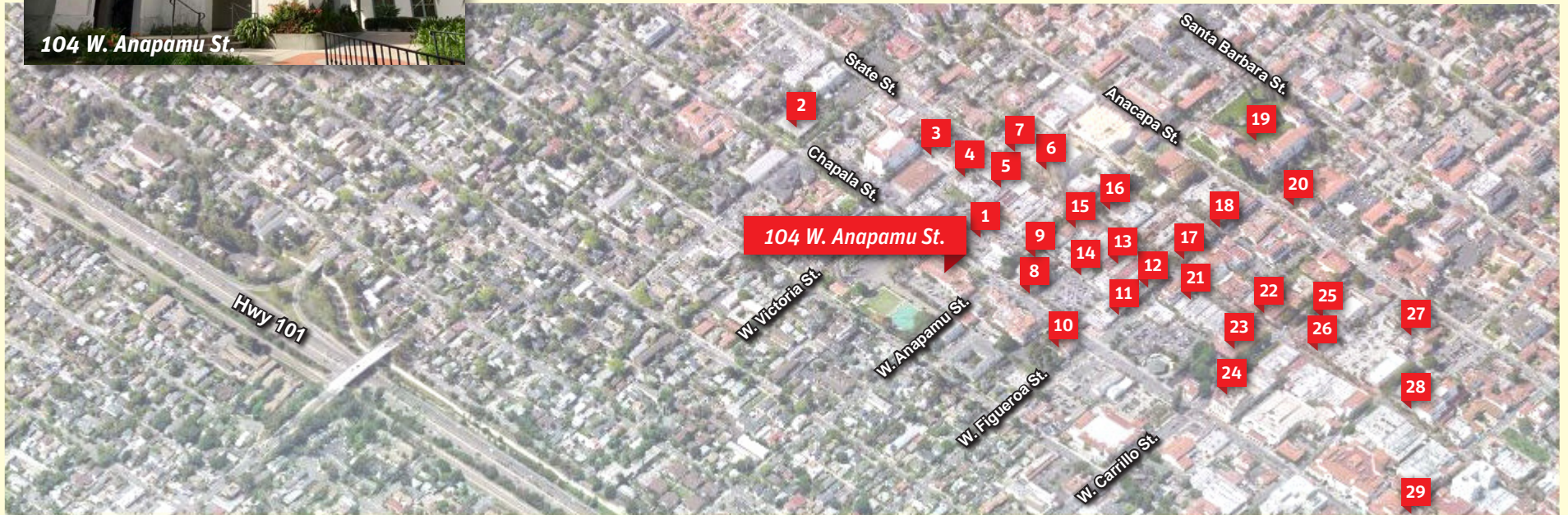
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## NEARBY DOWNTOWN SANTA BARBARA AMENITIES



- |                    |                        |                     |                      |                     |
|--------------------|------------------------|---------------------|----------------------|---------------------|
| 1 Public Parking   | 7 Tupelo Junction Cafe | 13 CVS Pharmacy     | 19 SB Courthouse     | 25 South Coast Deli |
| 2 SB Public Market | 8 The Hungry Cat       | 14 Core Power Yoga  | 20 Well's Fargo      | 26 Apple Store      |
| 3 Starbucks        | 9 UPS Store            | 15 Old Navy         | 21 Aldo's Italian    | 27 Lobero Theatre   |
| 4 Olio e Limone    | 10 Santa Barbara Club  | 16 SB Museum of Art | 22 Chase Bar & Grill | 28 Bank of America  |
| 5 SoHo Restaurant  | 11 Los Arroyos         | 17 The Andersen's   | 23 Sak's Fifth Ave.  | 29 Paseo Nuevo Mall |
| 6 Granada Theater  | 12 French Press        | 18 Cielito          | 24 Canary Hotel      |                     |



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