



**3892 State St.  
Santa Barbara, CA 93105**

**For Lease**  
*±721sf-±4,258sf First & Second Floor  
Office Spaces + Basement*

**Brad Frohling**  
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CA Lic. 01323736



8.23.17

205 E. CARRILLO ST. SUITE 100 | SANTA BARBARA CA 93101 | 805.965.5500 | FAX 805.965.5300 | RADIUSGROUP.COM

# FOR LEASE ±721SF—±4,258SF OFFICE SPACES + BASEMENT

3892 STATE ST., SUITES 110, 200 & BASEMENT | SANTA BARBARA, CA 93105

## PROPERTY BRIEF

Completely renovated office building on upper State Street. Suite 110 is a ground floor space featuring high ceilings and flexible floor plan; the basement, connected by stairs, is a finished office; Owner ideally would like to lease both spaces together. Suite 200 is a 1,931 SF second floor space with high ceilings, kitchenette, flexible floor plan and corner office with glass doors opening to wrap-around terrace overlooking State Street. Across from the shopping and dining of La Cumbre Plaza and Five Points Shopping Center. Easy access to State Street and the 101 Freeway, plus State Street signage available.

**Lease Rate** ± \$2.40/SF Gross (Suites 110 & 200)  
\$1.00/SF Gross (Basement)

**Sizes** ± Suite 200 (2nd Flr) — Approx. 1,931 SF (Divisible)  
Suite 110 (1st Flr) — Approx. 721 SF  
Basement — Approx. 1,606 SF

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Total Space —Approx. 4,258 SF

**Term** ± 2–5 Years

**Tenant Expenses** ± Utilities

**Zoning** ± C-2

**Parking** ± 6 Spaces (1 for Suite 110, 4 for Suite 200 and 1 for the basement)

**HVAC** ± Throughout

**Restrooms** ± Both Suites (Suite 110 & Basement)  
Men's & Women's Common Area (Suite 200)

**Available** ± Now



Suite 200 (Second Floor)



Suite 110 (First Floor)

Basement/Office

Suite 110 (First Floor)

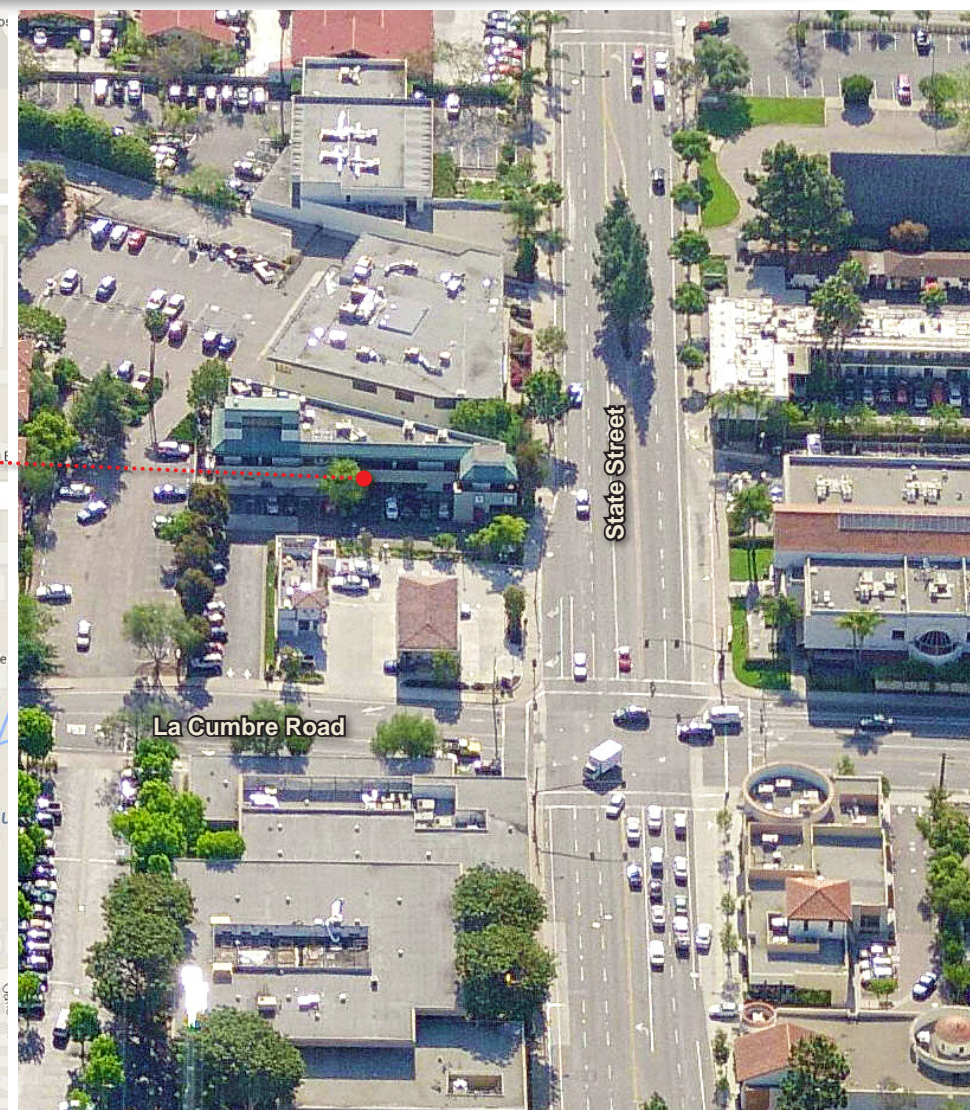
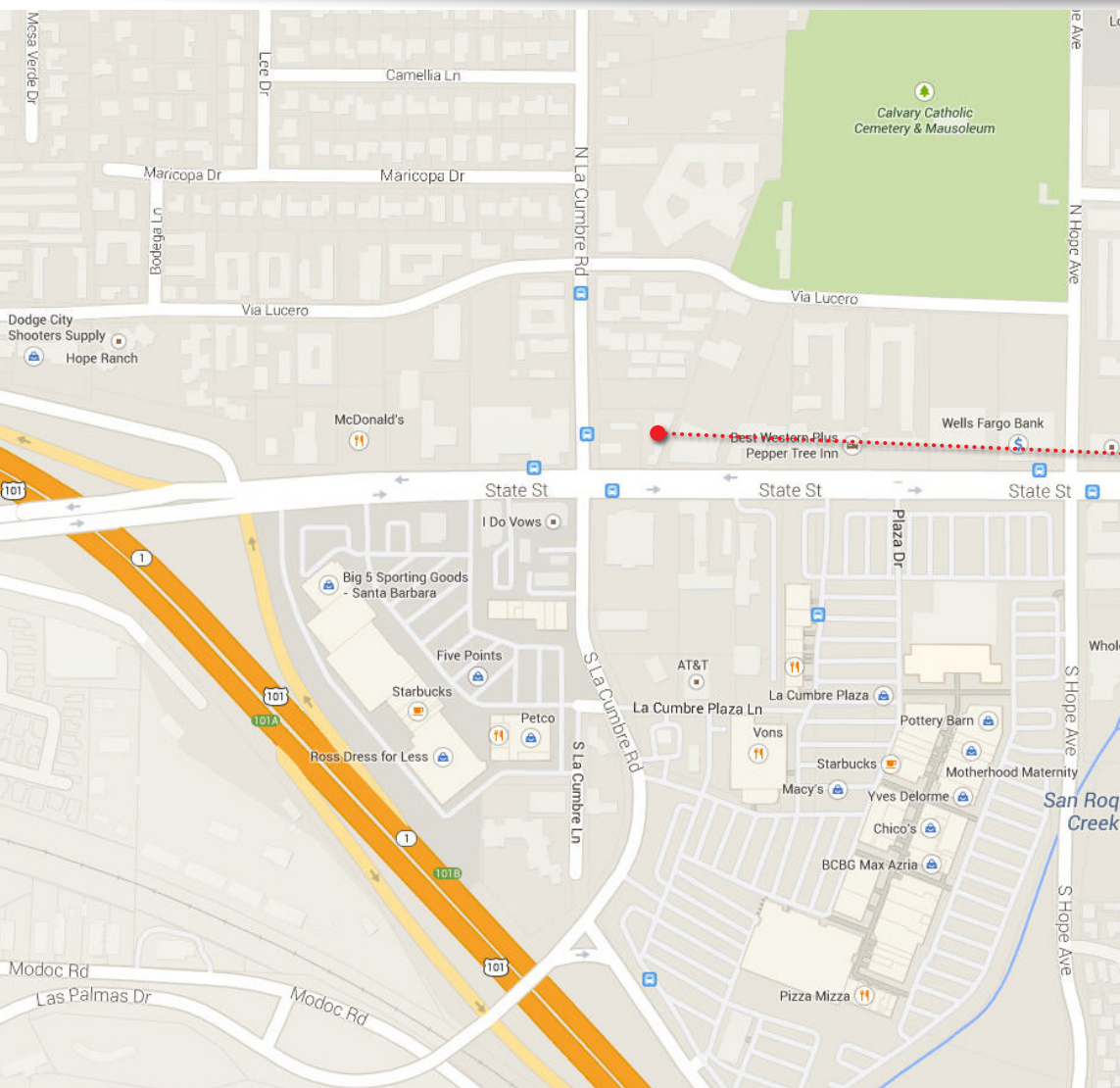
The information provided here has been obtained from the owner of the property or from other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

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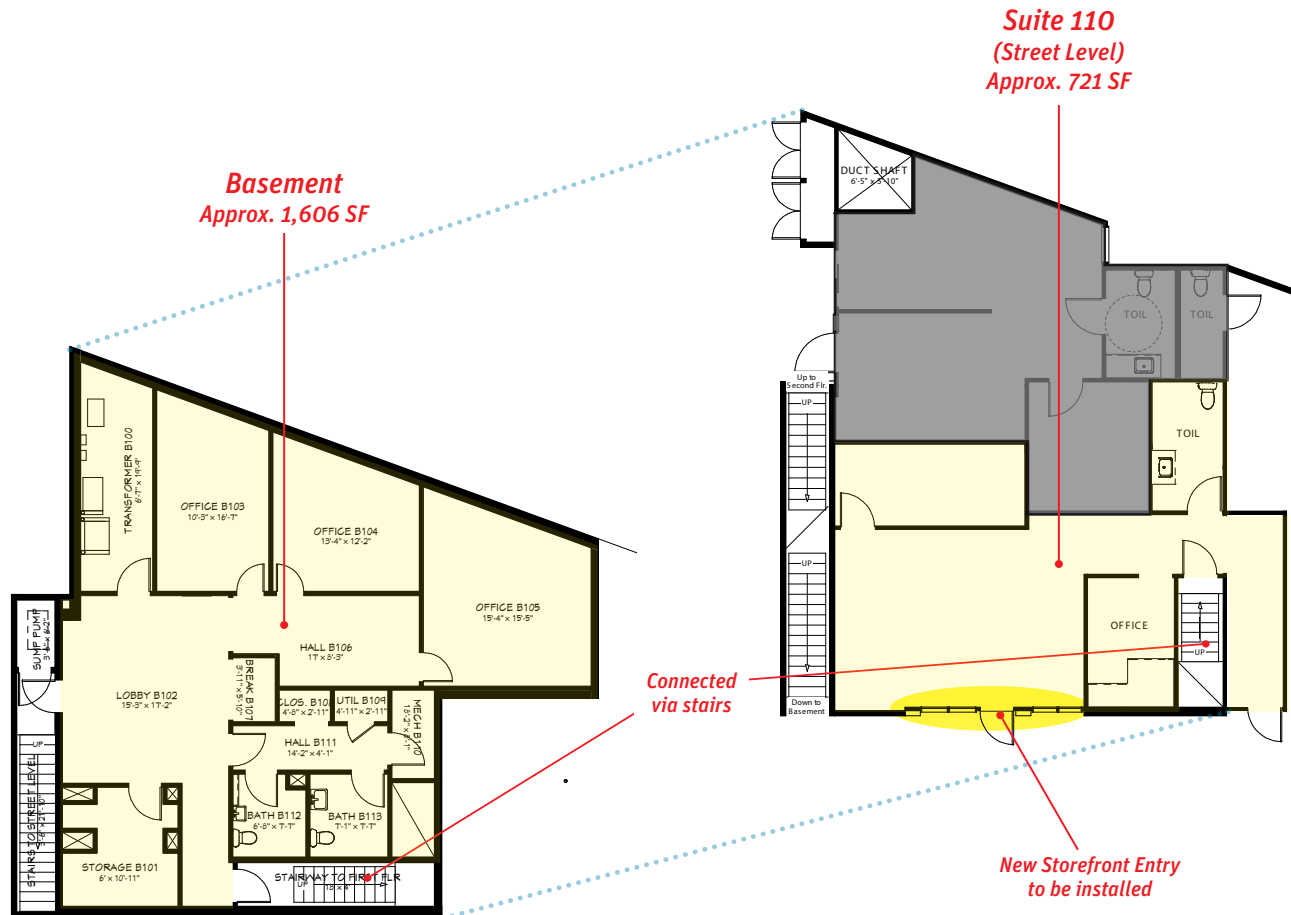
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## FLOOR PLANS | FIRST FLOOR & BASEMENT



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Not to Scale

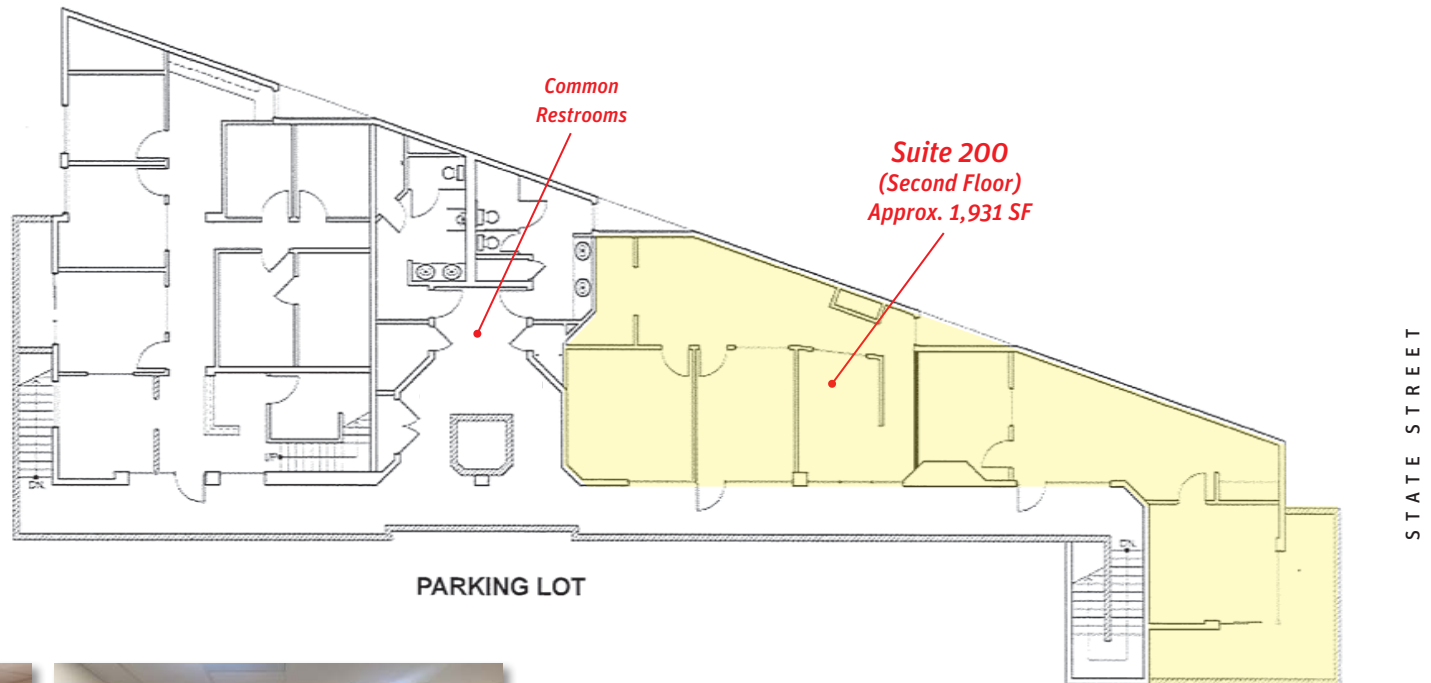
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## FLOOR PLAN | SECOND FLOOR



Suite 200



Suite 200

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