

1921 STATE ST.

SANTA BARBARA, CA 93101

FOR LEASE
\$1.49/SF NNN (\$0.69)

±3,191 SF Medical/Office
Building with mountain
and mesa views

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FOR LEASE | APPROX. 3,191 SF OFFICE/MEDICAL SUITE

1921 State St., Rear Building | Santa Barbara, CA 93101



PROPERTY OVERVIEW

Rare opportunity to lease a stand alone Medical/Office building along the State and Mission streets corridor. The property features mountain and mesa views, ample parking and a convenient location near downtown and the 101 Freeway. The building has been extensively renovated with new HVAC, window improvements and a restroom. Total leasable square footage is $\pm 3,191$ and divisible to $\pm 1,665$ – $\pm 1,526$ SF. Easy to show. Contact Listing Agent for details.

Offering Specifics

Lease Rate	\$1.49/SF NNN (\$0.69)
Size	Approx. 3,191 SF (divisible to $\pm 1,665$ SF – 1,526 SF)
Utilities	Billed back to tenant at \$0.25/SF
Term	3–5 Years
Parking	5 Spaces (Parking attendant available during peak hours)
Zoning	C-2
Restrooms	Private & Common
Floors	First
HVAC	Yes
Available	Immediately

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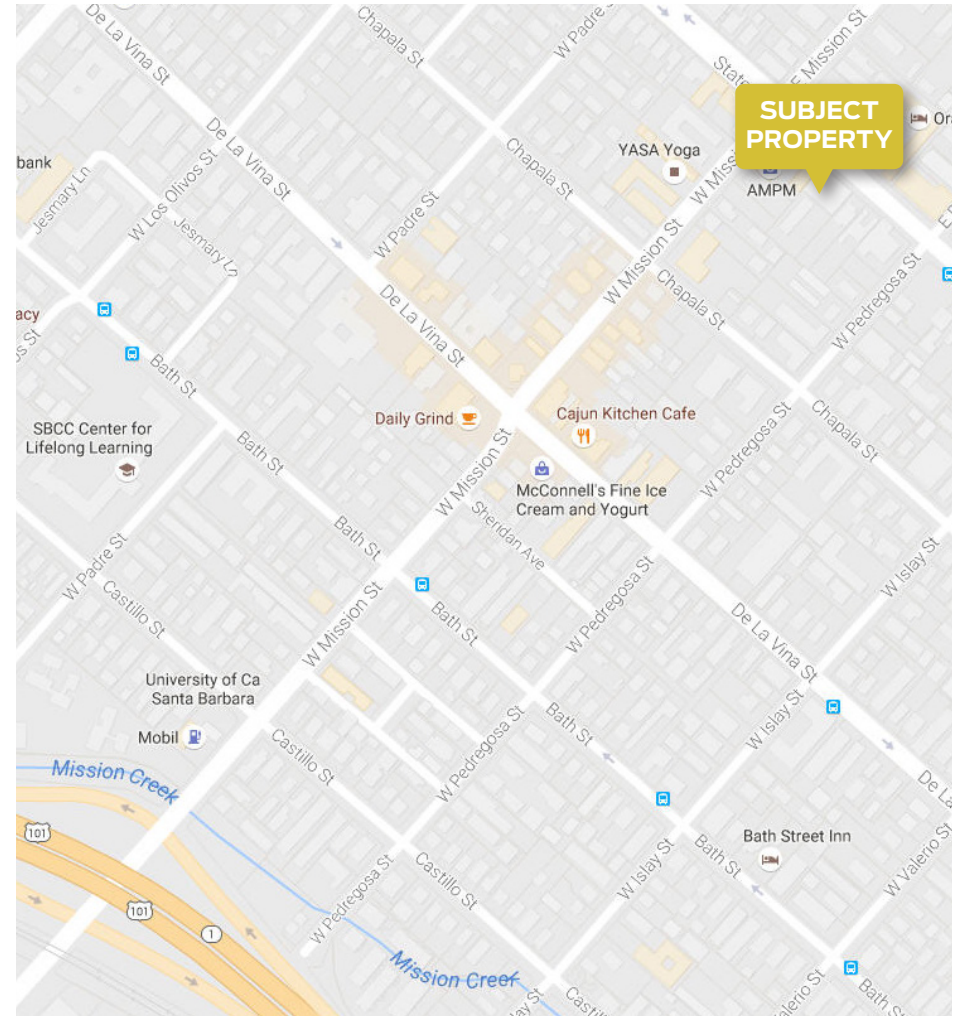
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LOCATION



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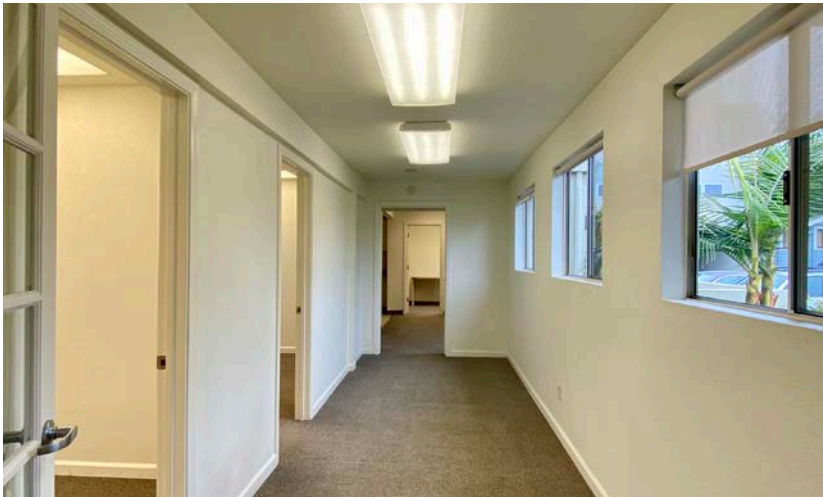
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PROPERTY PHOTOS



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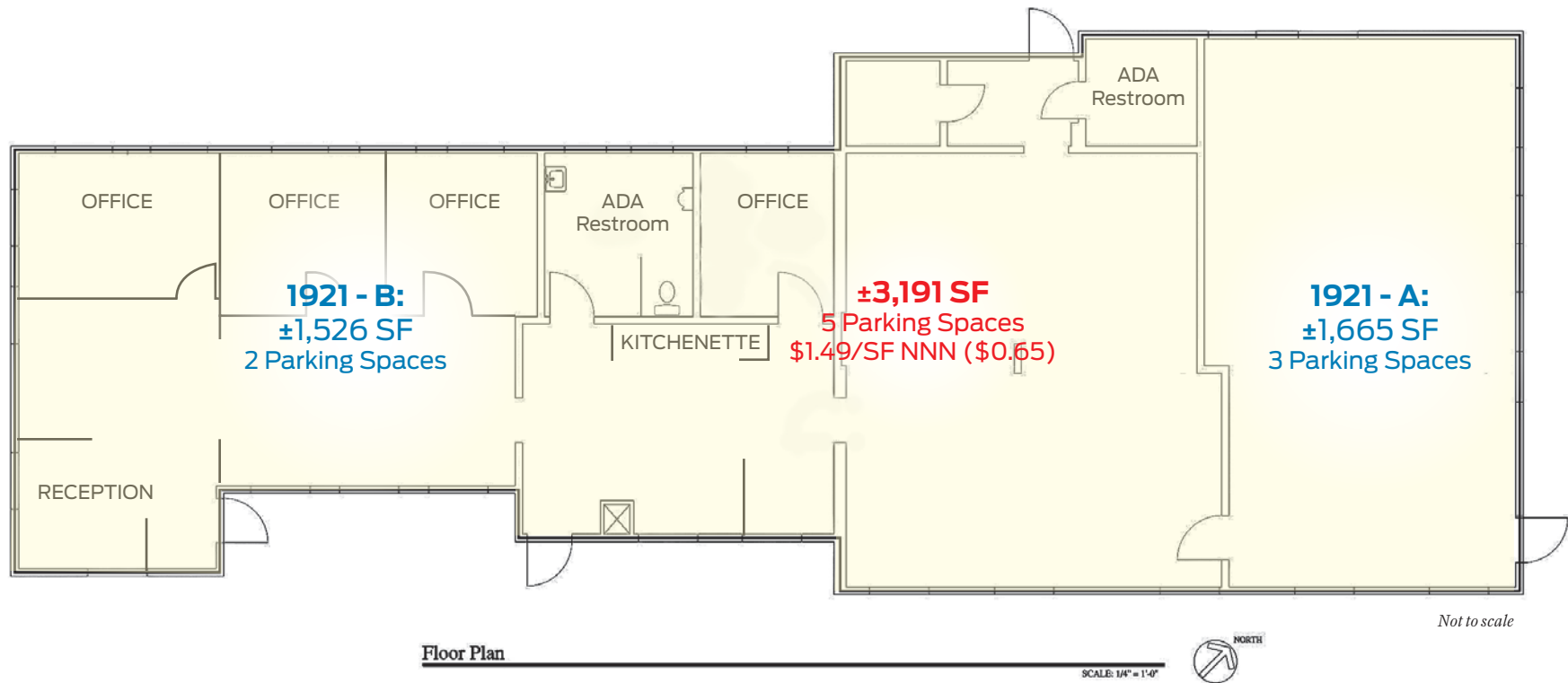
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FLOOR PLAN



Medical/Office space is divisible to ±1,665 SF-±1,526 SF. Parking attendant available during peak hours.

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