

317 N Milpas St
SANTA BARBARA, CA



For Lease | Medical/Office Space with On-site Parking | **2,670 SF**

Experience. Integrity. Trust.
Since 1993

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 **Hayes**
COMMERCIAL GROUP

PROPERTY SUMMARY

Medical/office space on the ground floor of a freestanding building in the heart of the Milpas Corridor, half a block from CVS and Trader Joe's. Includes waiting room and reception, two doctors offices, eight exam rooms, lab space, storage, X-ray room, kitchenette and two private restrooms. Four blocks from Hwy 101 access and less than a mile to the beach. Owner will consider non-medical uses.

Size:	2,670 SF	Parking:	9 spaces
Floor:	First	Kitchenette:	Yes
Rental Rate:	\$2.80 MGR	HVAC:	Yes, throughout
Available:	Now	Restrooms:	Two, private
Term:	2 - 5 years	To Show:	CLA



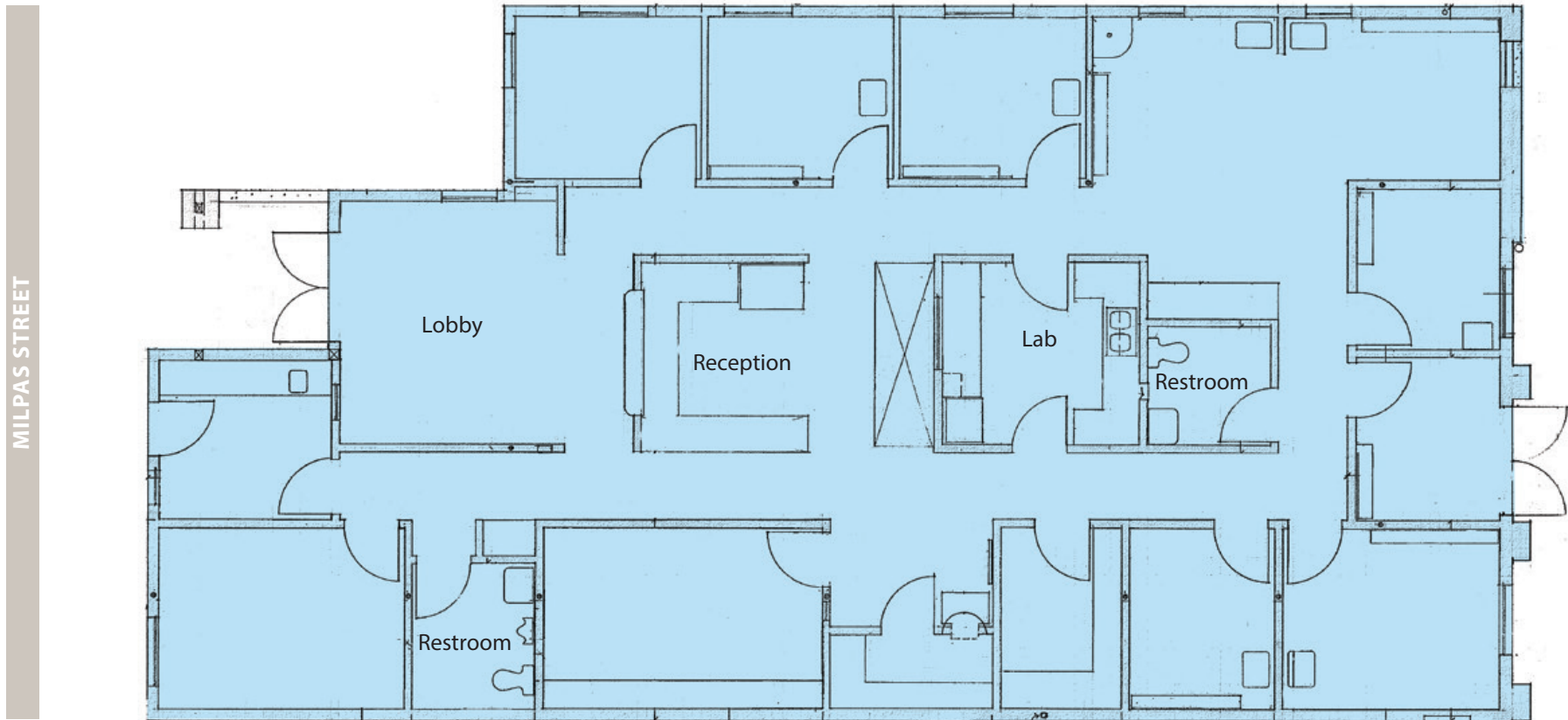
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FLOOR PLAN



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THE MILPAS CORRIDOR

Santa Barbara, CA



About a mile from Santa Barbara's upscale State Street shopping strip, Milpas Street is the heart of a dynamic neighborhood at the foot of the Riviera.

The street runs from the hills embracing the Santa Barbara Bowl amphitheater to a wide, white beach bordered by swaying palms.

The area has a mix of uses including retail, service retail, commercial office, industrial, single family residences and multi-family residential.

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