

3820 State St  
SANTA BARBARA, CA



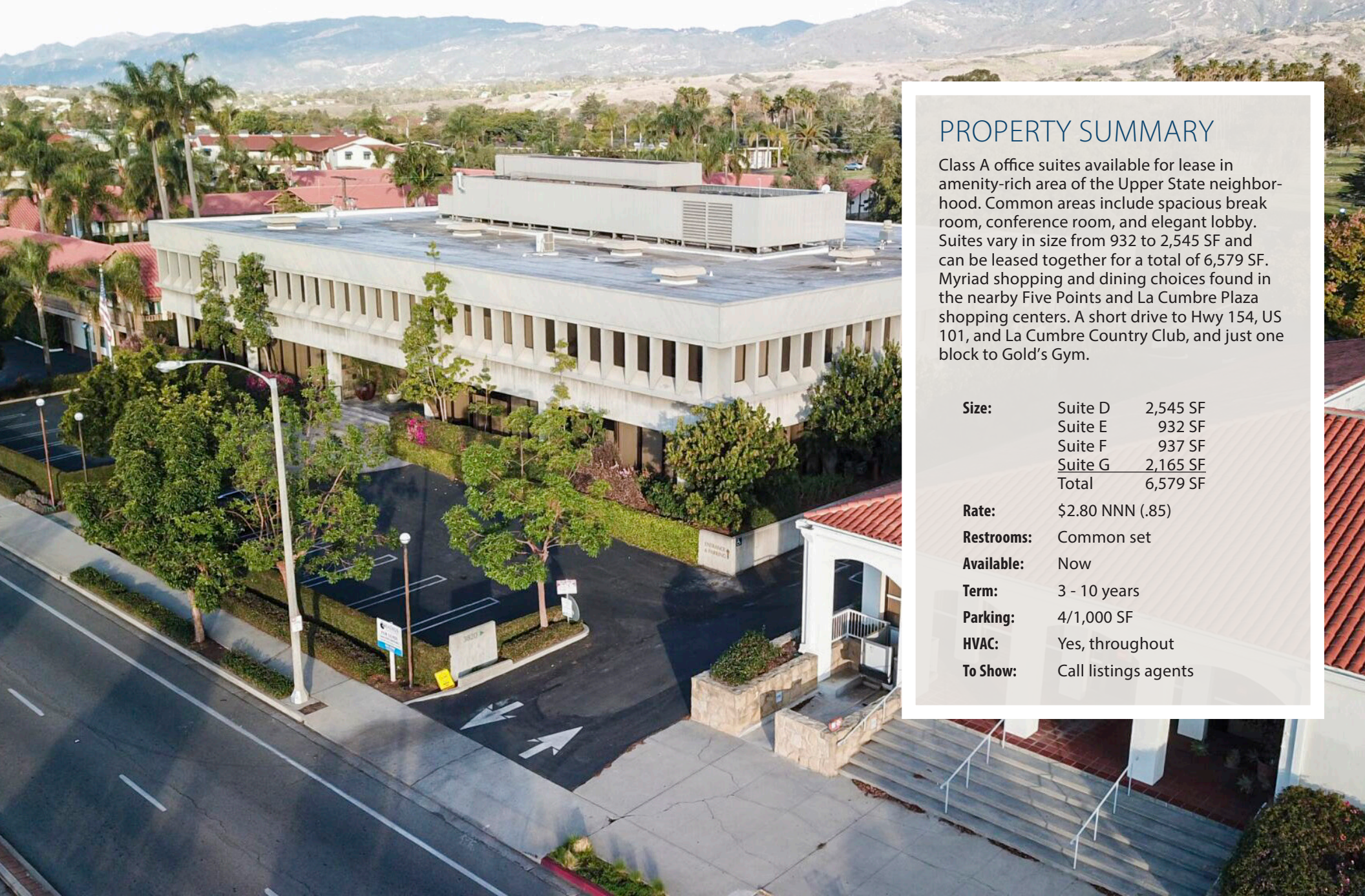
**For Lease** | Class A Office Suites in Upper State Building | 932 - 6,579 SF

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## PROPERTY SUMMARY

Class A office suites available for lease in amenity-rich area of the Upper State neighborhood. Common areas include spacious break room, conference room, and elegant lobby. Suites vary in size from 932 to 2,545 SF and can be leased together for a total of 6,579 SF. Myriad shopping and dining choices found in the nearby Five Points and La Cumbre Plaza shopping centers. A short drive to Hwy 154, US 101, and La Cumbre Country Club, and just one block to Gold's Gym.

<b>Size:</b>	Suite D	2,545 SF
	Suite E	932 SF
	Suite F	937 SF
	<u>Suite G</u>	<u>2,165 SF</u>
	<b>Total</b>	<b>6,579 SF</b>

**Rate:** \$2.80 NNN (.85)

**Restrooms:** Common set

**Available:** Now

**Term:** 3 - 10 years

**Parking:** 4/1,000 SF

**HVAC:** Yes, throughout

**To Show:** Call listings agents

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Common break room



Common lobby



Common conference room



Suite entry

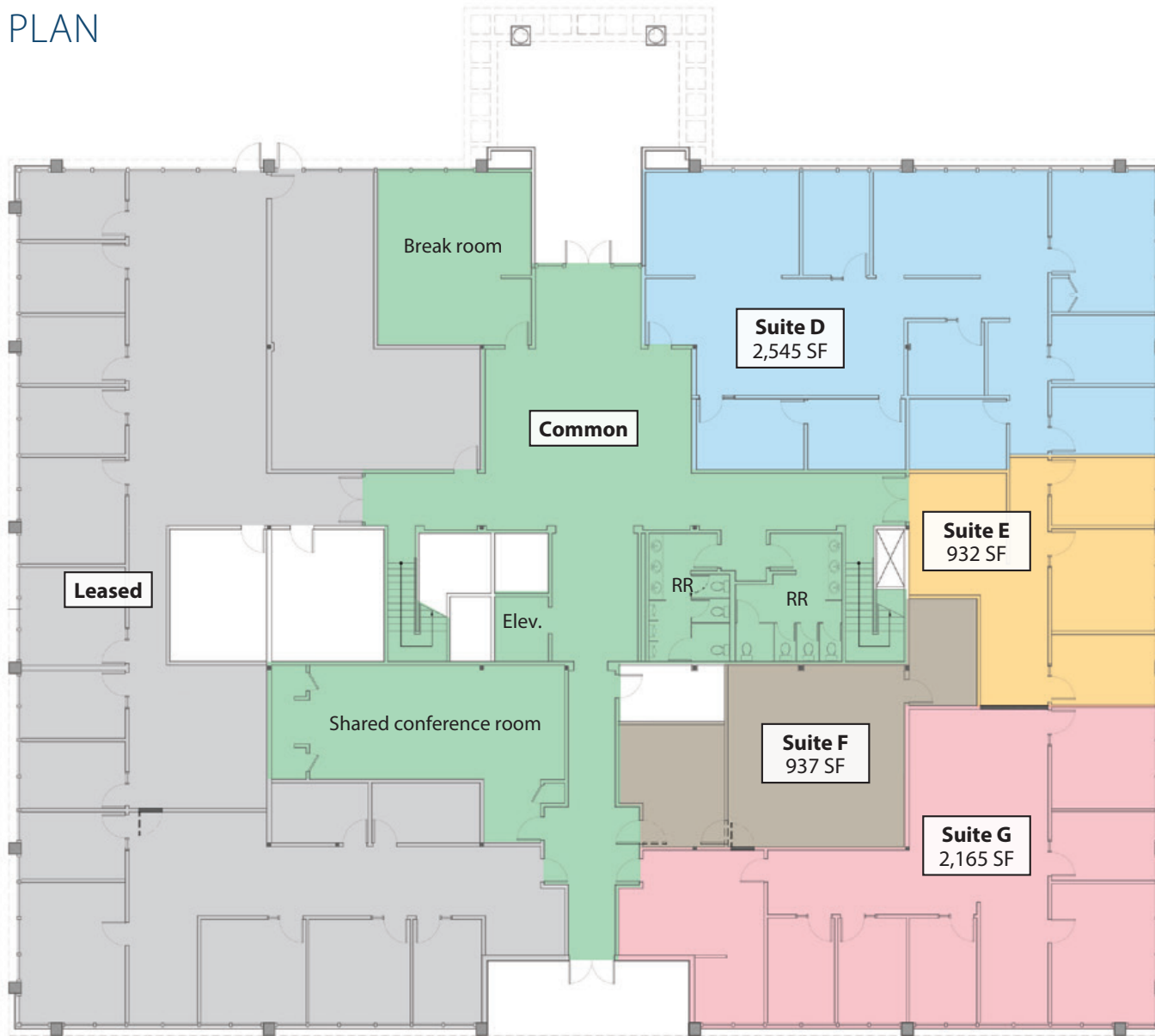
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# FIRST FLOOR PLAN

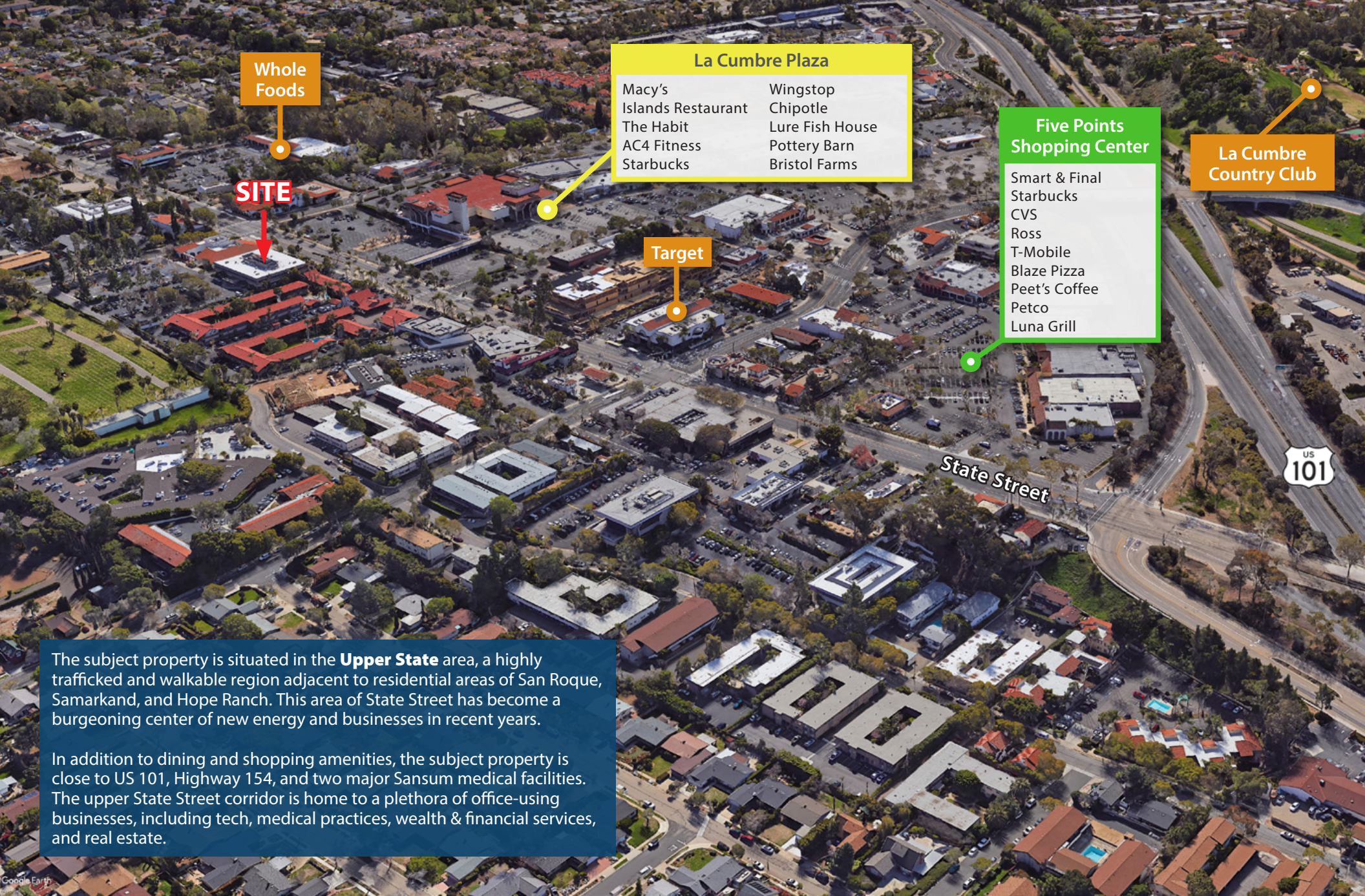


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Whole Foods

**SITE**

**La Cumbre Plaza**

Macy's	Wingstop
Islands Restaurant	Chipotle
The Habit	Lure Fish House
AC4 Fitness	Pottery Barn
Starbucks	Bristol Farms

**Five Points Shopping Center**

- Smart & Final
- Starbucks
- CVS
- Ross
- T-Mobile
- Blaze Pizza
- Peet's Coffee
- Petco
- Luna Grill

La Cumbre Country Club

Target

State Street



The subject property is situated in the **Upper State** area, a highly trafficked and walkable region adjacent to residential areas of San Roque, Samarkand, and Hope Ranch. This area of State Street has become a burgeoning center of new energy and businesses in recent years.

In addition to dining and shopping amenities, the subject property is close to US 101, Highway 154, and two major Sansum medical facilities. The upper State Street corridor is home to a plethora of office-using businesses, including tech, medical practices, wealth & financial services, and real estate.

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