

29 W Calle Laureles

SANTA BARBARA, CA

RATE REDUCED



For Lease | Stunning, Architectural Award-Winning Office | **6,818 SF**

Experience. Integrity. Trust.
Since 1993

Dylan Ward
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PROPERTY SUMMARY

This well-positioned office suite offers high ceilings, skylights, surround-sound speakers, and large sliding glass doors. Prominent signage and ample parking provide identity and convenience. Excellent location across from Trader Joe's, among Validation Ale, Los Agaves, Handlebar Coffee, and Bree'osh, near Cottage Hospital and the many amenities of downtown Santa Barbara and Upper State. Winner of the AIA/SB Green Award for commercial buildings in 2006.

Size 6,818 SF
New Rate \$1.95 NNN (.93)
Available Now
Term 2 years +

Parking 20 spaces (18 shared + 2-car garage with high ceilings)
HVAC Throughout
To Show Call listing agent

Note: Attached 1BD/1BA Apartment also potentially available — CLA



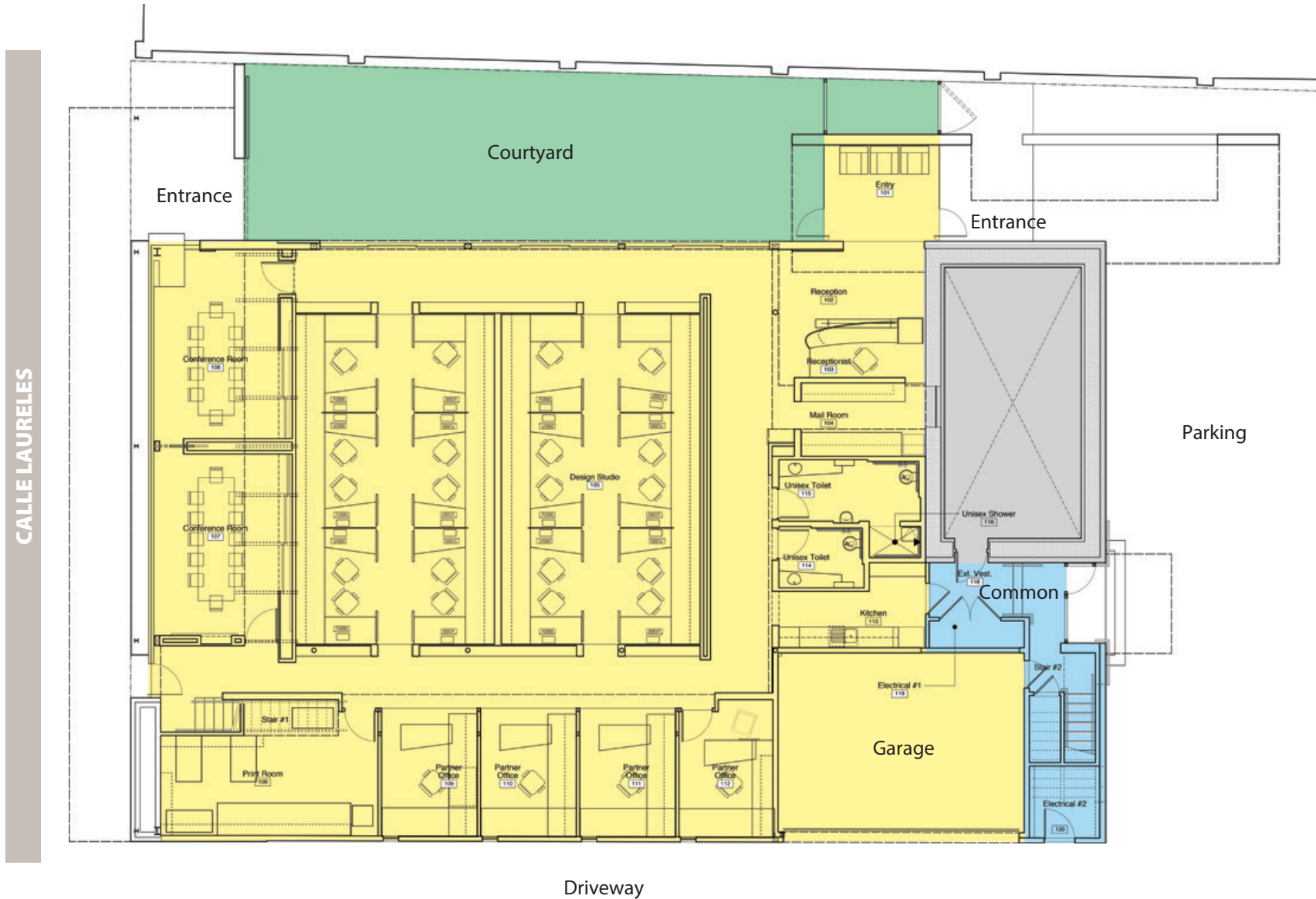
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FIRST FLOOR PLAN



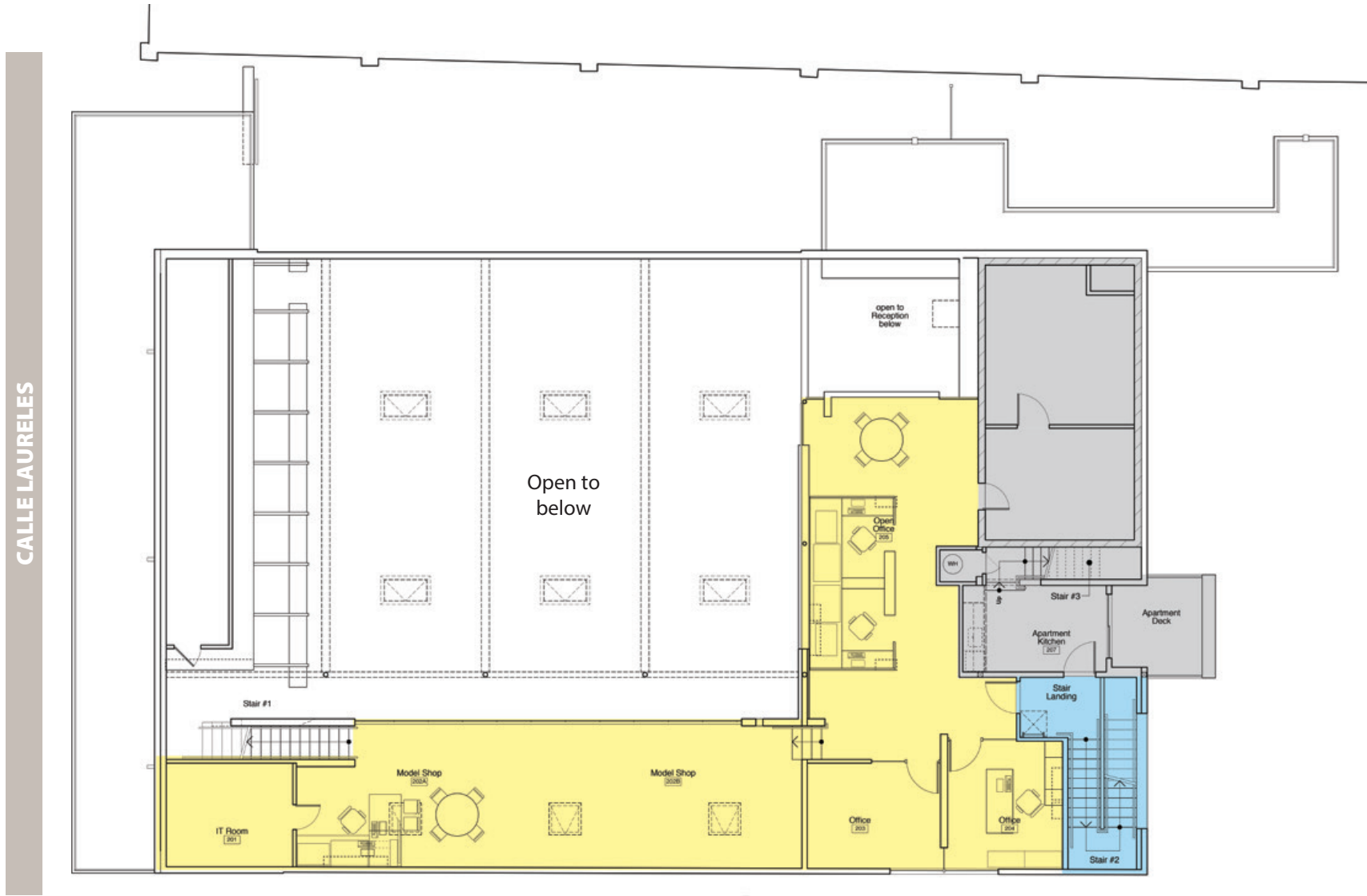
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SECOND FLOOR PLAN



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SITE

Trader Joe's

The Patio Cafe

Shintori Sushi

CVS

Los Agaves

Daily Grind

Lemon Tree Hotel/
Crocodile Lounge

Validation Ale
(coming soon)

Grocery Outlet

El Sitio

Handlebar Coffee

Edomasa

Bree'Osh Bakery

Westward General

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UPPER DE LA VINA *neighborhood*



The subject property is situated in the Upper De La Vina Corridor, a highly trafficked and walkable sub-market consisting of popular restaurants, coffee shops, and services.

The surrounding residential areas of San Roque, Samarkand, and Hope Ranch provide outstanding neighborhood demographics for restaurant or retail. It has become a burgeoning center of new energy and businesses in recent years, with retailers like **Trader Joe's** and beloved local favorites like **Los Agaves** joined by newer restaurants and coffee shops that have succeeded elsewhere in town, moving to this area in recent years. Popular, lively spots like **Handlebar Coffee**, **Bree'osh Bakery**, and **Yellow Belly** continue to enjoy success as new retailers like **Westward General** and **Alamar Barbershop** join the neighborhood. **Validation Ale** just leased the adjacent space, building on the success they have found in the Funk Zone.

In addition to dining and shopping amenities, the subject property is close to US 101, Highway 154, two major medical facilities and downtown Santa Barbara.

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