

# 15 E Arrellaga St

SANTA BARBARA, CA

FIRST THREE  
MONTHS FREE



**For Sublease** | Medical/Dental Suite Near State Street | 1,300 SF

*Experience. Integrity. Trust.*  
Since 1993

**Christos Celmayster**  
805.898.4388  
[christos@hayescommercial.com](mailto:christos@hayescommercial.com)  
lic. 01342996





## PROPERTY SUMMARY

Medical/dental office space conveniently located near downtown Santa Barbara and Hwy 101, with excellent on-site parking. Generous offer for the first three months free rent with leases two years or longer. This suite is plumbed for dental uses and features a waiting room, reception area, multiple exam rooms, two private restrooms, private offices, and abundant storage. Assignment of lease preferred.

<b>Size</b>	1,300 SF	<b>Available</b>	Immediately
<b>Rate</b>	First three months free; \$3.50 MGR thereafter	<b>Zoning</b>	O-R (Restricted Office)
<b>Utilities</b>	Tenant to pay their own separately metered utilities	<b>Parking</b>	30+ shared spaces, plus abundant untimed street parking nearby
<b>Term</b>	Master lease expires 12/31/25. Landlord will consider new direct lease thereafter	<b>HVAC</b>	Yes
		<b>Restrooms</b>	Two, private
		<b>To Show</b>	Call listing agent



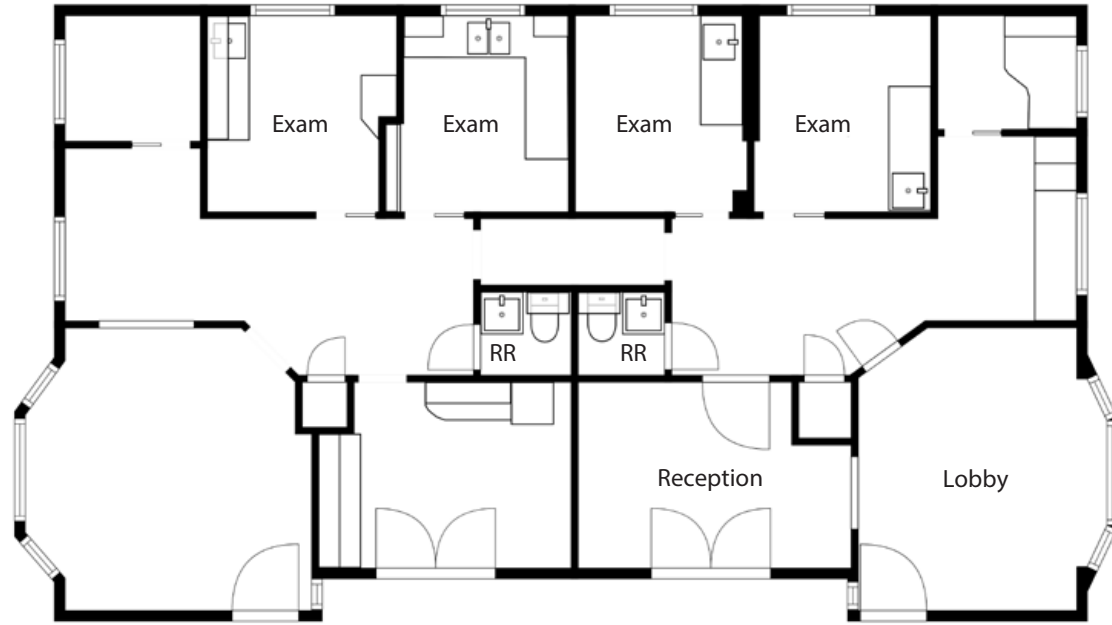
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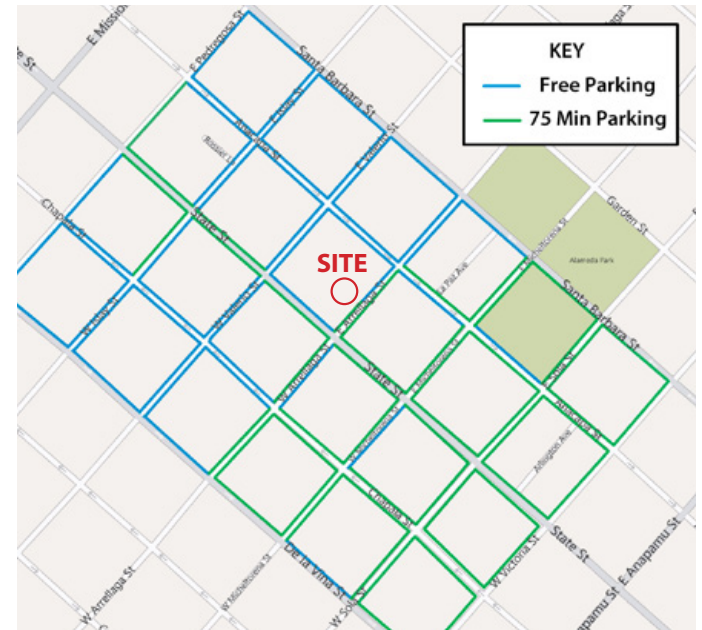




# FLOOR PLAN



# PARKING MAP



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# AREA OVERVIEW



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