

**34 W Mission St**  
SANTA BARBARA, CA

Formerly part of the  
historic 'Flying A Studios'



**For Lease** | Efficient Office Suite on Historical Property | 482 SF

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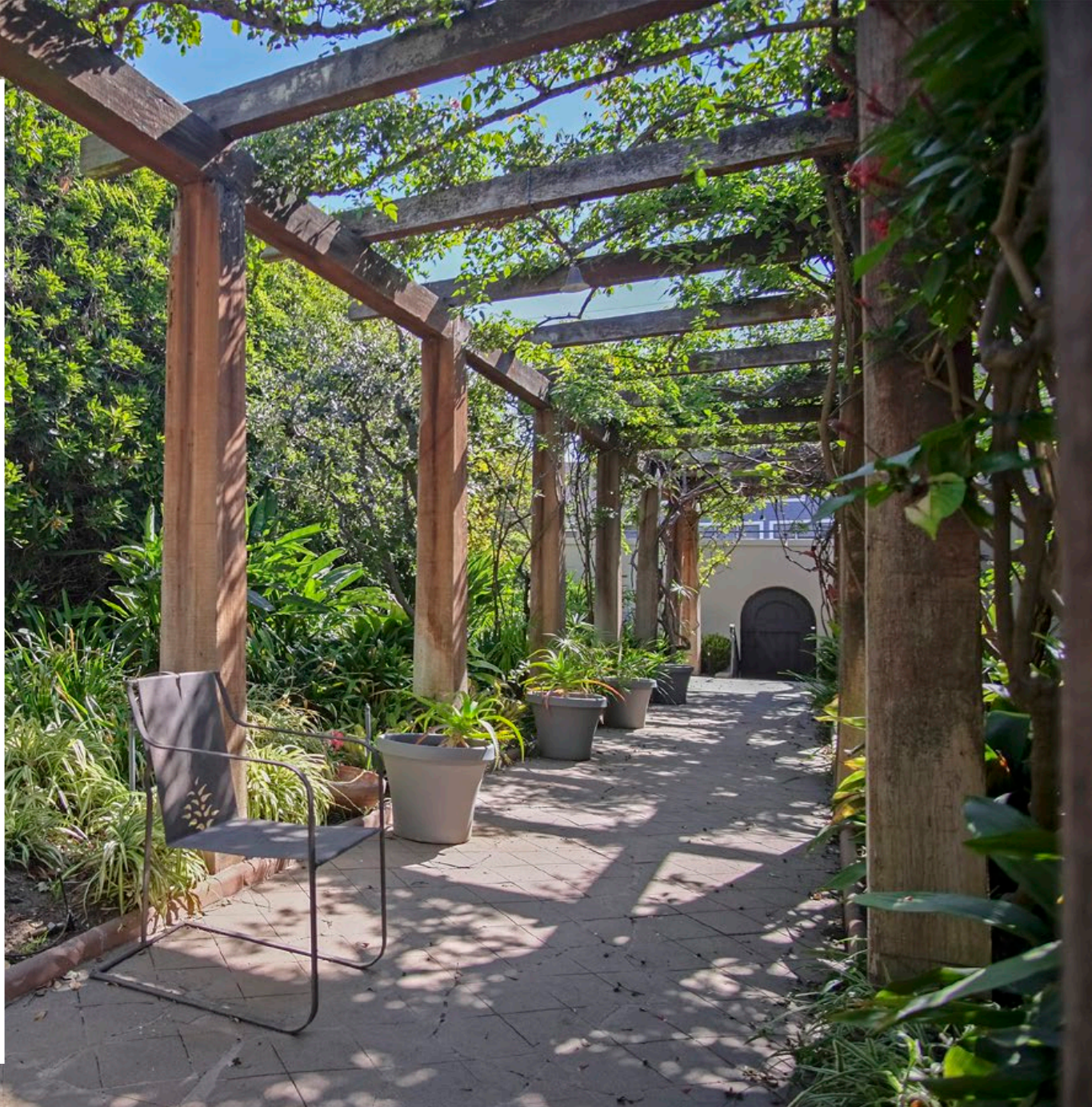
**Dylan Ward**  
805.898.4392  
dylan@hayescommercial.com  
lic. 01472452



## PROPERTY SUMMARY

Conveniently located just one block off State Street and four blocks from Hwy 101, and originally part of the "Flying A Studios" which operated from 1912-1917, this nicely remodeled, historical property has a small office suite available for lease. The efficient space has been improved with quality finishes and provides reserved parking behind a secure gate. Great proximity to a host of amenities including popular shops and restaurants.

<b>Size</b>	482 SF
<b>Rate</b>	\$1,850/mo MGR
<b>Term</b>	2-4 years
<b>Availability</b>	Now
<b>Floor</b>	Ground floor
<b>Zoning</b>	General Commercial (GC)
<b>Parking</b>	1 dedicated space on-site, plus ample street parking
<b>HVAC</b>	Yes
<b>Restrooms</b>	One, private
<b>Amenities</b>	Lush, landscaped garden
<b>To Show</b>	Call listing agent



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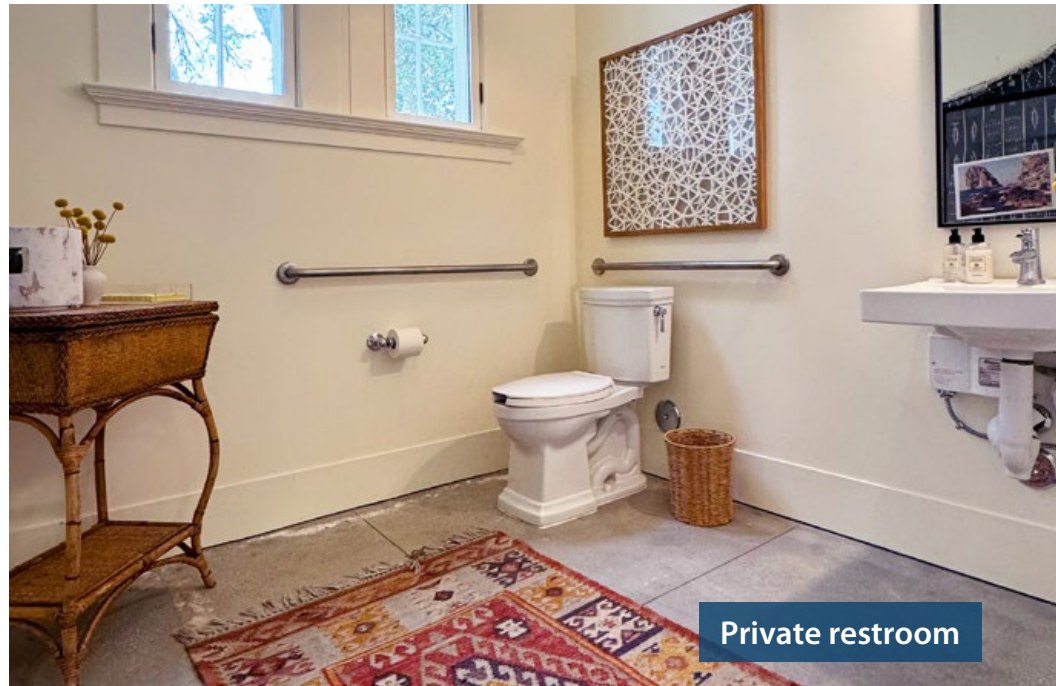
Entry area



Lush landscaping



Gated parking



Private restroom

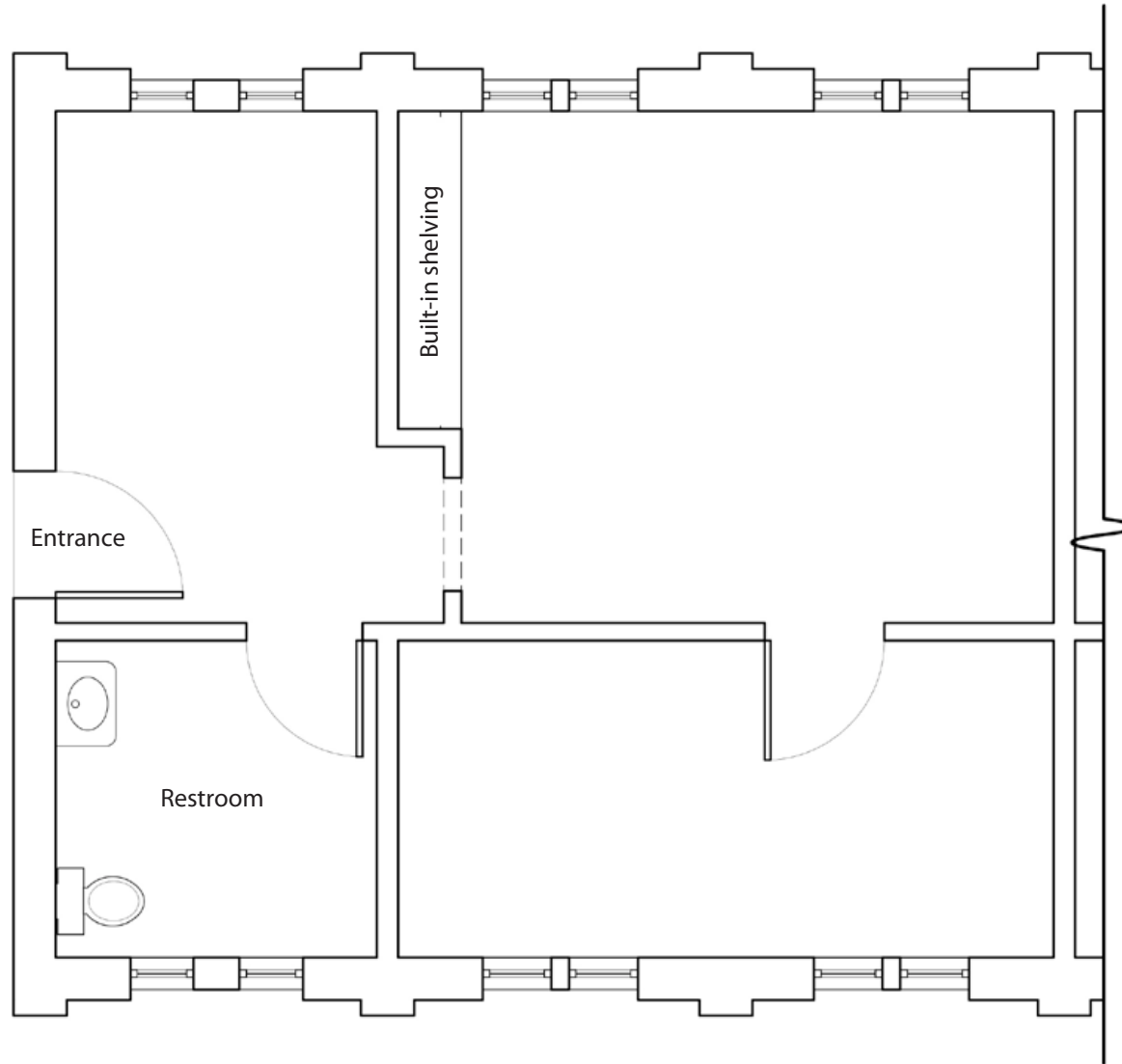
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 **Hayes**  
COMMERCIAL GROUP

# FLOOR PLAN

Parking

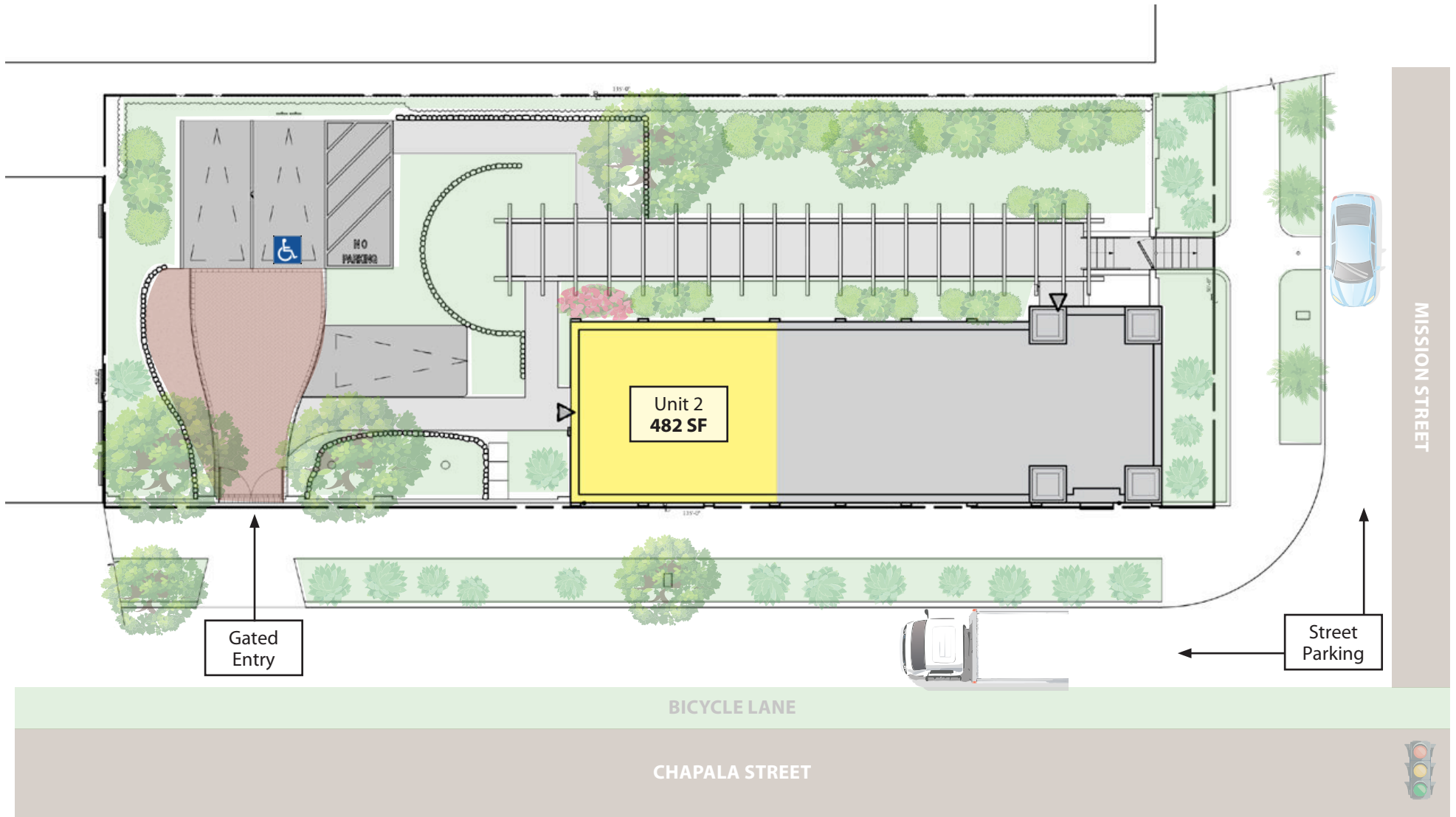


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# SITE PLAN



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# AREA OVERVIEW



Cottage Hospital

The Daily Grind

Taffy's Pizza

Mission Street

Mission Street Ice Cream

Garrett's Restaurant

**SITE**

Chapala Street

State Street

7-Eleven

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