

1 mile to the beach

VIDEO TOUR



[vimeo.com/902323762](https://vimeo.com/902323762)

331 N Milpas St  
SANTA BARBARA, CA

## INCENTIVE RATE

*\$0.99 psf for first six months,  
on leases of 3 years or longer*

## RENOVATION COMPLETE

*Recent buildout includes new  
finishes and fixtures, and  
common kitchenette and lounge*

## EXECUTIVE SUITES

**For Lease** | Newly Renovated 2nd Floor Office/Retail Suites | **513 - 3,599 SF**

*Experience. Integrity. Trust.  
Since 1993*

**Dylan Ward**  
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## PROPERTY SUMMARY

This newly renovated office/retail space is on the second floor of a freestanding building in the heart of the Milpas Corridor, across from CVS and a block from Trader Joe's. Great for traditional office use and second-floor retail tenants such as pilates, yoga and dance. The suites feature an abundance of natural light with Riviera views, and now include all new finishes & fixtures, as well as a common kitchenette/lounge area for all tenants and on-site parking.

<b>Spaces:</b>	<u>Suite</u>	<u>Size</u>
	2A	1,269 SF
	2B	513 SF
	2D	617 SF
	<u>2F</u>	<u>1,200 SF</u>
	Second floor	3,599 SF

**Rental Rate:** \$0.99 NNN (.60)  
*(first 6 months of leases 3 years or longer)*  
1.75 NNN (.60) thereafter

**Available:** Now

**Term:** 2 - 5 years

**Parking:** Approx. 2/1,000 SF

**Kitchenette:** Common

**Zoning:** GC

**HVAC:** Yes

**Restrooms:** Two shared on 2nd floor

**CSO:** 3%

**To Show:** CLA

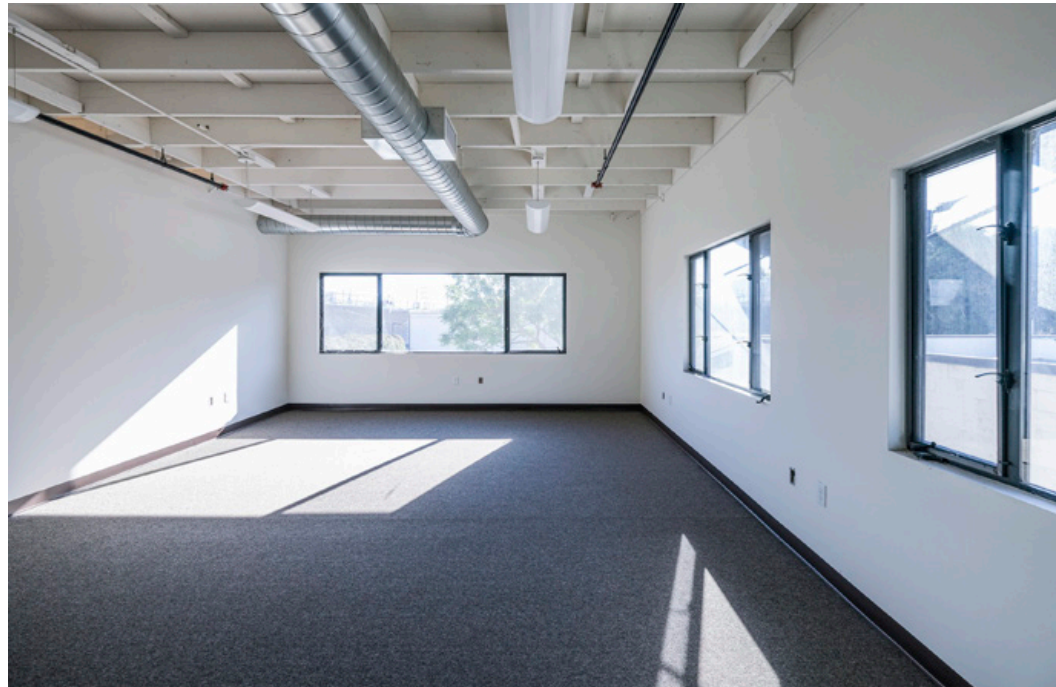
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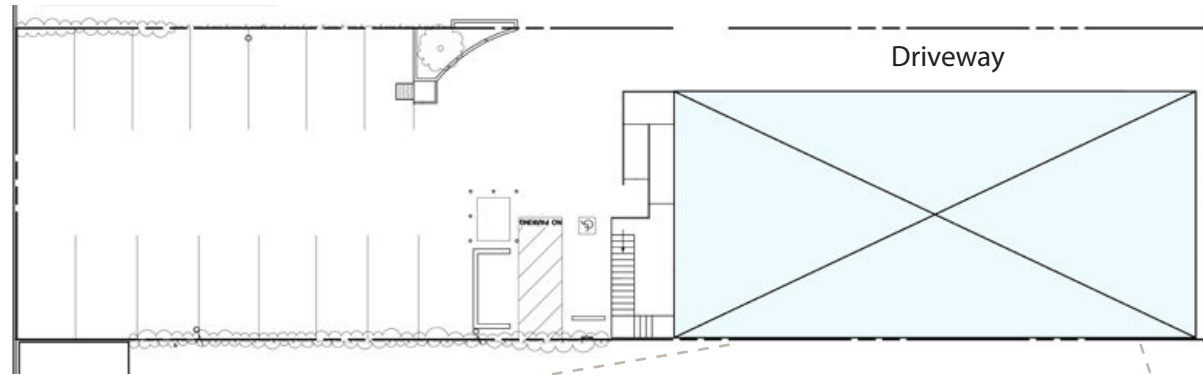
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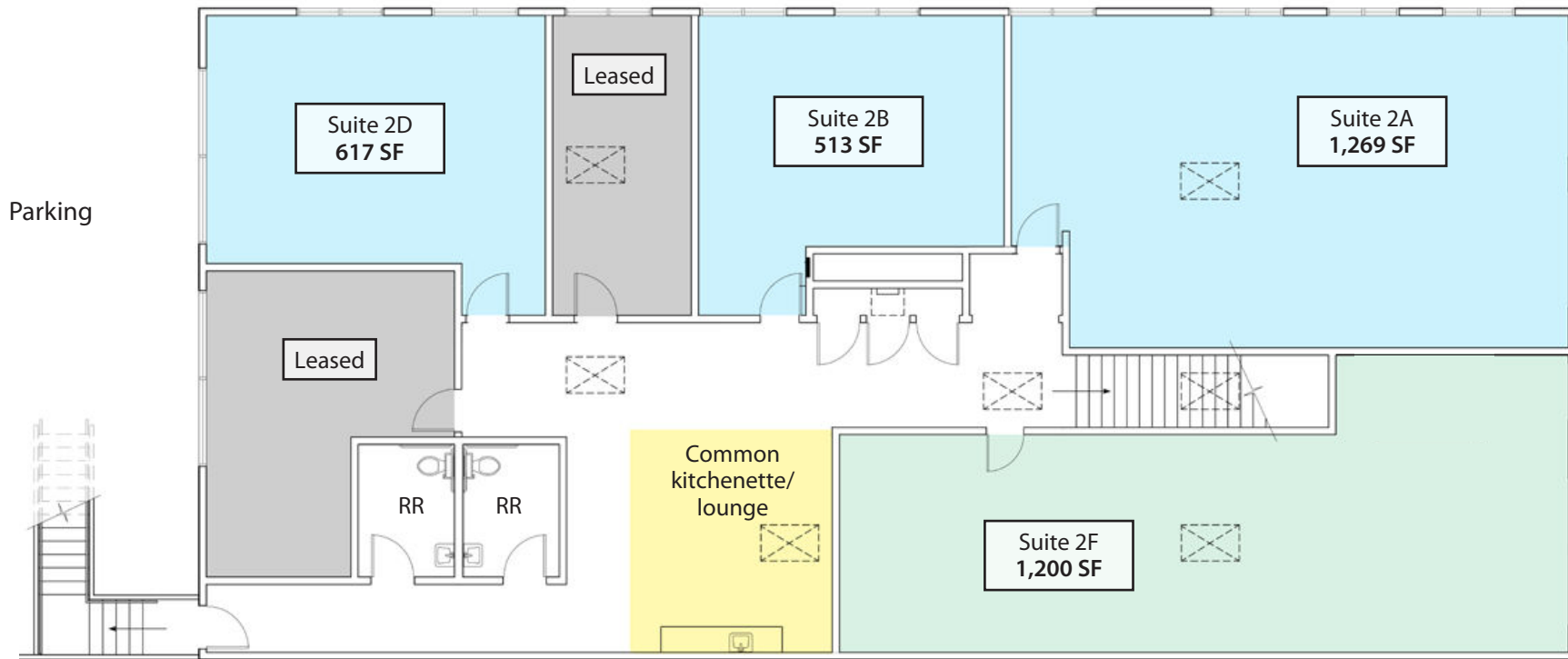


## SITE PLAN



## FLOOR PLAN

Suites 2A, 2B, 2C, and 2D can be leased together for 2,399 SF.



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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 the 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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