

THE BALBOA BUILDING

FOR LEASE | Turnkey Fourth-Floor Office Suite in Iconic Building | 1,953 SF

SUITE HAS
OCEAN AND
RIVIERA VIEWS

735 STATE ST

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Hayes
COMMERCIAL GROUP

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Suite 416 conference room

PROPERTY SUMMARY

Efficient office suite with ocean views on the fourth floor of one of downtown Santa Barbara's most iconic buildings. The space features conference room, kitchenette, private offices, bullpen area, and custom office furnishings included. Common theater is available to book for all tenants. Located among the countless amenities of State Street, including eateries, tasting rooms, a variety of retailers, and abundant public parking in multiple city lots.

- Suite:** 416
- Size:** 1,953 SF
- Rate:** \$6,000/mo FSG
- Available:** CLA
- Term:** 3-5 years
- Furnishings:** Custom office furnishings included
- HVAC:** Yes
- Elevator:** Yes
- Kitchenette:** Common kitchenette, and private breakroom in suite
- Restrooms:** Common
- Parking:** City lot with first 75 minutes free
- Amenities:** On-site theater available to tenants free of charge
- To Show:** Call Listing Agents

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Since 1993

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Suite 416 break room



Common theater



Suite 416 bullpen



Suite 416 private office

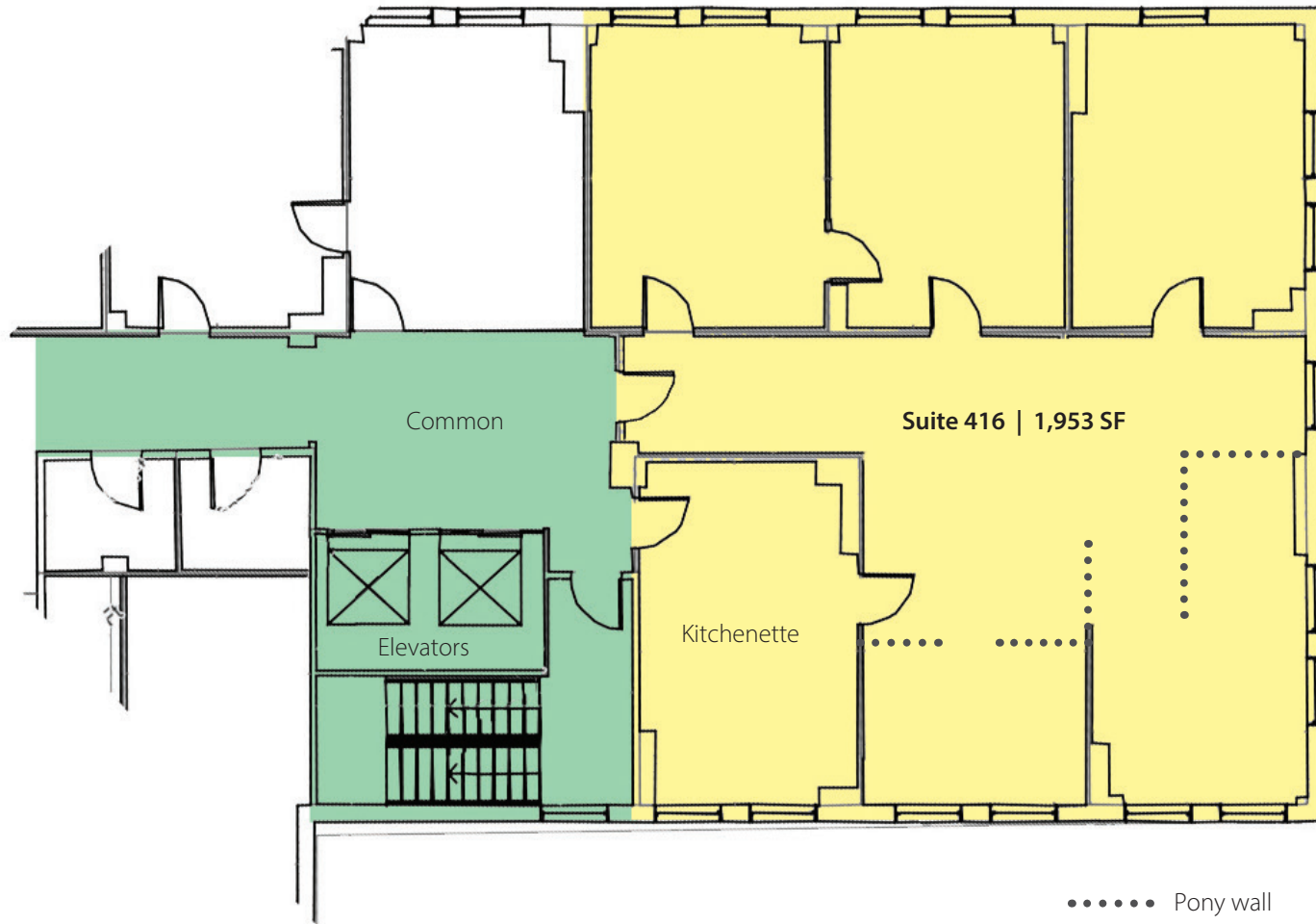
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FLOOR PLAN



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STATE STREET

BUSTLING RETAIL CORRIDOR

Santa Barbara, CA



DOWNTOWN'S RETAIL CORE

State Street serves as the geographic, cultural, and business center for the greater South Coast metro area and its 210,000 residents. With several open-air malls and countless entertainment options for visitors, it is the location of choice for national tenants and local staples alike. The area is a busy commercial hub far more cosmopolitan than Santa Barbara's population count would suggest. Business, shopping, arts, dining and leisure all intersect here, with a backdrop of rugged coastal mountains.



PASEO NUEVO

SEPHORA	PRESSED
THE GAP	EUREKA BURGER
VICTORIA'S SECRET	BRUXIE
T-MOBILE	PANDA EXPRESS
PAC SUN	CA PIZZA KITCHEN

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