

# 3700 State St

SANTA BARBARA, CA



**For Lease** | Class-A Office Suites with Views | 875 - 2,101 SF

*Experience. Integrity. Trust.*  
Since 1993

**Dylan Ward**  
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## PROPERTY SUMMARY

Arguably the finest professional Class A office building in the neighborhood. These efficient suites offer ample natural light, first-class improvements, excellent parking, and views of State Street and the Santa Barbara mountains. Tenants in the building include Fidelity National Title, Channel Wealth, Chicago Title, and CMG Mortgage.

|                   |            |            |            |            |            |
|-------------------|------------|------------|------------|------------|------------|
| <b>Suite:</b>     | <u>200</u> | <u>210</u> | <u>300</u> | <u>340</u> | <u>350</u> |
| <b>Size:</b>      | 1,881 SF   | 1,615 SF   | 2,062 SF   | 875 SF     | 2,101 SF   |
| <b>Available:</b> | Now        | Now        | Now        | Now        | Now        |
| <b>Floor:</b>     | Second     | Second     | Third      | Third      | Third      |
| <b>Rate:</b>      | \$2.75 NNN | \$2.75 NNN | \$2.75 NNN | \$2.75NNN  | \$2.85 NNN |

|                   |             |                   |              |                  |            |
|-------------------|-------------|-------------------|--------------|------------------|------------|
| <b>NNNs:</b>      | \$0.98      | <b>Restrooms:</b> | Common       | <b>HVAC:</b>     | Throughout |
| <b>Utilities:</b> | \$0.25      | <b>Parking:</b>   | 3.7/1,000 SF | <b>Elevator:</b> | Yes        |
| <b>Term:</b>      | 3 - 5 years | <b>Zoning:</b>    | R-O          | <b>To Show:</b>  | CLA        |

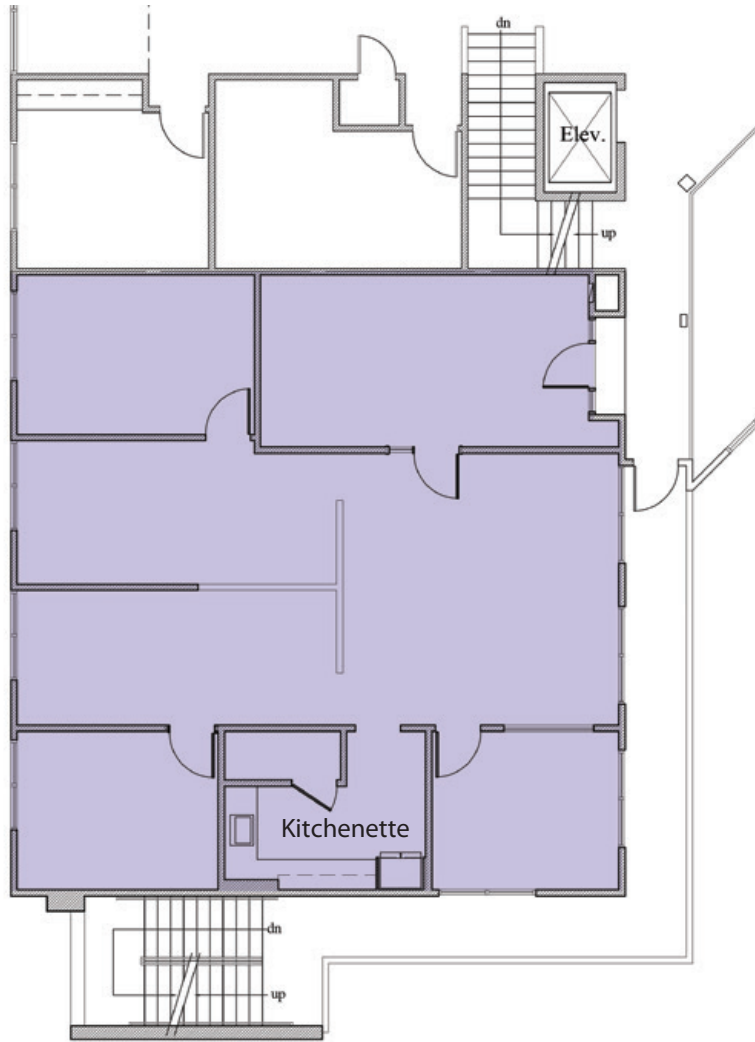
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# SUITE 200 | 1,881 SF



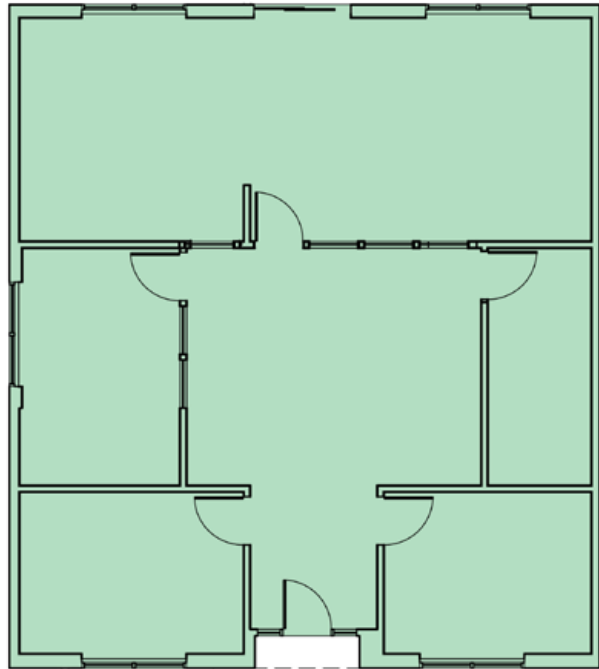
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# SUITE 210 | 1,615 SF



*\*Common area kitchenette across the hall*



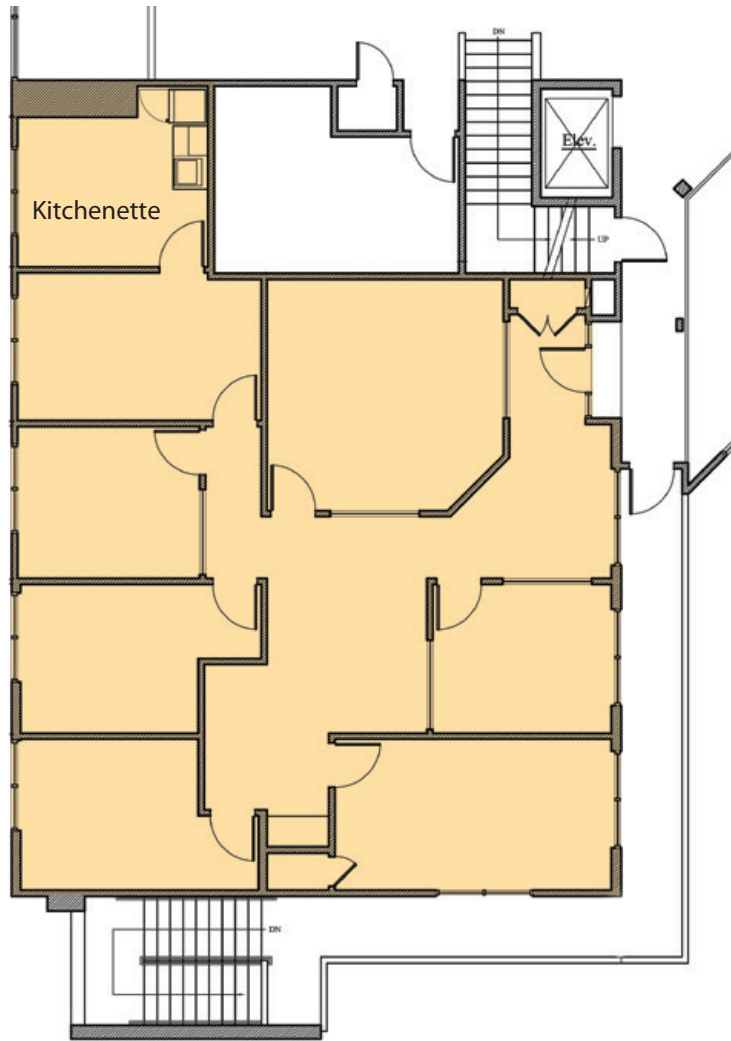
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**SUITE 300** | 2,062 SF



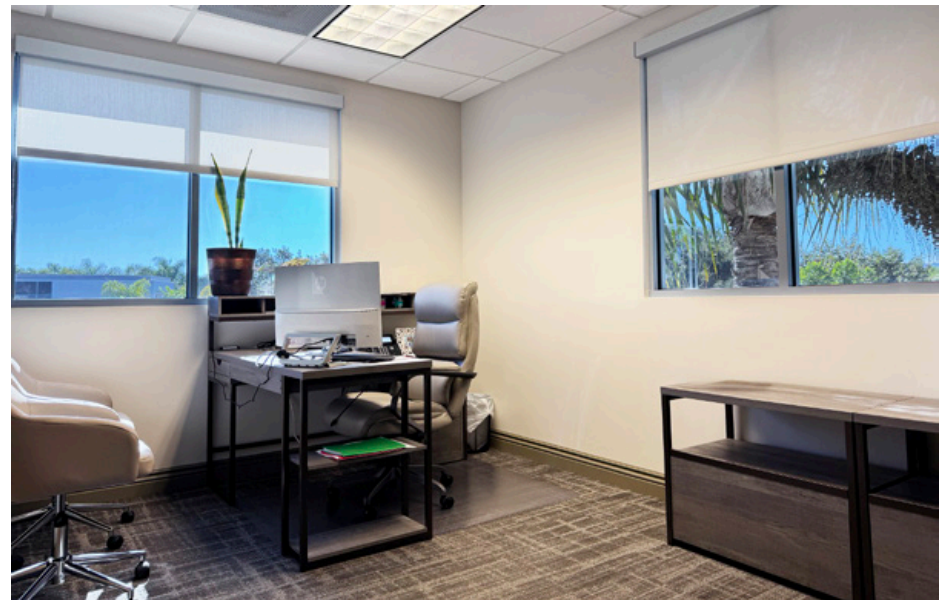
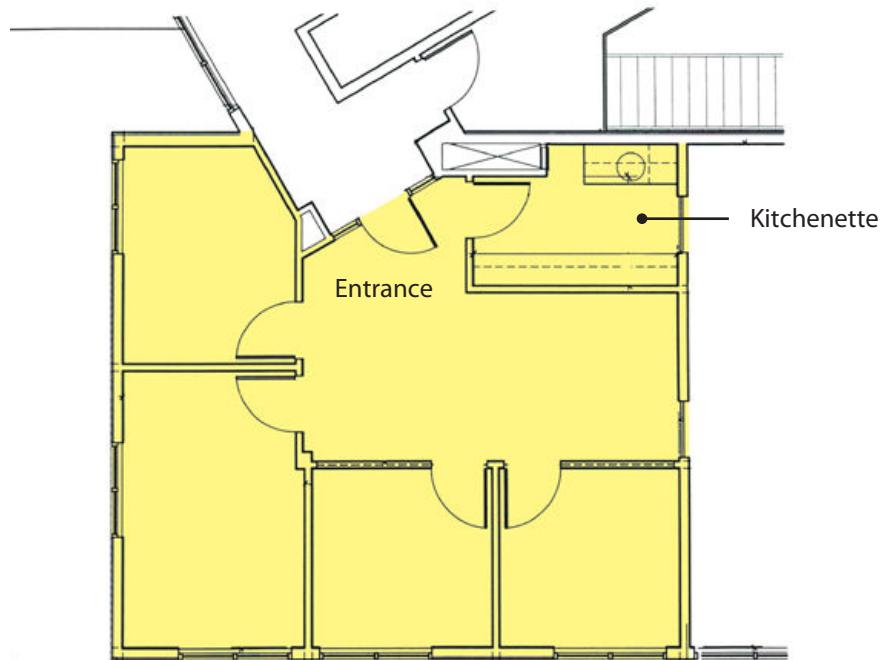
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# SUITE 340 | 875 SF



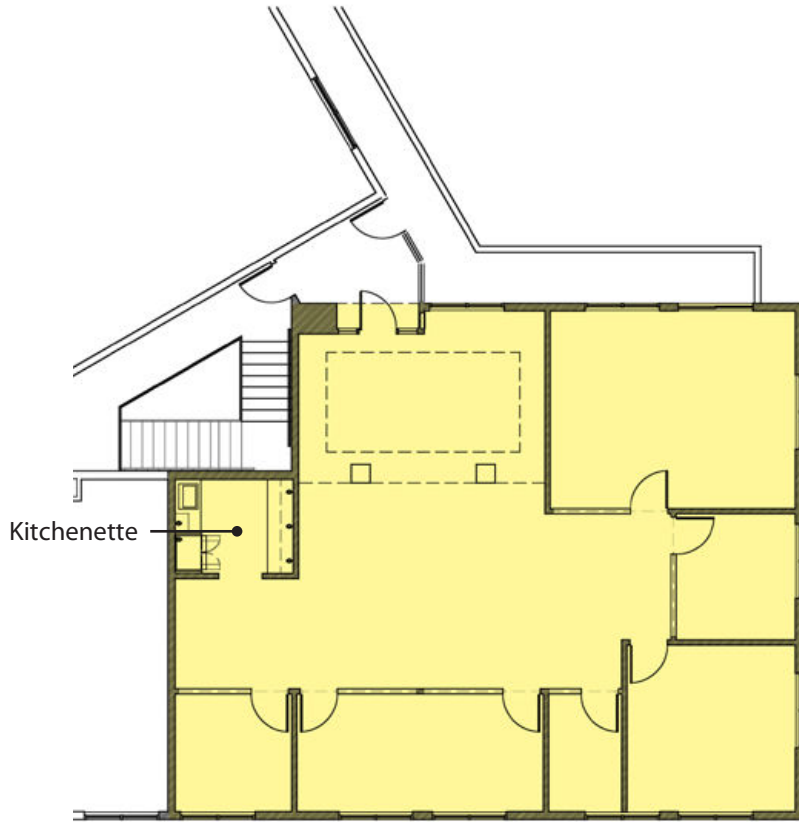
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# SUITE 350 | 2,101 SF



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# AREA OVERVIEW



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