

820 State St  
SANTA BARBARA, CA

STUNNING VIEWS OF  
THE CITY AND OCEAN



**For Lease** | Office Suites with Views in El Paseo Building | 2,594 or 6,360 SF

*Experience. Integrity. Trust.*  
Since 1993

**Francois DeJohn**  
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222 E. Carrillo Street, Suite 101, Santa Barbara, California 93101 | HayesCommercial.com

The information contained herein has been obtained from the owner of the property or from other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

11/25/24

## PROPERTY SUMMARY

Third- and fourth-floor office suites in the iconic El Paseo Office Building offer an unbeatable location in the heart of downtown, with views of the city, mountains, and ocean. Both suites include private offices, conference rooms, and elevator service. Suite 401 offers a private restroom. Property is steps from the amenities of Santa Barbara's bustling shopping and dining corridor, and less than a mile from the beach.

<b>Building:</b>	El Paseo Office Building	
<b>Suite:</b>	<u>302</u>	<u>401</u>
<b>Size:</b>	6,360 SF	2,594 SF
<b>Floor:</b>	Third	Fourth
<b>Restroom:</b>	Common	Common, plus private
<b>Available:</b>	11/1/24	Now
<b>Rate:</b>	\$2.65 NNN (.73)	
<b>Term:</b>	5-10 years	
<b>Elevator:</b>	Yes	
<b>HVAC:</b>	Yes, throughout	
<b>Parking:</b>	Multiple city lots nearby with 75 minutes free parking	
<b>Showings:</b>	Call listing agents	



Suite 302 bullpen area

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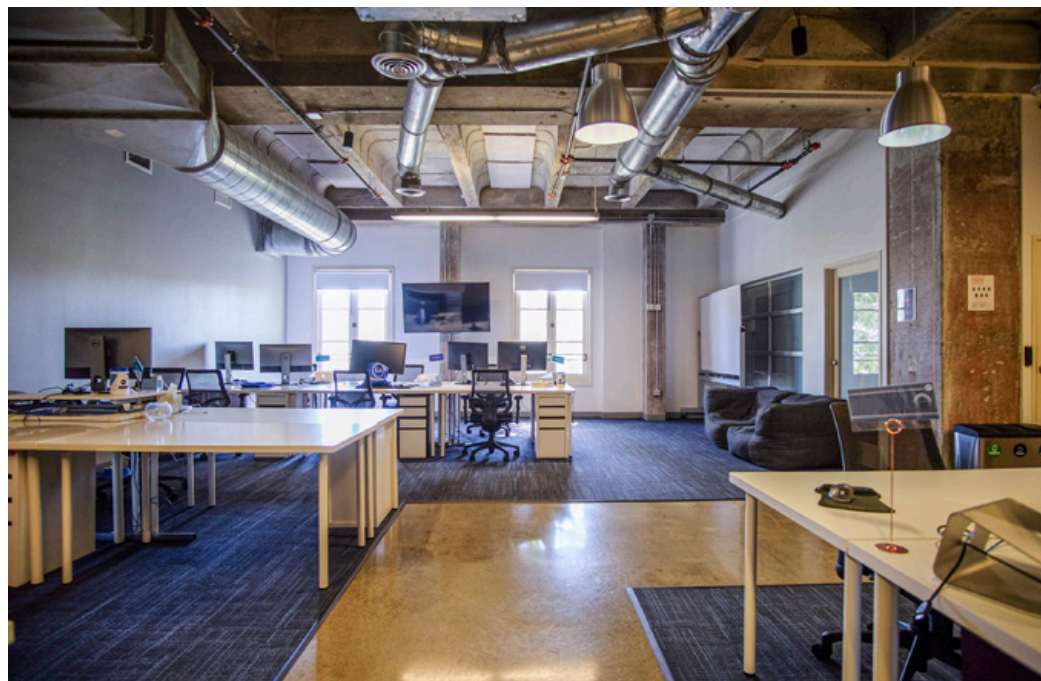
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# SUITE 302 PHOTOS



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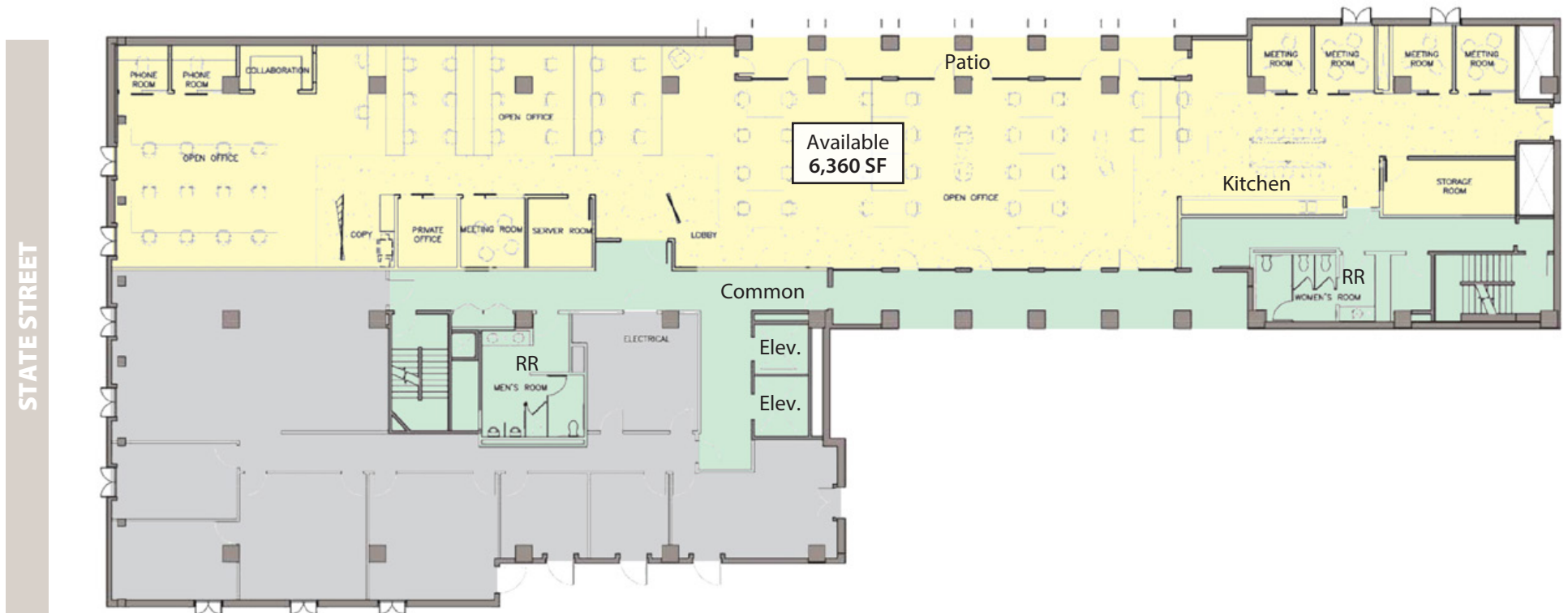
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# SUITE 302 FLOOR PLAN

Toward mountains  
↑



Toward ocean  
↓

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# SUITE 401 PHOTOS



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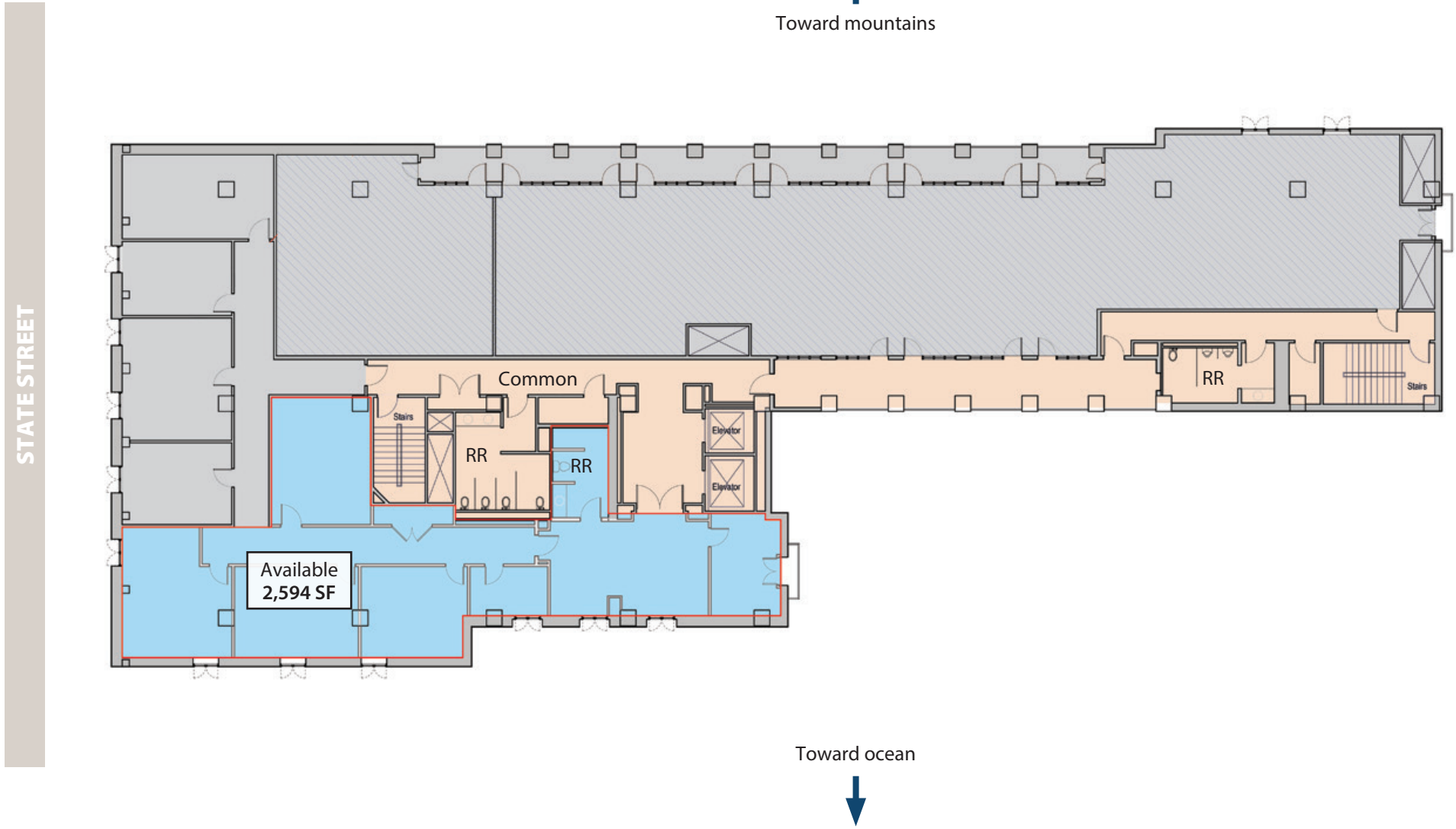


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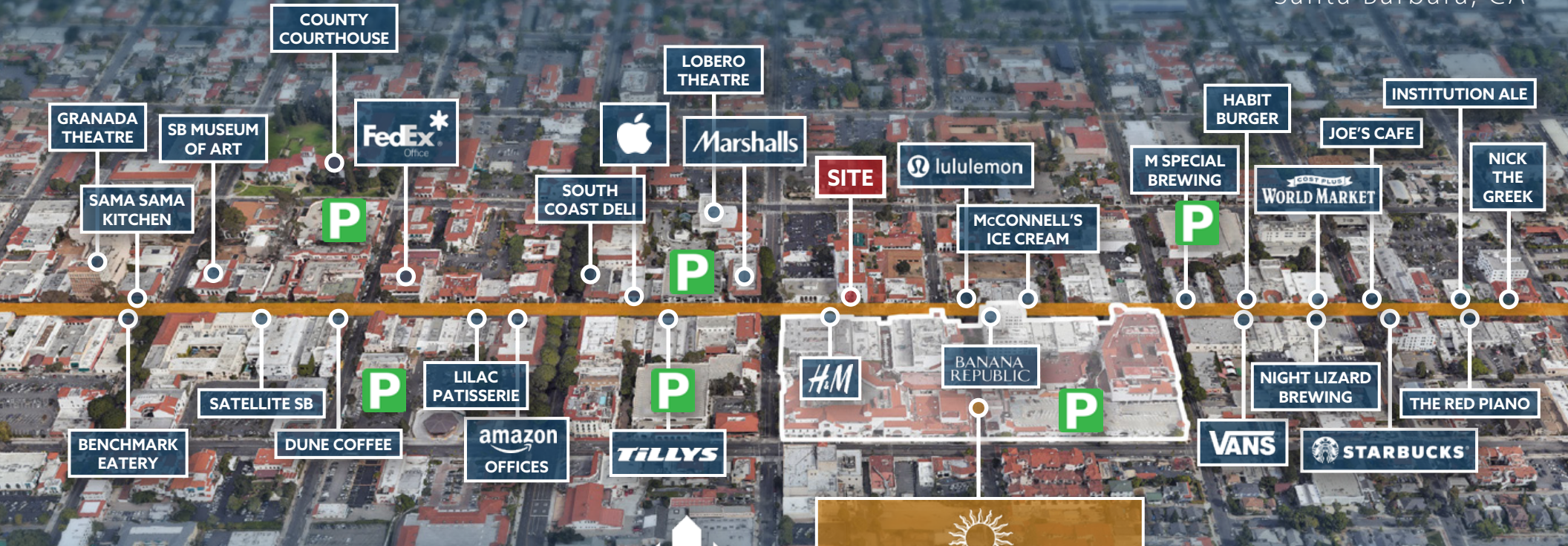


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# STATE STREET


## 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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