

46 Helena Ave

SANTA BARBARA, CA

HALF A BLOCK
FROM THE BEACH



For Lease | Creative Studio in the Funk Zone | **1,750 SF**

Experience. Integrity. Trust.
Since 1993

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PROPERTY SUMMARY

Recently updated creative studio located in the Funk Zone, just half a block from the beach. This rare opportunity consists of ground-floor space with a large access door and office, plus second-floor space with a private restroom. Potential for additional square footage in adjacent space. Ideal location adjacent to the Hotel Californian and close to public parking.

Size	approx. 1,750 SF
Rate	\$4.50 MGR
Term	Flexible
Available	Now
Floors	Two
Parking	Street, with city lot nearby first 75 minutes free
Restrooms	Two (one on each floor)
Kitchenette	Yes, on second floor
CSO	2.5%
Showings	Call Listing Agents

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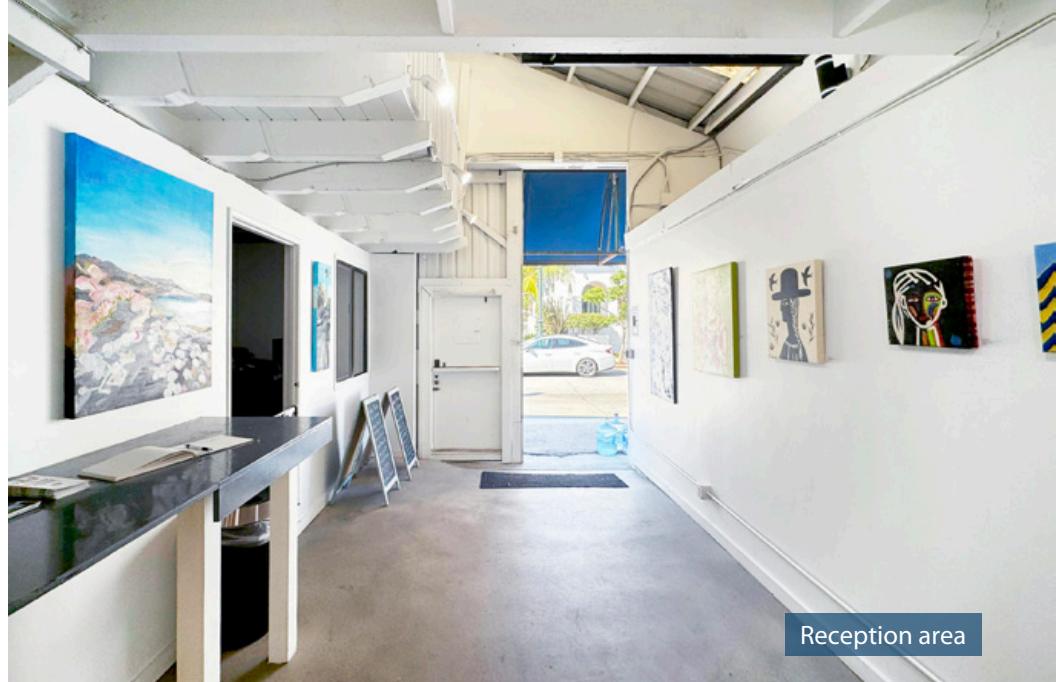
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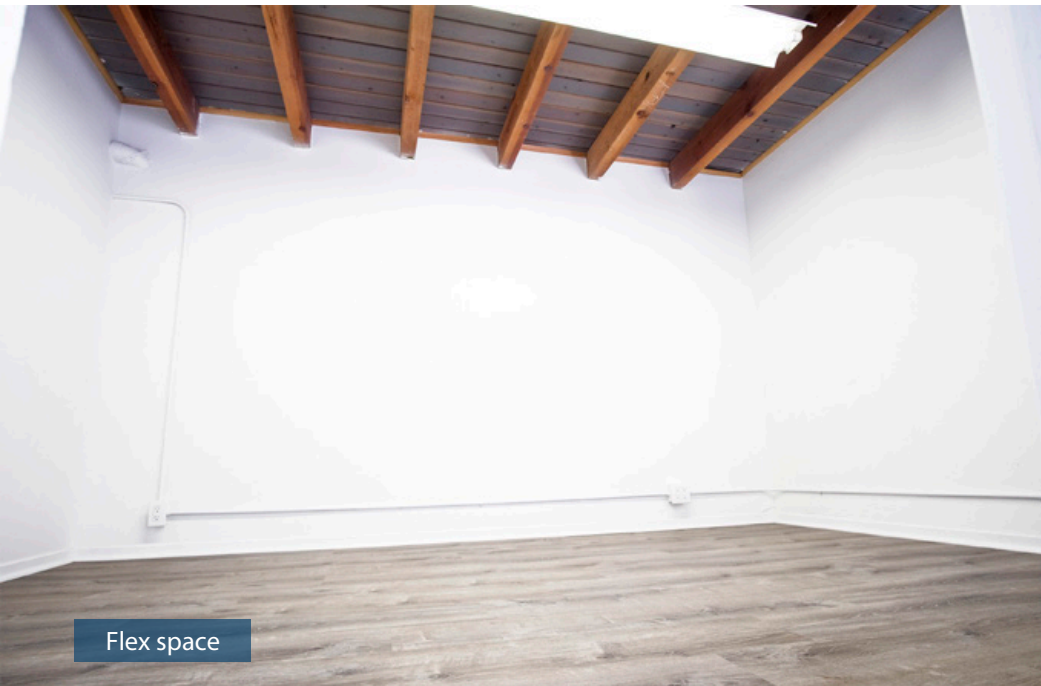




Bar area



Reception area



Flex space



Kitchenette

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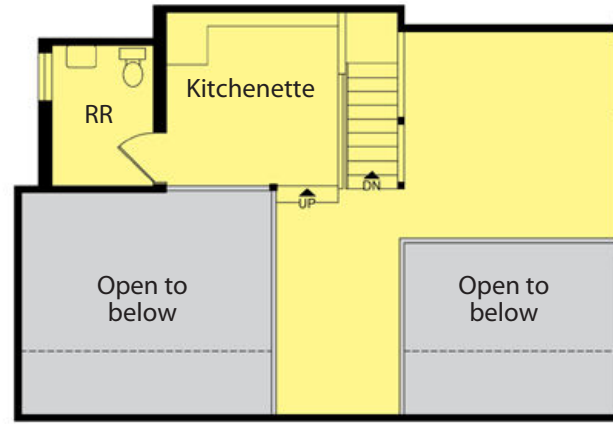
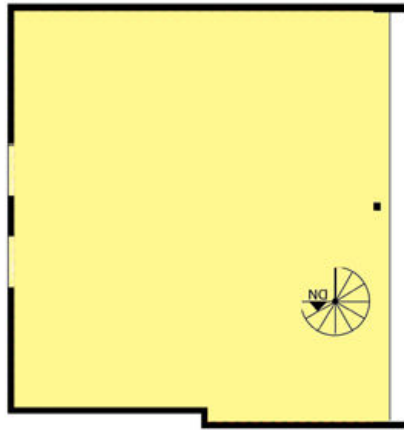
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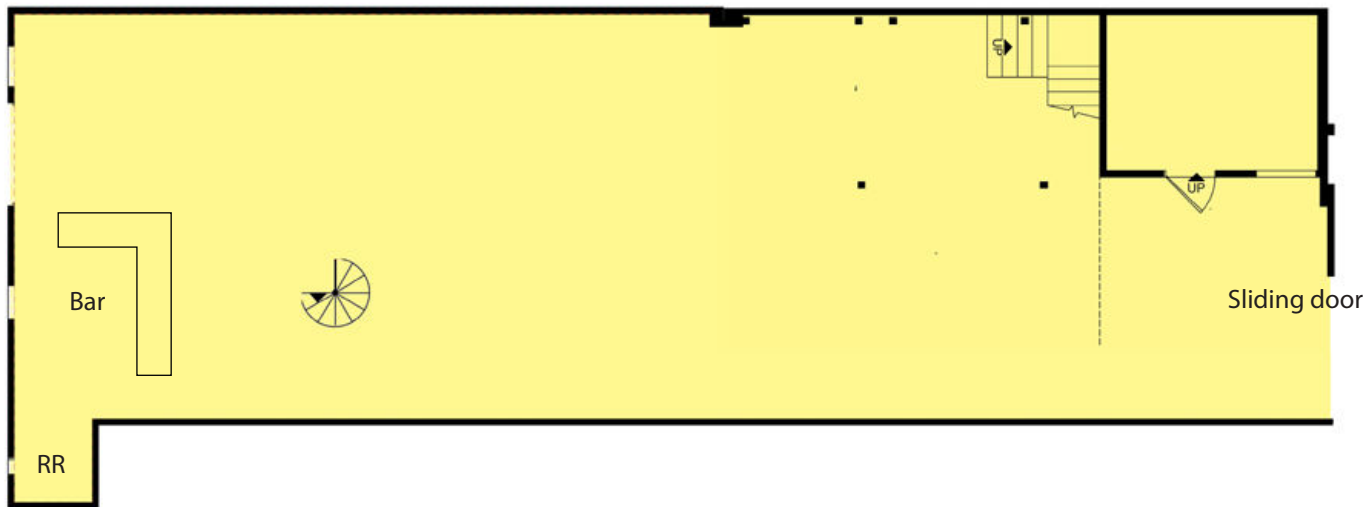


FLOOR PLAN

SECOND FLOOR



GROUND FLOOR



HELENA STREET

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FUNK ZONE

THRIVING BOHO HUB

Santa Barbara, CA



A DENSE HAVEN FOR FOOD & DRINK

Nestled between the beach, State Street, and Hwy 101, the **Funk Zone** is the fastest growing neighborhood in Santa Barbara, with a seemingly constant stream of new eateries and breweries and the tourists to partake.

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