

3916 State St

SANTA BARBARA, CA



For Lease | Class-A Office Suites in Upper State Building | 1,589 - 2,861 SF

Experience. Integrity. Trust.
Since 1993

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PROPERTY SUMMARY

Two high-quality office suites are available for lease in a Class-A office building located in the Upper State neighborhood. The property offers robust signage and parking, along with a myriad of shopping and dining choices found in the nearby Five Points and La Cumbre Plaza shopping centers. A short drive to Hwy 154, US 101, and La Cumbre Country Club, and steps away from Gold's Gym next door.

	<u>Suite 1A</u>	<u>Garden Suite</u>
Size:	2,861 SF	1,589 SF
Rate:	\$2.35 NNN (.95)	\$2.35 NNN (.95)
Restrooms:	One set, common	Private set
Available:	Now	
Term:	3 - 10 years	
Parking:	3/1,000 SF	
Zoning:	O-R (Restricted Office)	
Utilities:	Lessee to pay prorata share of all utilities, estimated to be \$0.33 psf	
HVAC:	Yes	
To Show:	Call listings agents	

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SUITE 1A



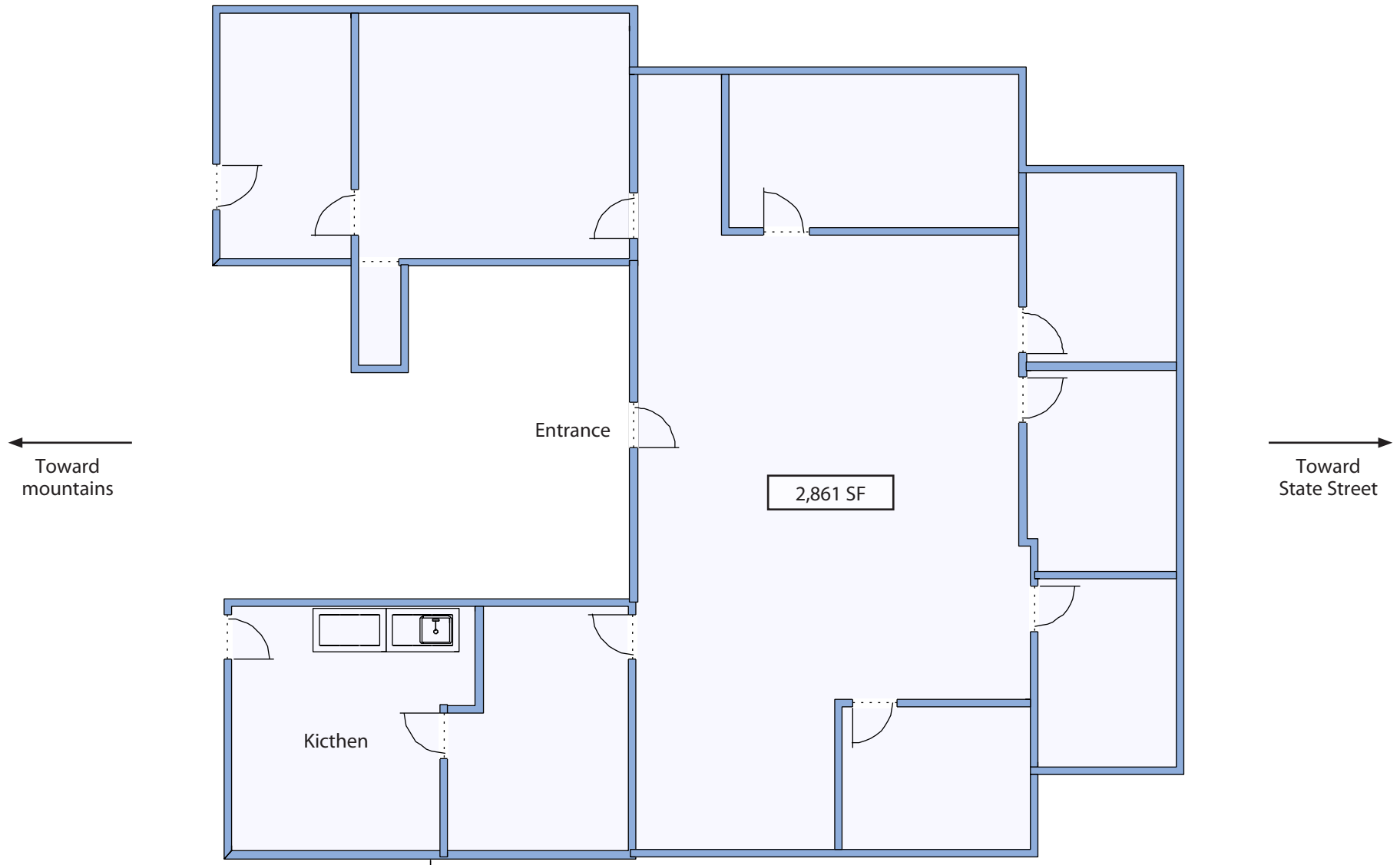
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SUITE 1A FLOOR PLAN



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GARDEN SUITE



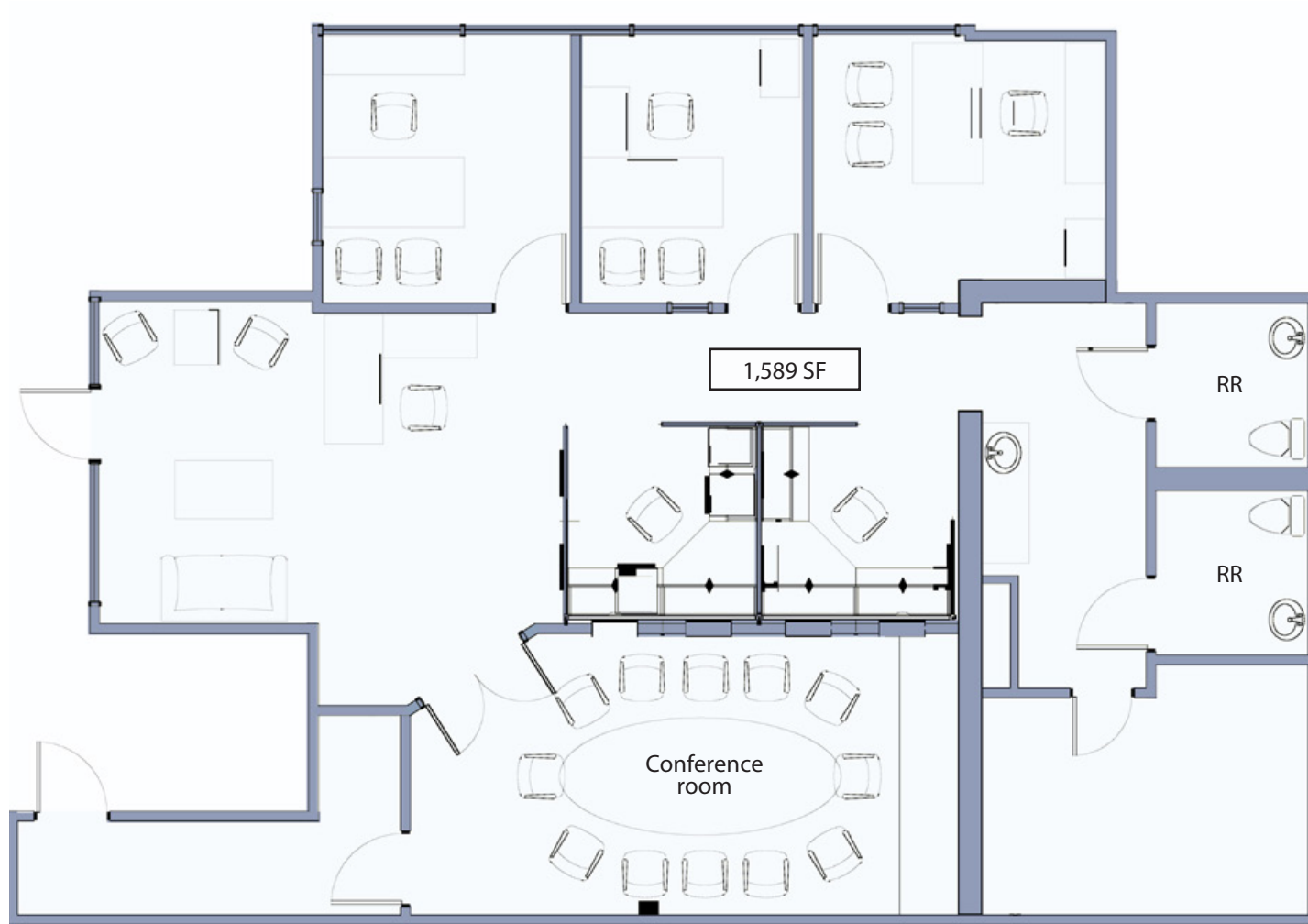
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Whole Foods

La Cumbre Plaza

Macy's	Wingstop
Islands Restaurant	Chipotle
The Habit	Lure Fish House
AC4 Fitness	Pottery Barn
Starbucks	Bristol Farms

Five Points Shopping Center

- Smart & Final
- Starbucks
- CVS
- Ross
- T-Mobile
- Blaze Pizza
- Peet's Coffee
- Petco
- Luna Grill

La Cumbre Country Club

Target

SITE

State Street



The subject property is situated in the **Upper State** area, a highly trafficked and walkable region adjacent to residential areas of San Roque, Samarkand, and Hope Ranch. This area of State Street has become a burgeoning center of new energy and businesses in recent years.

In addition to dining and shopping amenities, the subject property is close to US 101, Highway 154, and two major Sansum medical facilities. The upper State Street corridor is home to a plethora of office-using businesses, including tech, medical practices, wealth & financial services, and real estate.

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