

1 mile to the beach

VIDEO TOUR



vimeo.com/902323762

331 N Milpas St
SANTA BARBARA, CA

ONLY TWO SUITES
REMAINING

INCENTIVE RATE
\$0.99 psf for first six months

RENOVATION
COMPLETE

For Lease | Newly Renovated 2nd Floor Office/Retail Suites | **617 - 1,200 SF**

Experience. Integrity. Trust.
Since 1993

Dylan Ward
805.898.4392
dylan@hayescommercial.com
lic. 01472452

Dan Ferrick
805.898.4371
dferrick@hayescommercial.com
lic. 01936711





PROPERTY SUMMARY

This newly renovated office/retail space is on the second floor of a freestanding building in the heart of the Milpas Corridor, across from CVS and a block from Trader Joe's. Great for traditional office use and second-floor retail tenants such as pilates, yoga and dance. The suites feature an abundance of natural light with Riviera views, and now include all new finishes & fixtures, as well as a common kitchenette/lounge area for all tenants and on-site parking.

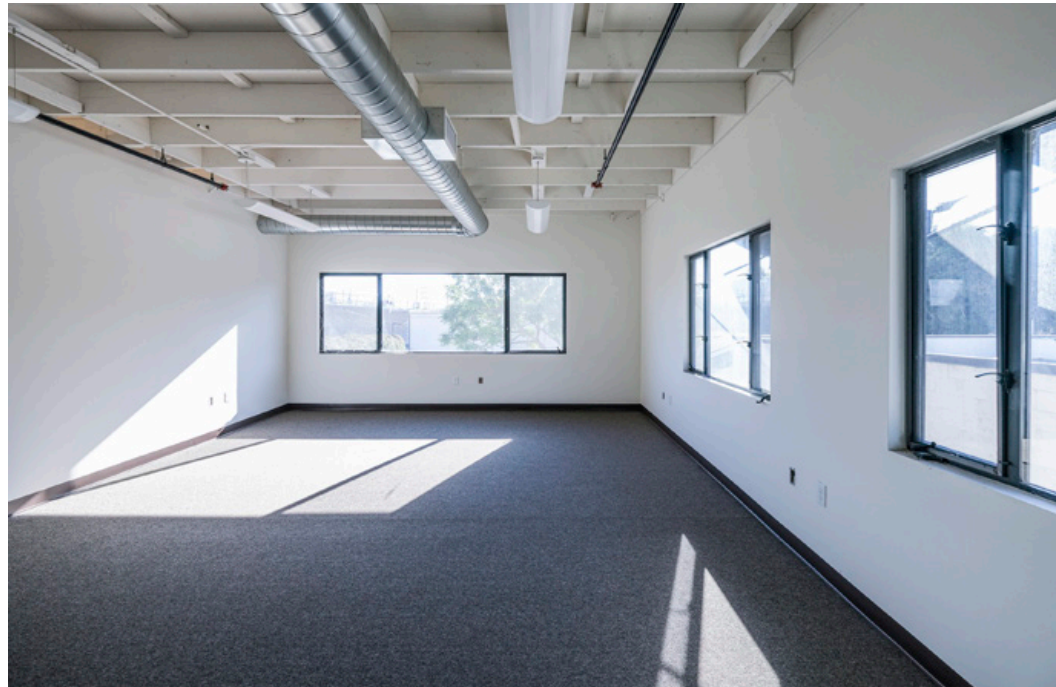
Spaces:	<u>Suite</u>	<u>Size</u>
	2D	617 SF
	2F	1,200 SF
Rental Rate:	\$0.99 NNN (.60) <i>(first 6 months of leases 3 years or longer)</i> 1.75 NNN (.60) thereafter	
Available:	Now	
Term:	2 - 5 years	
Parking:	Approx. 2/1,000 SF	
Kitchenette:	Common	
Zoning:	GC	
HVAC:	Yes	
Restrooms:	Two shared on 2nd floor	
CSO:	3%	
To Show:	CLA	

Experience. Integrity. Trust.
Since 1993

Dylan Ward
805.898.4392
dylan@hayescommercial.com
lic. 01472452

Dan Ferrick
805.898.4371
dferrick@hayescommercial.com
lic. 01936711



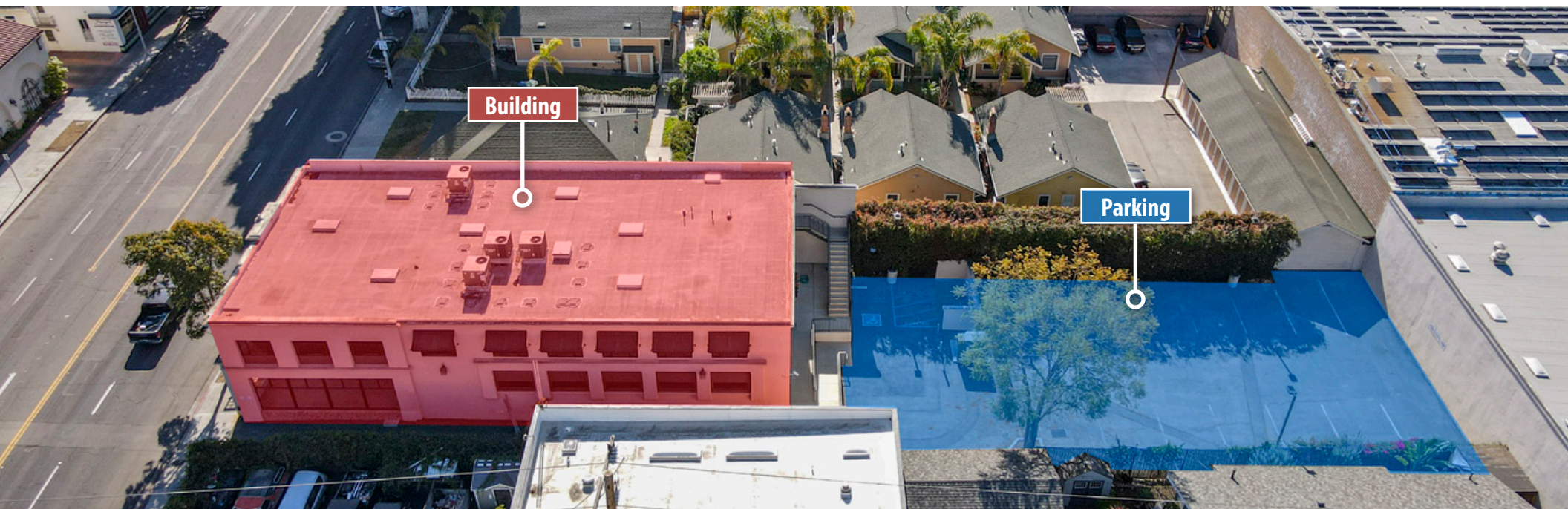


Experience. Integrity. Trust.
Since 1993

Dylan Ward
805.898.4392
dylan@hayescommercial.com
lic. 01472452

Dan Ferrick
805.898.4371
dferrick@hayescommercial.com
lic. 01936711





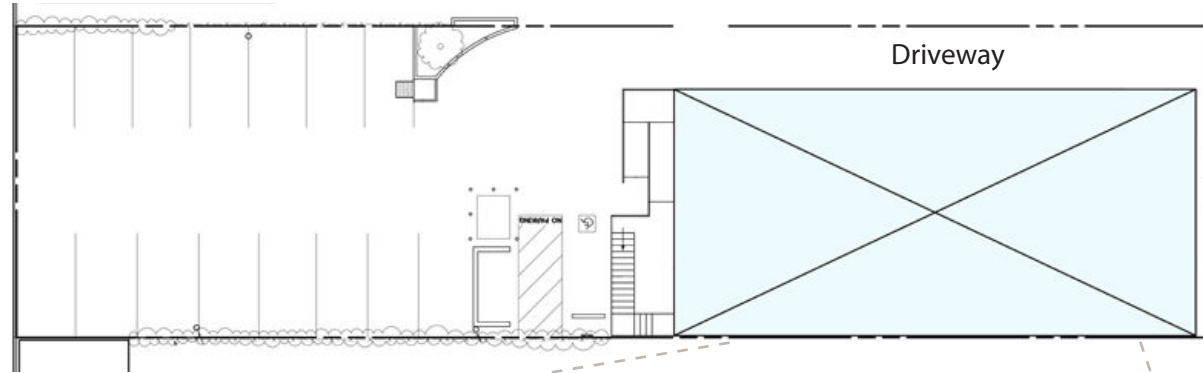
Experience. Integrity. Trust.
Since 1993

Dylan Ward
805.898.4392
dylan@hayescommercial.com
lic. 01472452

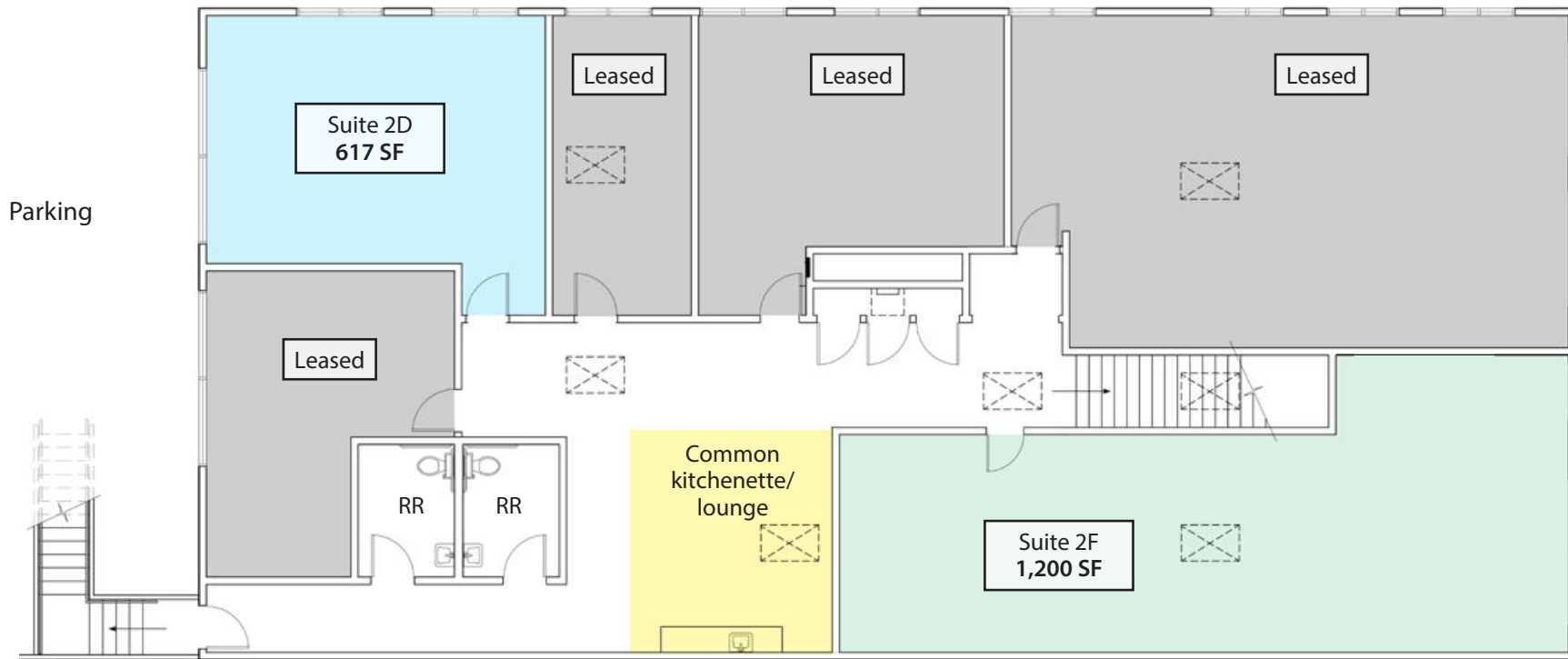
Dan Ferrick
805.898.4371
dferrick@hayescommercial.com
lic. 01936711



SITE PLAN



FLOOR PLAN



Experience. Integrity. Trust.
Since 1993

Dylan Ward
805.898.4392
dylan@hayescommercial.com
lic. 01472452

Dan Ferrick
805.898.4371
dferrick@hayescommercial.com
lic. 01936711



THE MILPAS CORRIDOR

Santa Barbara, CA



About a mile from Santa Barbara's upscale State Street shopping strip, Milpas Street is the heart of the dynamic neighborhood at the foot of the Riviera.

The street runs from the hills embracing the Santa Barbara Bowl amphitheater to a wide, white beach bordered by swaying palms.

The area has a mix of uses including retail, service retail, commercial office, industrial, single family residences and multi-family residential.

Experience. Integrity. Trust.
Since 1993

Dylan Ward
805.898.4392
dylan@hayescommercial.com
lic. 01472452

Dan Ferrick
805.898.4371
dferrick@hayescommercial.com
lic. 01936711

