

# 1921 State St. Santa Barbara, CA 93101

**For Lease | \$1.49/SF NNN**

*Approx. 3,191sf Medical/Office building with mountain and mesa views.*



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# FOR LEASE ▯ ±3,191sf OFFICE/MEDICAL SUITE

## 1921 STATE ST., REAR BUILDING | SANTA BARBARA, CA 93101



### PROPERTY BRIEF

Rare opportunity to lease a stand alone Medical/Office building along the State and Mission streets corridor. The property features mountain and mesa views, ample parking and a convenient location near downtown and the 101 Freeway. The building has been extensively renovated with new HVAC, window improvements and a restroom. Total leasable square footage is ±3,191 and divisible to ±1,665–±1,526 SF. Easy to show. Contact Listing Agent for details.

- Lease Rate** ▯ \$1.49/SF NNN (\$0.59)
- Utilities** ▯ Billed back to the tenant at \$0.25/SF
- Type** ▯ Office/Medical
- Size** ▯ ±3,191 SF (divisible to ±1,665–±1,526 SF)
- Zoning** ▯ C-2
- Available** ▯ Immediately
- Restrooms** ▯ Private/common
- Floors** ▯ First
- HVAC** ▯ Yes
- Parking** ▯ 5 spaces  
(Parking attendant available during peak hours)
- Term** ▯ 3–5 years

*The information provided here 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.*

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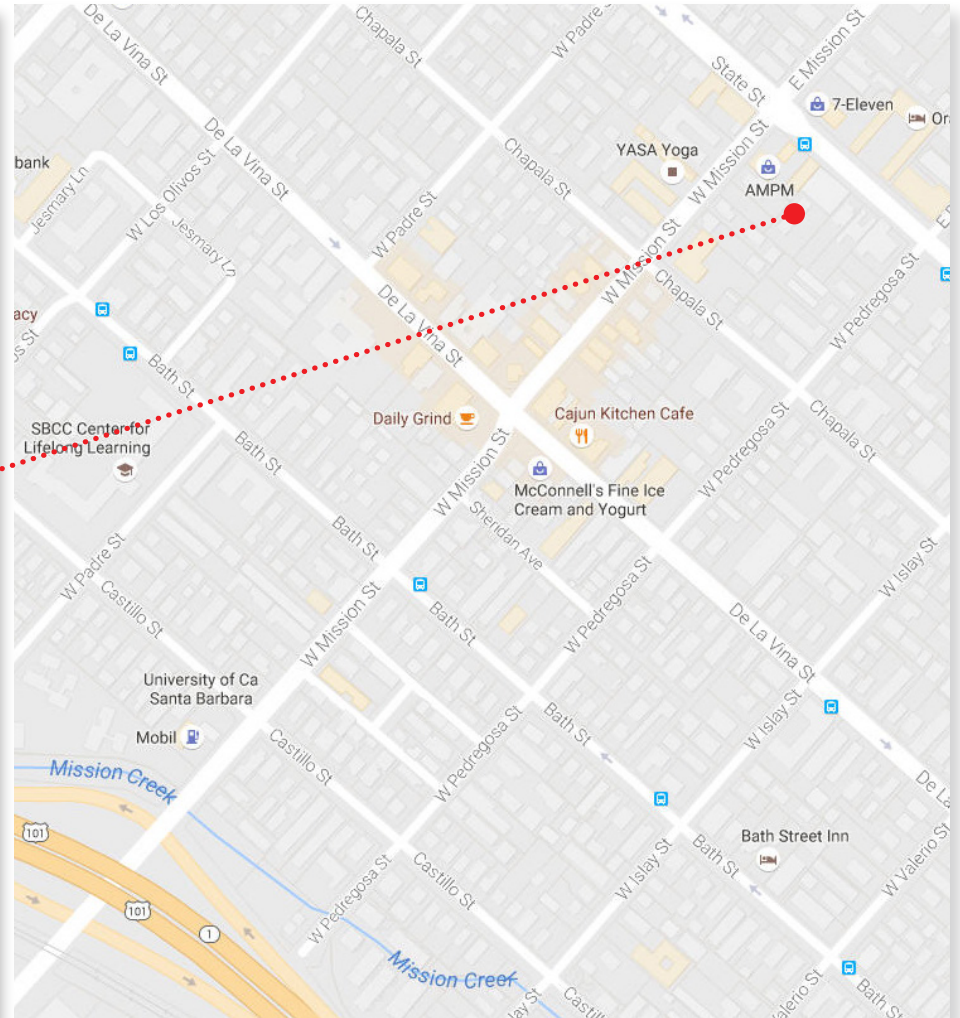
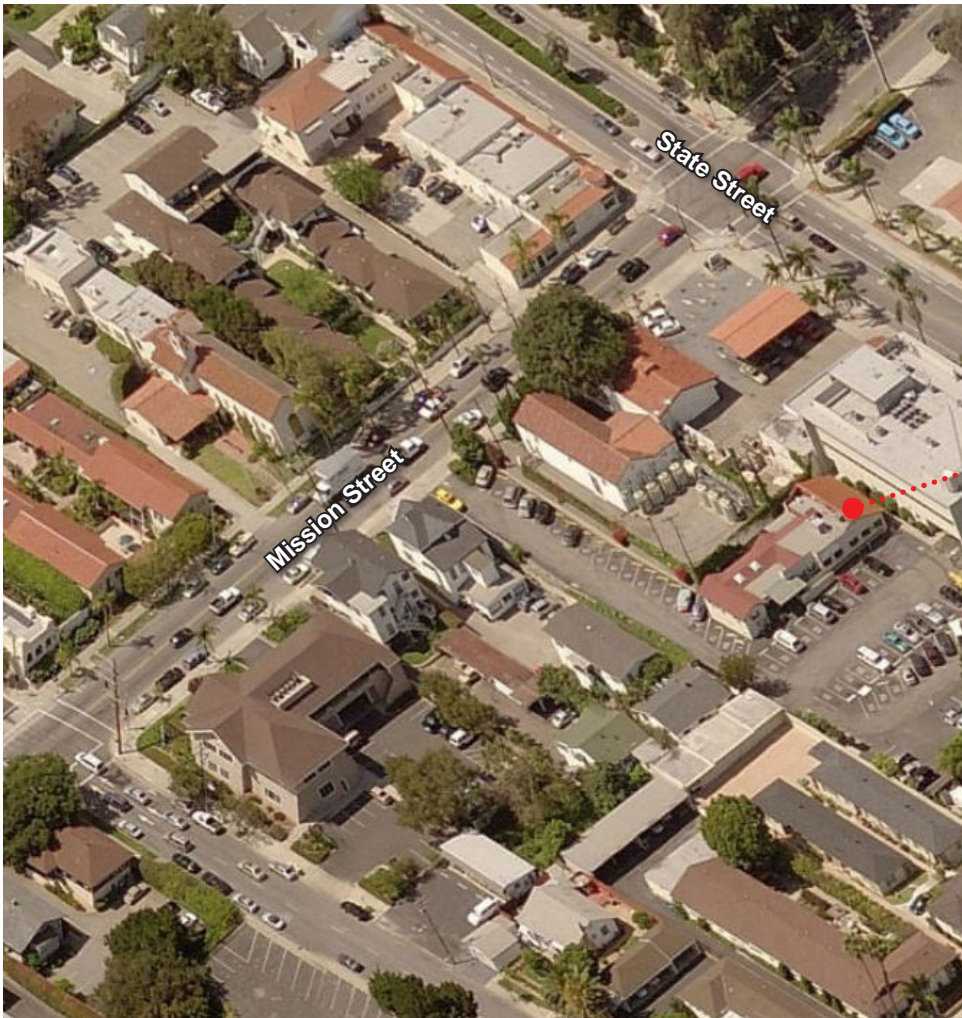




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### LOCATION



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## PROPERTY PHOTOS



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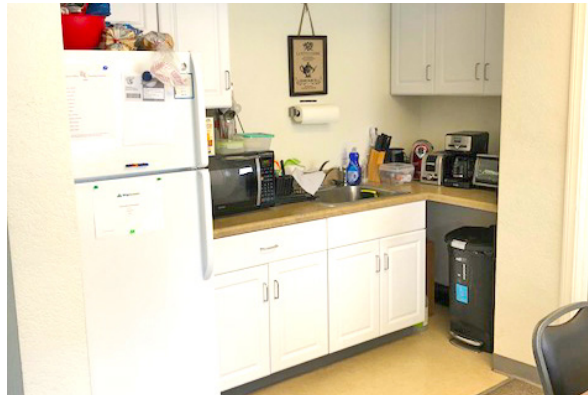
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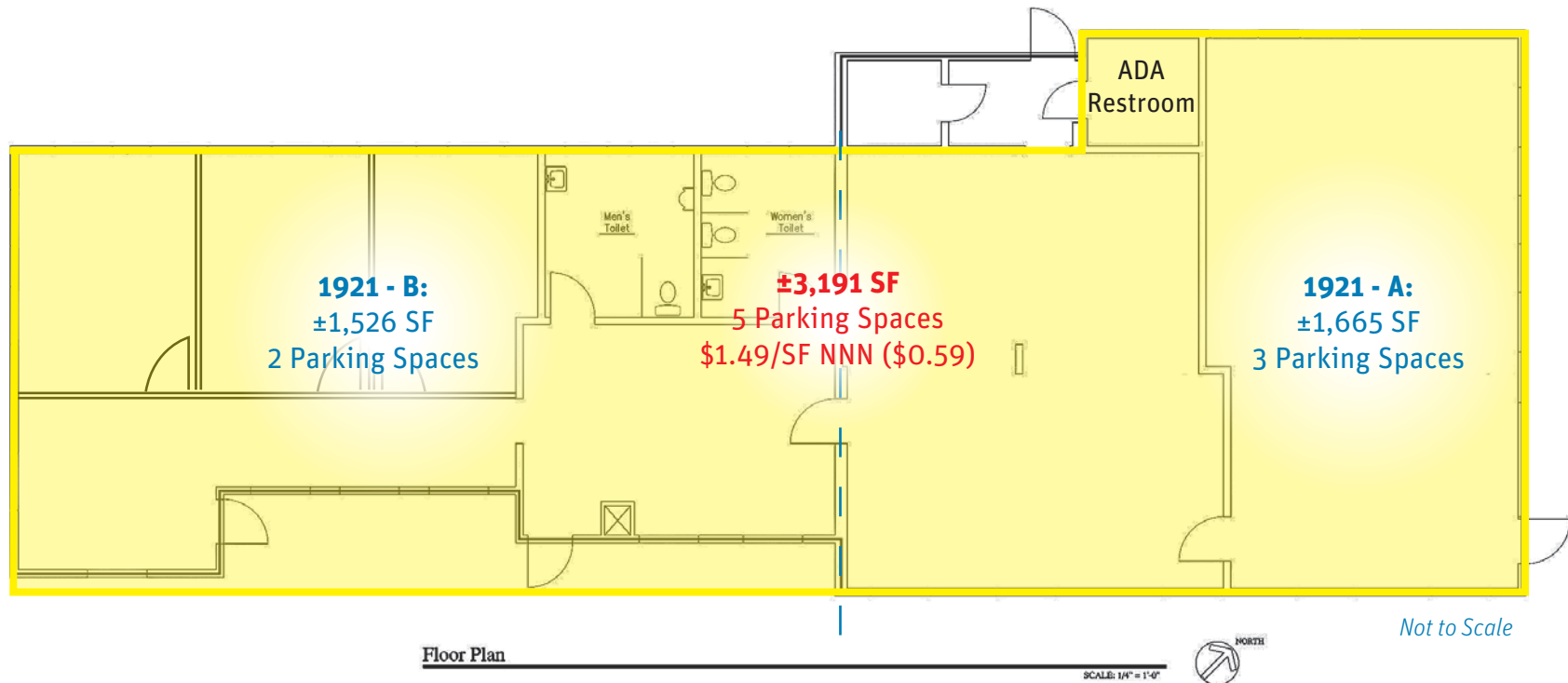
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## FLOOR PLAN



*Medical/Office space is divisible to ±1,665 SF-±1,526 SF. Parking attendant available during peak hours.*

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