

# FOR LEASE

*3710 State Street*

**Santa Barbara California**



## **Professional Office & Medical Office Building**

Space: Suite C  
Size: 1100 SF  
Price: \$2.75/SF  
Lease Type: NNN (\$.75)

Parking: 4 spaces  
Floor: Ground Floor  
Use: Office or medical office  
Condition: Fully built out – turnkey space

### **Comments**

Upper State Street office space and/or medical office. Highly visible property with lighted monument signage on State Street (visible from both directions). Ground floor suite with private restroom. The available space features abundant natural light throughout, a front and rear entrance, and an efficient layout with no building load factor. The unit has its own private serving HVAC and is separately metered for electricity. The parking lot was recently remodeled with brick pavers. The property is conveniently located in the Upper State Street corridor, within walking distance to many restaurants and amenities. All suites can be leased together or separately.

Information is deemed reliable; although we have no reason to doubt its accuracy, it is not guaranteed.

**Santa Barbara Property Group Inc.**  
Commercial Property Management

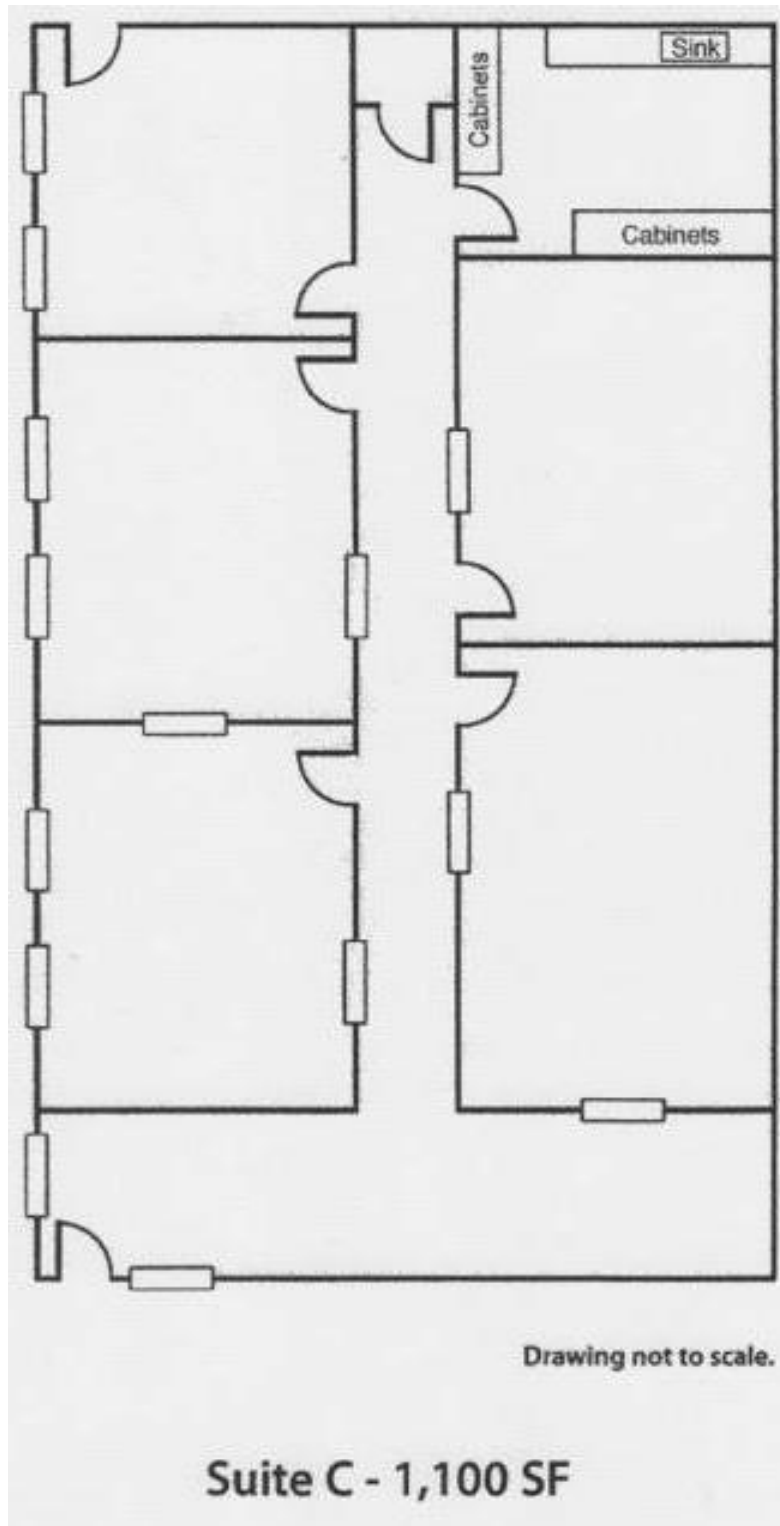
1933 Cliff Dr, Suite 2  
Santa Barbara, CA 93109  
Phone (805) 963-1971  
Fax (805) 963-7271  
DRE# 01847771



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# Suite C



**Comments:** Ground floor office suite. Abundant natural light. Features private offices, plumbing for sink(s) and front reception area.

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