

FOR LEASE

BEAUTIFULLY REMODELED 3,306 SF OFFICE SUITE

EXCEPTIONAL PROFESSIONAL SERVICES BUILDING
115 S. LA CUMBRE LANE, SUITE 200, SANTA BARBARA, CA



**BERKSHIRE
HATHAWAY** | California
HomeServices Properties

COMMERCIAL DIVISION

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Nestled in a fantastic uptown Santa Barbara location, this vibrant office space is designed to elevate your professional journey.

Meticulously remodeled with beautiful finishes, this highly versatile 3,306 SF floor plan exudes a vibrant modern look and feel. With multiple large and bright perimeter private offices with views, and open area in the middle, this excellent floor plan ensures flexibility, productivity, and creativity.

Whether you're an established professional services firm, or a dynamic startup, this office space has the best of all worlds in a location that is sure to please with plenty of amenities and restaurants very close by at Five Points Shopping Center next door and La Cumbre Plaza across the street.

| | |
|-------------------------|---|
| Space Available: | 3,306 SF |
| Rental Rate: | \$1.95 NNN (\$0.66) |
| Utilities: | Paid by tenant, pro rata, estimated at \$0.27/SF/Month |
| Floor: | 2nd |
| Elevator: | Yes |
| Parking: | 7 reserved spaces |
| Restrooms: | 2 ADA compliant, beautifully remodeled, shared in common with the other tenant on the floor. |
| Available: | Now |



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HIGHLIGHTS:

- Highly convenient location: Highway 101 is in immediate vicinity of the property allowing for extremely easy access.
- Brilliant remodel: New paint, carpet, lighting, & glass doors all of which exude a beautiful modern look and feel.
- Efficient Floor Plan: 8 perimeter offices with windows, conference room, large open area, kitchen/breakroom, & server room.
- Amenity rich area: Property is located next to Five Points Shopping Center and across from La Cumbre Plaza, allowing for a multitude of eating options in the immediate vicinity.
- Dynamic Professional Services Co-Tenancies:
 - Accountability Plus - occupying the entire 1st floor, established for over 20 years providing Bookkeeping CPA's trust and Business Services.
 - Painted Porch - occupying a portion of the 2nd floor, a wealth management/financial planning company with a nationwide reach.



PHOTOS

EXCEPTIONAL PROFESSIONAL SERVICES BUILDING
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VIRTUALLY STAGED PICTURES

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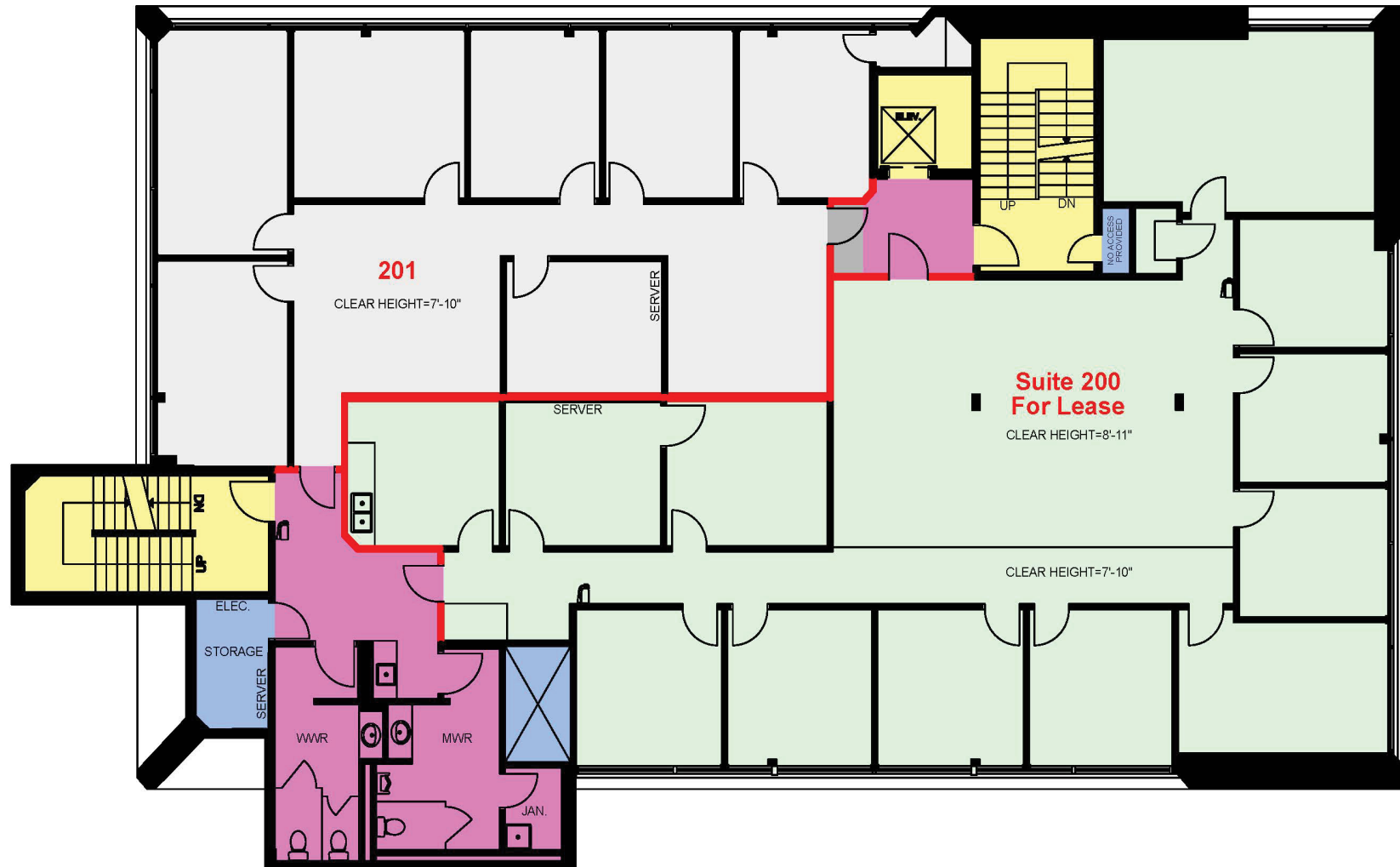
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FLOOR PLAN

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Tenant Area Tenant Ancillary Area Rentable Exclusions Floor Service Area Building Amenity Area Building Service Area



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AMENITIES MAP

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