

FOR LEASE

SANTA BARBARA  
CALIFORNIA  
93109

Executive Office Suites  
with Sweeping Ocean,  
Mountain & Riviera Views

# 800 MIRAMONTE DRIVE

AVAILABLE NOW

Suite 270: ±1,798 SF

AVAILABLE JUNE 1

Up to ±3,614 SF - Divisible to ±427 SF

Impeccable building with natural light  
& iconic Santa Barbara views.

\$3.20/SF NNN (\$1.58)

PRESENTED BY

**GENE DEERING**

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[RADIUSGROUP.COM](http://RADIUSGROUP.COM)

# STUNNING CLASS A OFFICE BUILDING WITH ICONIC VIEWS

A truly distinctive Class A office building overlooking Santa Barbara, the coastline, and the surrounding mountains, this property offers an elevated professional environment in impeccable condition. Designed to balance presence with privacy, the building features high ceilings, abundant natural light, and select private patios, creating a workspace that feels both refined and intentional. The architecture and interiors thoughtfully incorporate curated art and design elements throughout, contributing to a polished, professional atmosphere without sacrificing warmth. Gated parking provides both convenience and security, reinforcing the building's discreet and private character. Building amenities include a shared executive conference room with sweeping ocean views, an adjacent exterior patio, a well-appointed executive kitchen, and high-quality restroom facilities—spaces designed to support productive meetings, collaboration, and daily comfort. This is a rare Santa Barbara office asset, ideal for the discerning user seeking a quiet, private setting with iconic views in one of the area's most desirable locations.

**PLEASE DO NOT DISTURB CURRENT OCCUPANTS**

## Executive Office Suites Coming Soon

- Suite 210: ±1,080 SF
- Suite 220: ±479 SF
- Suite 230: ±472 SF
- Suite 240: ±474 SF
- Suite 250: ±1,109 SF

Listed By

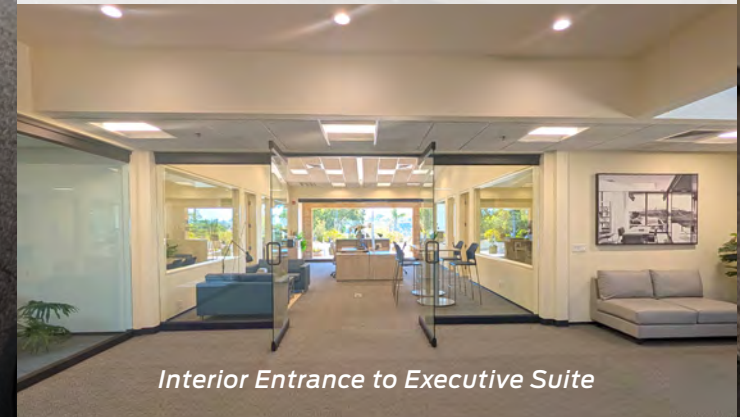


PRIVATE ENTRANCE TO EXECUTIVE SUITE

# EXECUTIVE SUITE 270 AVAILABLE NOW ±1,798 SF

<b>Space Available</b>	±1,798 SF Executive Office
<b>Lease Rate</b>	\$3.20/SF NNN (\$1.58) <i>(Includes Utilities)</i>
<b>Term</b>	3-5 Years
<b>Available</b>	Immediately
<b>Zoning</b>	CX
<b>HVAC</b>	Throughout
<b>Parking Ratio</b>	3.13/1,000
<b>CSO</b>	3%

Suite 270 offers an exceptional professional setting. A private dramatic double glass entry opens into an executive suite featuring four private offices, a spacious open work area, and direct access to premium building amenities. Located just across the hall from the shared conference room and adjacent to the common kitchen and restrooms, the space provides both prestige and convenience. Perfect for firms seeking a high-image environment with functional flexibility, this suite combines first-class design with inspiring views in one of the area's most desirable offices.



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A rare opportunity to be part of the thoughtful re-imagining of one of Santa Barbara's most distinguished professional buildings. Formerly an ownership-exclusive space, this area is being fully renovated to building standards and reintroduced as a limited collection of executive office suites. Tenants have the unique advantage of securing space early and helping shape final layouts to suit their needs. Suites will range from approximately ±472 SF to ±3,614 SF, allowing flexibility from a single executive office to a boutique headquarters environment.

# ADDITIONAL SUITES AVAILABLE JUNE 1, 2026

## Executive Office Suites Coming Soon\*

**Suite 210 —**  
**\$3.75/SF NNN · ±1,080 SF**

**Suite 230 —**  
**\$5.00/SF NNN · ±472 SF**

**Suite 250 —**  
**\$3.75/SF NNN · ±1,109 SF**

**Suite 220 —**  
**\$5.00/SF NNN · ±479 SF**

**Suite 240 —**  
**\$5.00/SF NNN · ±474 SF**

*\*Suites may be leased individually or together.*

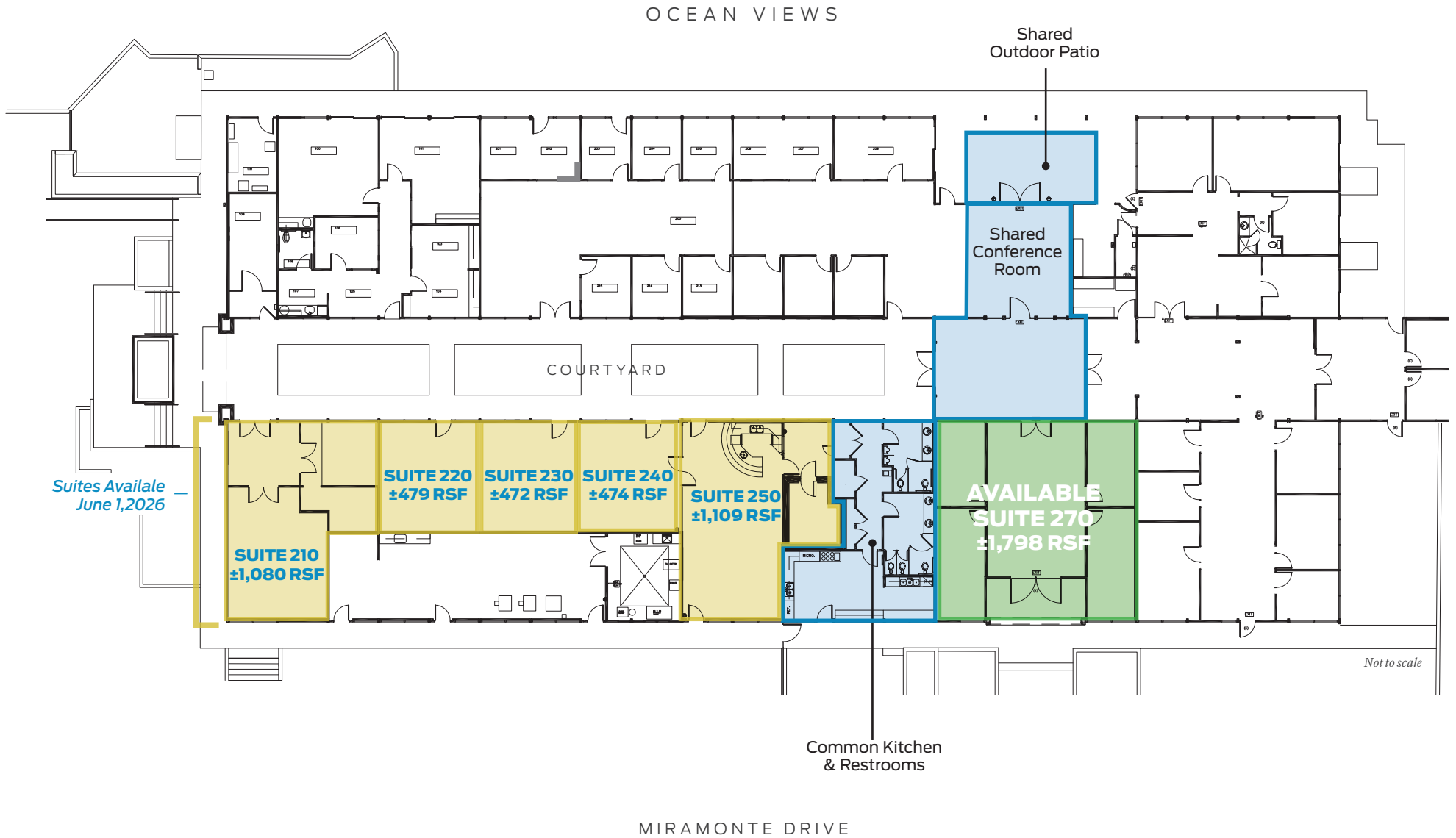
<b>Lease Rate</b>	<b>Starting at \$3.75/SF NNN (\$1.58) (Includes Utilities)</b>
<b>Term</b>	<b>3-5 Years</b>
<b>Zoning</b>	<b>CX</b>
<b>HVAC</b>	<b>Throughout</b>
<b>Parking Ratio</b>	<b>3.13/1,000</b>
<b>CSO</b>	<b>3%</b>

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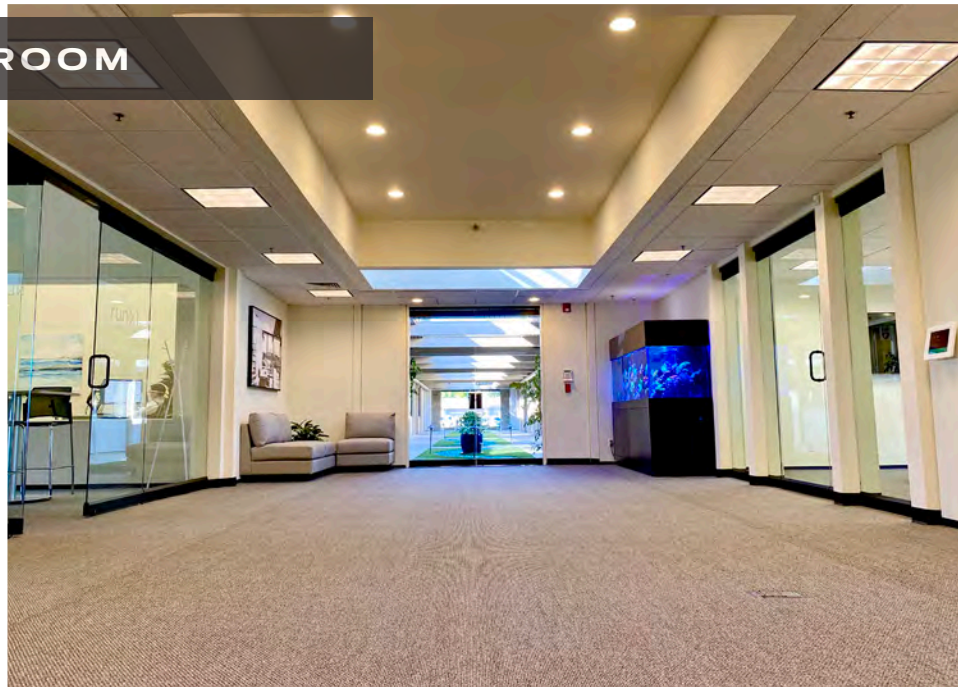
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**SHARED CONFERENCE ROOM**

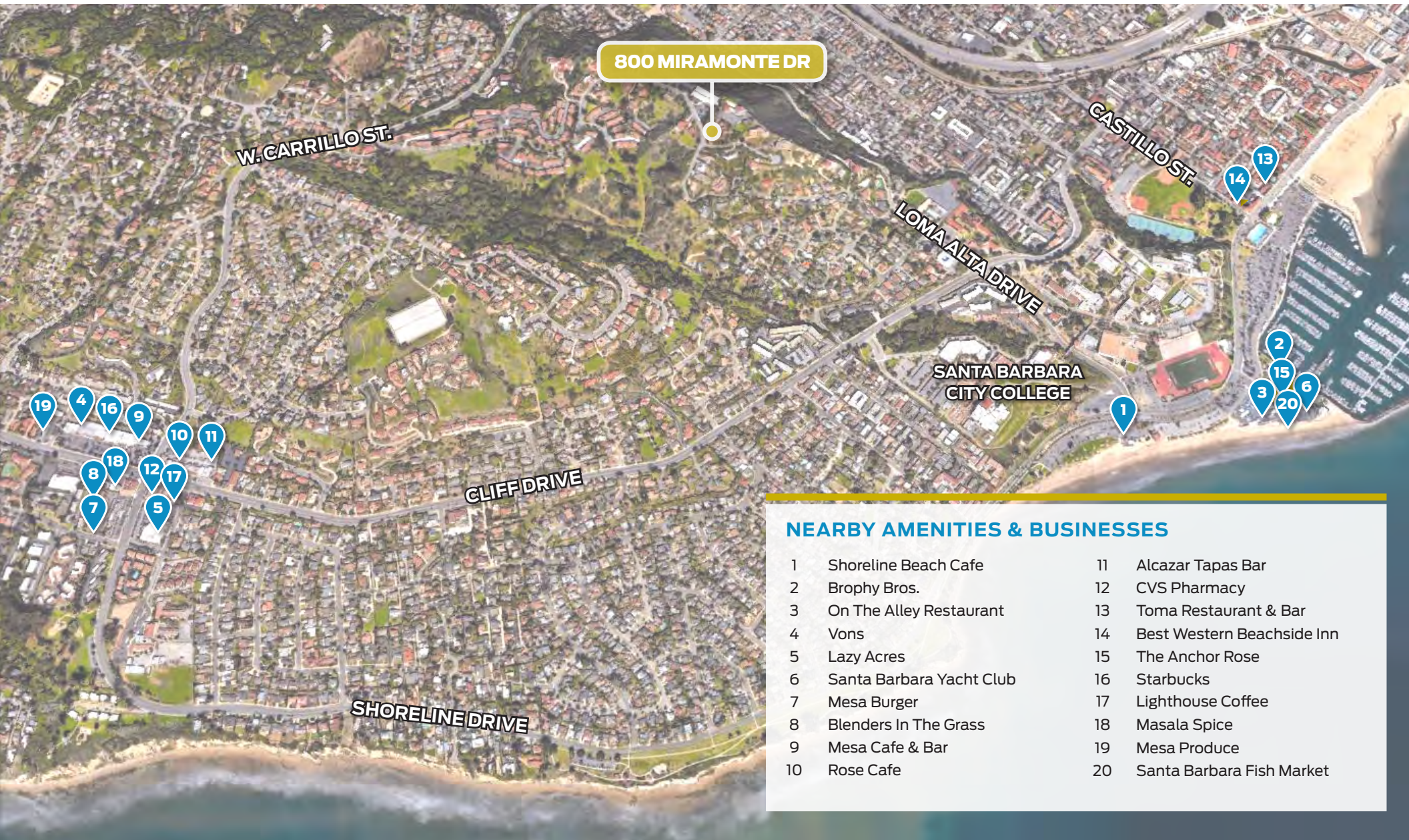


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### NEARBY AMENITIES & BUSINESSES

- |    |                          |    |                            |
|----|--------------------------|----|----------------------------|
| 1  | Shoreline Beach Cafe     | 11 | Alcazar Tapas Bar          |
| 2  | Brophy Bros.             | 12 | CVS Pharmacy               |
| 3  | On The Alley Restaurant  | 13 | Toma Restaurant & Bar      |
| 4  | Vons                     | 14 | Best Western Beachside Inn |
| 5  | Lazy Acres               | 15 | The Anchor Rose            |
| 6  | Santa Barbara Yacht Club | 16 | Starbucks                  |
| 7  | Mesa Burger              | 17 | Lighthouse Coffee          |
| 8  | Blenders In The Grass    | 18 | Masala Spice               |
| 9  | Mesa Cafe & Bar          | 19 | Mesa Produce               |
| 10 | Rose Cafe                | 20 | Santa Barbara Fish Market  |

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