

829 DE LA VINA ST.

**SUITES 200 & 205
SANTA BARBARA CA 93101**

**Suite 205: 2nd Floor
±800 SF Office Suite + Patio**

**Suite 200: 2nd Floor
±1,900 SF Office Suite**

\$3.50/SF Modified Gross

PRESENTED BY

RHONDA LEDSON HENDERSON

805.879.9615

rhenderson@radiusgroup.com

CA LIC. 02121348





Beautifully restored brick building in the heart of downtown Santa Barbara, originally built as Jordano's warehouse and thoughtfully converted to creative office space. This quiet, professional building features abundant natural light, expansive glass windows, and exposed beam ceilings.

The space offers common area restrooms, a separate shower facility, and a bright, open layout ideal for professional or creative users seeking an inspiring work environment. Rare combination of historic charm and modern functionality just steps from downtown amenities.

Offering Specifics

Lease Rate	\$3.50/SF Modified Gross
Size	Suite 200: ±1,900 SF Suite 205: ±800 SF + Patio
Utilities	Water & Trash Included Tenant Expense: Electrical & Internet
Deposit	Upon Review
Term	3 - 5 Years
Date Available	Now
Parking	3/1,000 On-Site + Street Parking
HVAC	Throughout
Elevators	None
Floor	3
Restrooms	Common + Shower
Zoning	C-2
Year Built	1954 Extensively Remodeled in 1978
CPI	3% Annual Increase
CSO	3%

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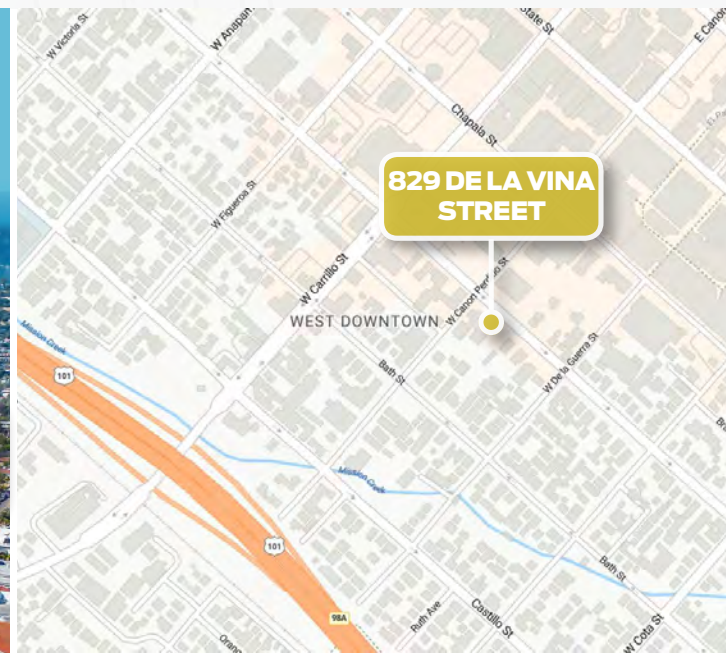
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**CENTRAL LOCATION FOOTSTEPS FROM NUMEROUS
DOWNTOWN SHOPS, RESTAURANTS & CORE AMENITIES**



SUITES 200 & 205 FOR LEASE

2nd Floor Downtown Office Suites
with Expansive Glass Windows & Historic Character



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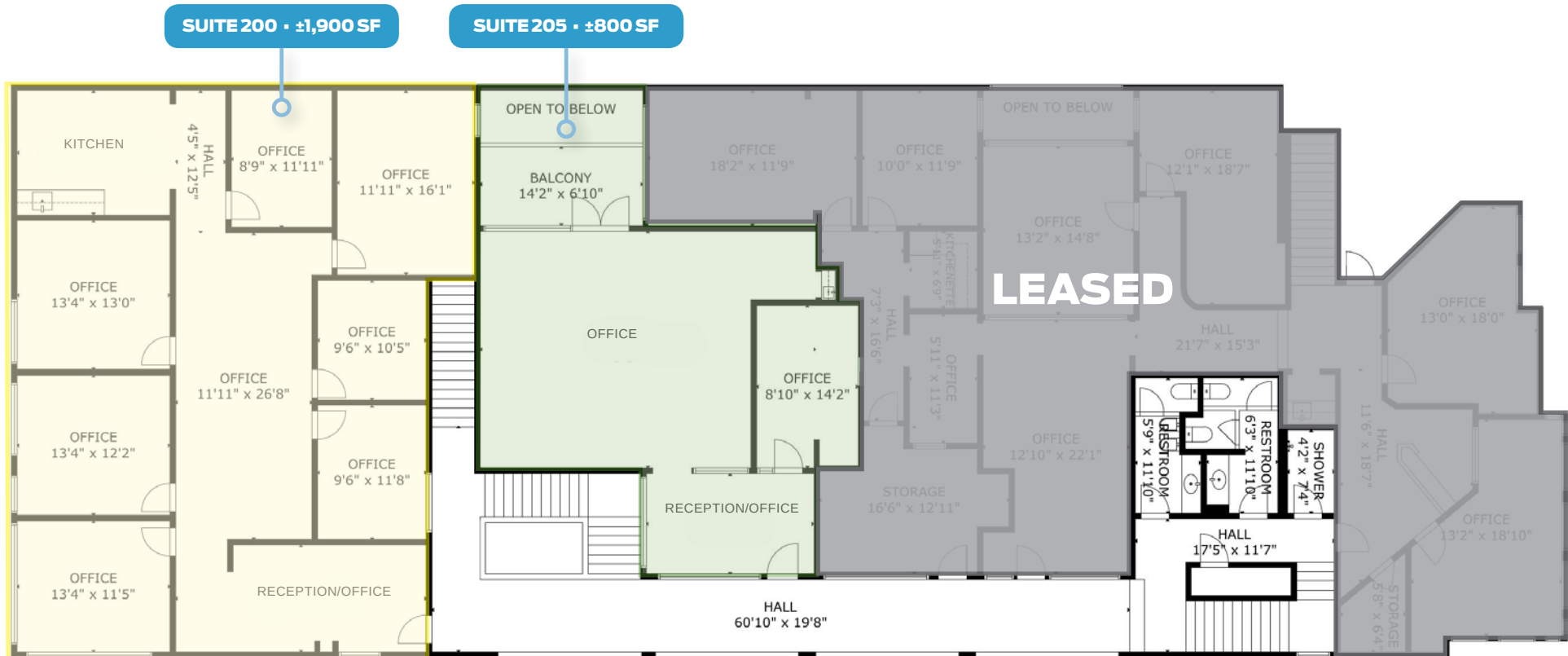
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FLOOR PLAN • SUITES 200 & 205



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SUITES 200 & 205 FOR LEASE

2nd Floor Downtown Office Suites
with Expansive Glass Windows & Historic Character

Downtown Area Merchants & Attractions

- 1 Community West Bank
- 2 Saint Remy at El Prado Inn by Marriott
- 3 Renaud's Patisserie & Bistro
- 4 Scarlett Begonia
- 5 LOKUM
- 6 McConnell's Fine Ice Creams
- 7 Historic Santa Barbara Courthouse
- 8 World Market/Cost Plus
- 9 Lobero Theater
- 10 Buena Onda Empanadas
- 11 Joe's Cafe
- 12 Chocolate Maya
- 13 Rare Society
- 14 MOXI Wolf Museum of Exploration
- 15 Stearns Wharf
- 16 Hotel Californian
- 17 Oku
- 18 Jeannine's Restaurant & Bakery
- 19 Hilton Santa Barbara Beachfront Resort
- 20 El Presidio de Santa Bárbara State Historic Park
- 21 Santa Barbara Public Market



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RADIUS
Commercial Real Estate

SANTA BARBARA THE AMERICAN RIVIERA

Symbolizing the ultimate in casual California lifestyle, Santa Barbara is undoubtedly one of America's most desirable destinations in which to live and travel.



Located on a pristine coastline approximately 332 miles south of San Francisco and 92 miles north of Los Angeles, Santa Barbara is nestled between the Pacific Ocean and the Santa Ynez Mountains. This stretch of coast is known as the “American Riviera” because of its mild Mediterranean climate.

With a population of approximately 87,000, Santa Barbara is both small and vibrant. Locals and visitors are drawn to the city's charming downtown and picturesque State Street with its rich Spanish architecture and historical sites, wide variety of shops and galleries and numerous Zagat-rated restaurants. Pristine, sunny beaches, an expansive harbor and countless attractions including the Santa Barbara Zoo, Santa Barbara Mission, Arlington Theatre, Stearns Wharf, Santa Barbara Museum of Art and Santa Barbara Museum of Natural History all add to the area's appeal. And with nearly 200+ vineyards within a short drive, Santa Barbara County is a renowned wine region offering an array of some of the finest labels in the world.

Sunset

“Best Beach Town”

Sunset Magazine's 2015 Inaugural Travel Awards

U.S. News & World Report

**“The 12 Best Cities
for a Weekend Getaway”**

U.S. News & World Report

Condé Nast Traveler

**“30 Best Small Cities
in America”**

Condé Nast Traveler's Readers' Choice Awards