



# 5383 Hollister Ave

GOLETA, CA

On-site **gym** and **locker rooms**

**For Lease** | Two Class A Office Suites | **5,408** or **6,450 SF**

*Experience. Integrity. Trust.*  
Since 1993

**Steve Hayes**  
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## PROPERTY SUMMARY

Class A office space at the Santa Barbara Corporate Center. **Suite 140** features a spacious layout with private offices and open bullpen area. **Suite 280** offers private offices, conference room, kitchenette, server room, and space for workstations. Conveniently located off the Patterson Avenue exit and adjacent to Goleta Valley Cottage Hospital.

<b>Space:</b>	<u>Suite 140</u>	<u>Suite 280</u>
<b>Size:</b>	6,450 SF	5,408 SF
<b>Floor:</b>	First	Second

<b>Project:</b>	Santa Barbara Corporate Center
<b>Building Size:</b>	82,000 SF
<b>Lease Rate:</b>	\$1.65 NNN (.55)
<b>Utilities:</b>	Estimated at \$0.32 psf
<b>Available:</b>	Now
<b>Term:</b>	3 - 10 years
<b>Parking:</b>	3.3/1,000 SF
<b>HVAC:</b>	Yes
<b>Restrooms:</b>	Common
<b>Sprinklers:</b>	Yes
<b>Common Areas:</b>	Onsite gym with shower/locker room, volleyball and basketball courts
<b>To Show:</b>	Call listing agents



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 **Hayes**  
COMMERCIAL GROUP

SUITE 140



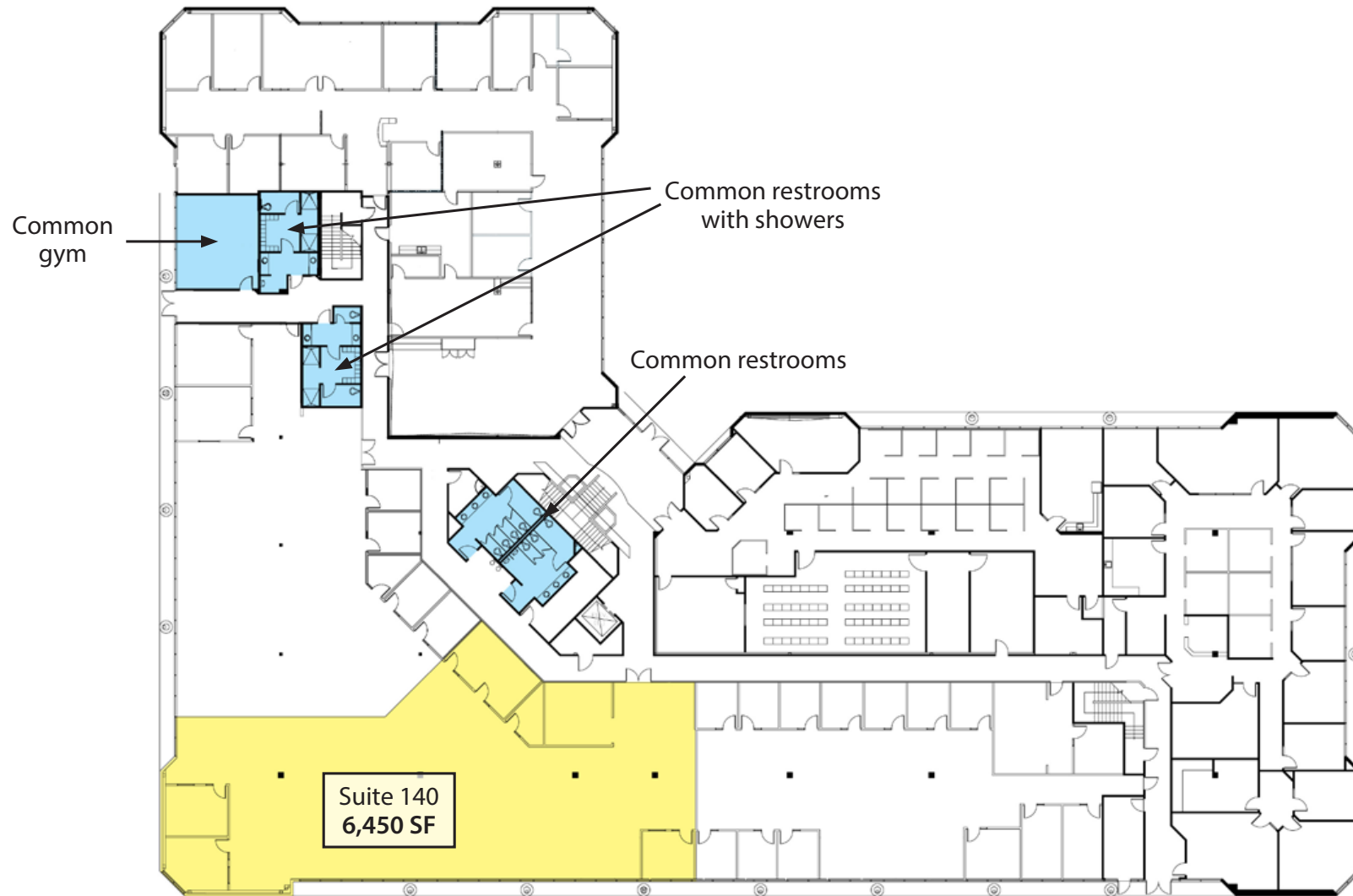
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# FIRST FLOOR PLAN



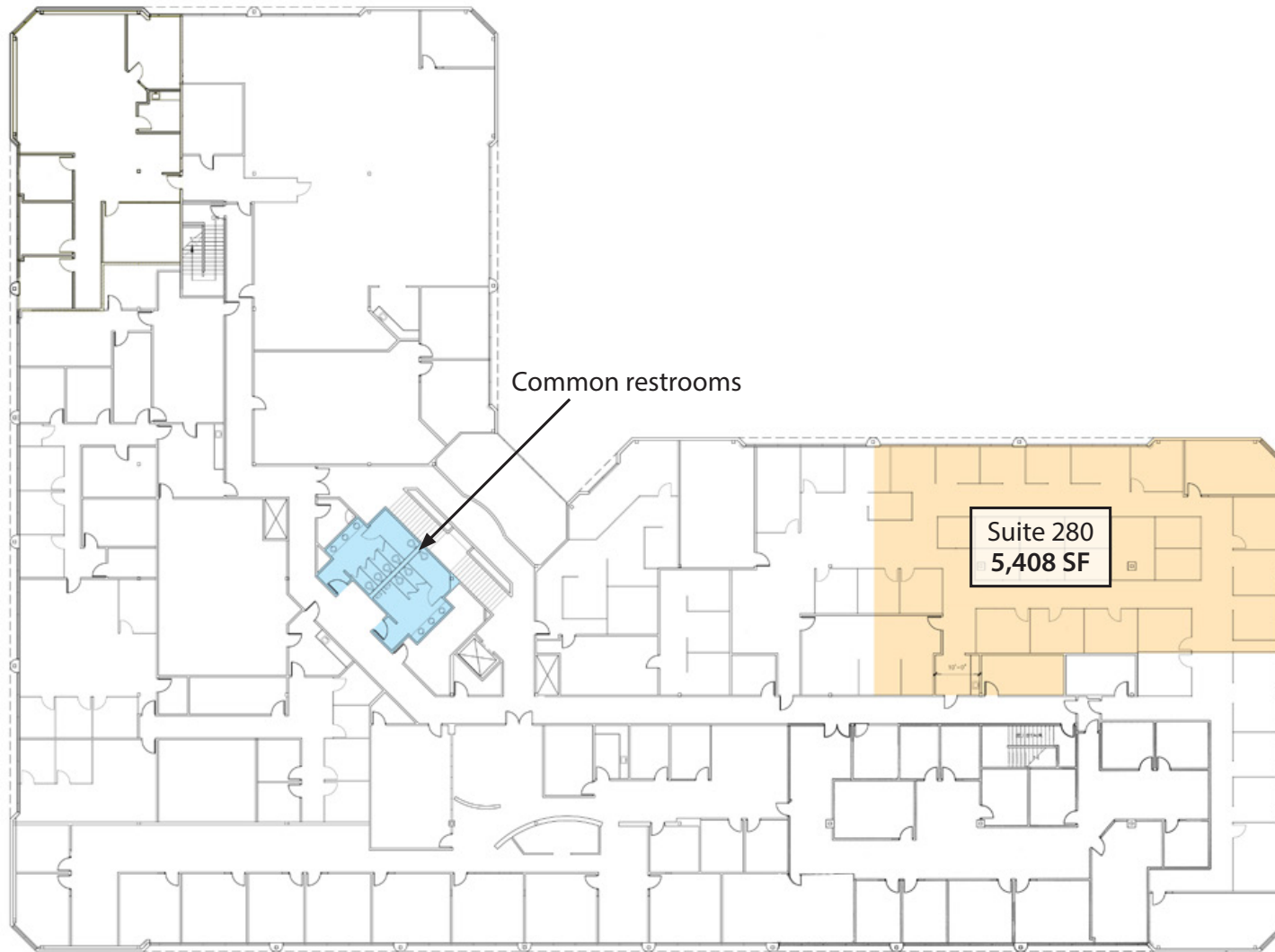
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# SECOND FLOOR PLAN



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# AREA OVERVIEW



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