

FOR LEASE  
**\$1.95 / SF NNN**

±2,131 SF 2nd floor office space in  
downtown Santa Barbara's Arts  
District near the Granada Theatre

Celadon HOUSE

Mangione's Italian Ice

1222 STATE ST

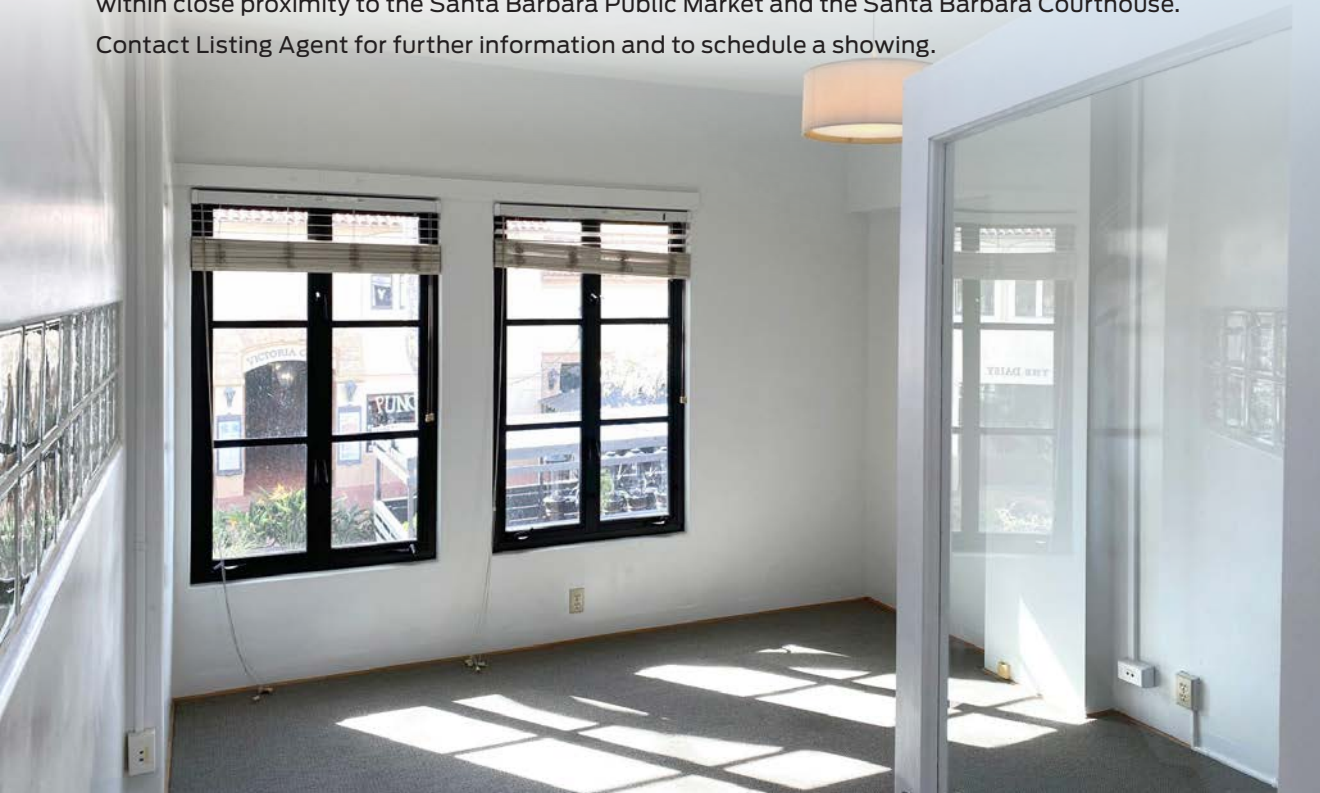
2ND FLR - STE 200 - SANTA BARBARA CA 93101

**BRAD FROHLING**  
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 **RADIUS**<sup>®</sup>  
Commercial Real Estate

Attractive office space with a prime location on State Street, adjacent to The Granada Theatre. Enjoy sweeping mountain vistas, stylish finishes, lofty ceilings, private offices, expansive skylights and a convenient kitchenette break room. The office area is fully networked and well maintained. Located within close proximity to the Santa Barbara Public Market and the Santa Barbara Courthouse. Contact Listing Agent for further information and to schedule a showing.



# 1222 STATE STREET

2ND FLR • STE 200  
SANTA BARBARA  
CA 93101

## OPPORTUNITY HIGHLIGHTS

**Type**  
Office

**Space Size**  
±2,131 SF

**Lease Rate**  
\$1.95/SF NNN (\$0.60)

**Available**  
Immediately

**Floor**  
2nd Floor

**Parking**  
Public Lot

**Skylights**  
Yes

**Restrooms**  
Two (2) Private

**CSO**  
3%

*The information provided here has been obtained from the owner of the property or from other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.*

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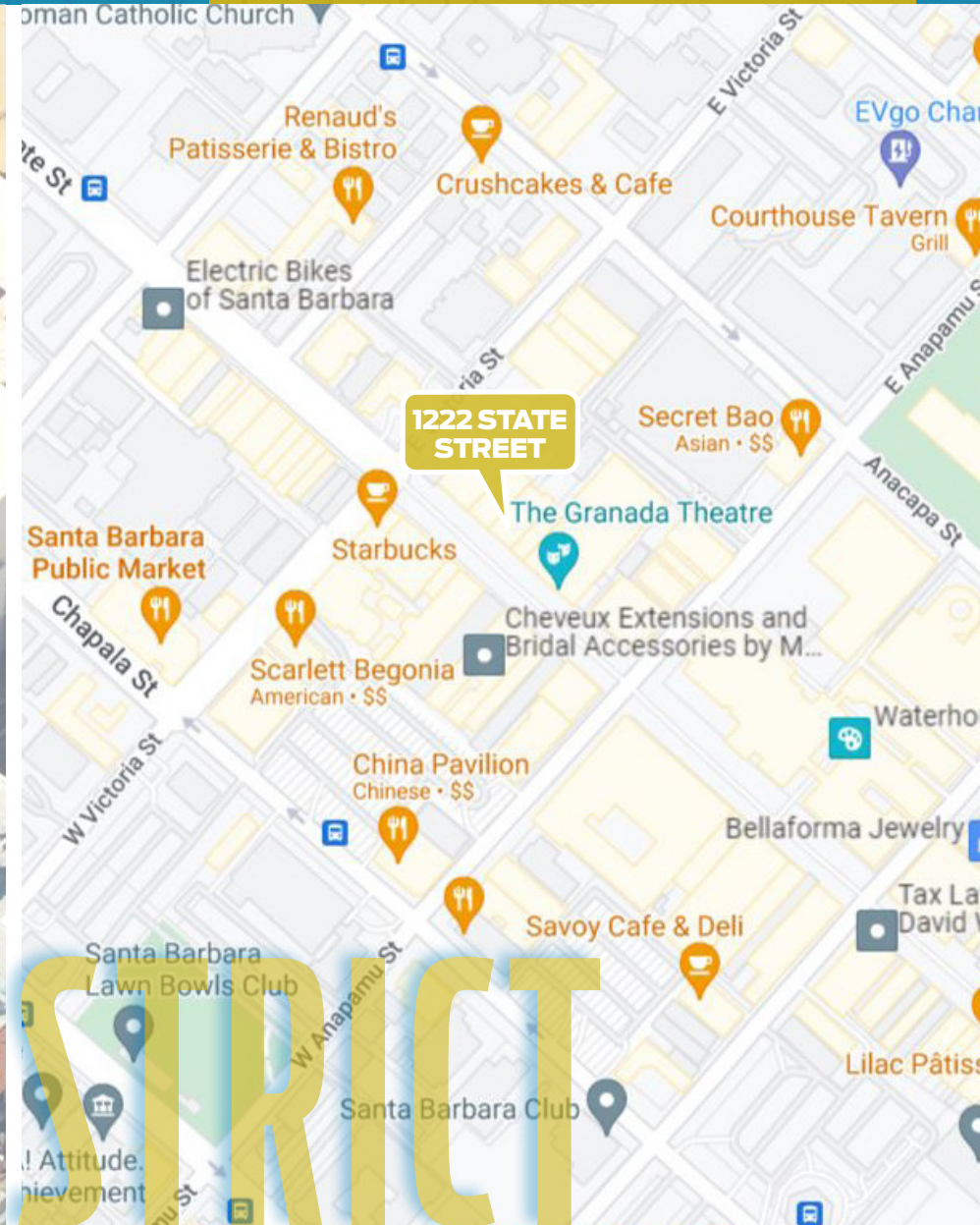
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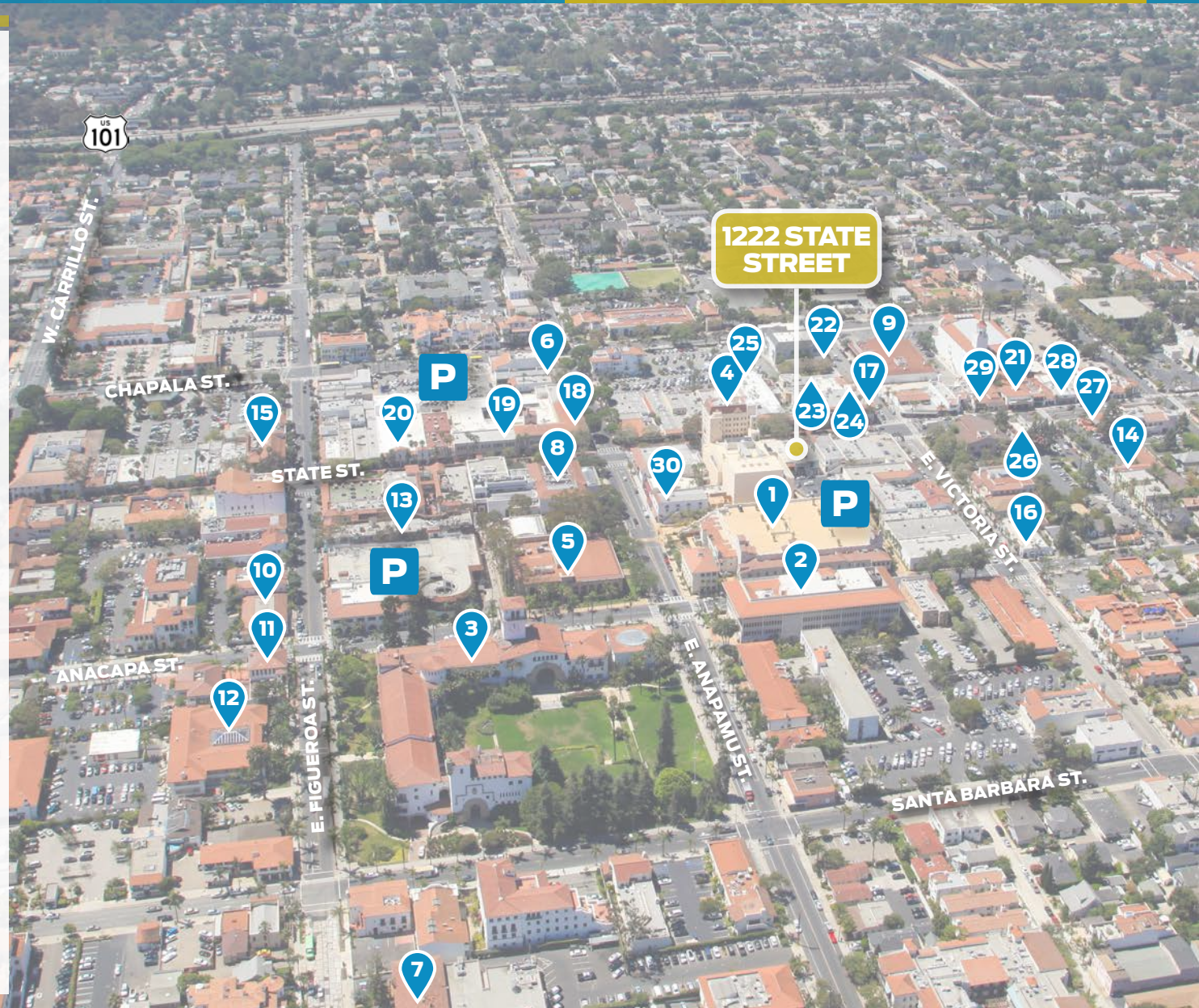
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## Nearby Businesses, Merchants & Amenities

- 1 The Granada Garage
- 2 Santa Barbara City & County Offices
- 3 Santa Barbara County Courthouse
- 4 The Granada Theatre
- 5 Santa Barbara Public Library
- 6 The UPS Store
- 7 Santa Barbara Police Department
- 8 Santa Barbara Museum of Art
- 9 Santa Barbara Public Market
- 10 American Riviera Bank
- 11 Wells Fargo Bank
- 12 Superior Court
- 13 La Arcada Shops & Restaurants
- 14 Renaud's Patisserie & Bistro
- 15 Bank of the West
- 16 Ca' Dario Italian Restaurant
- 17 Starbucks
- 18 Old Navy
- 19 Anthropologie
- 20 CVS
- 21 The Arlington Theatre
- 22 Scarlett Begonia
- 23 Olio e Limone Ristorante
- 24 bouchon Santa Barbara
- 25 SOHO Restaurant & Music Club
- 26 CAJÉ
- 27 Carlitos Café y Cantina
- 28 Opal
- 29 Jane
- 30 Sullivan Goss Art Gallery



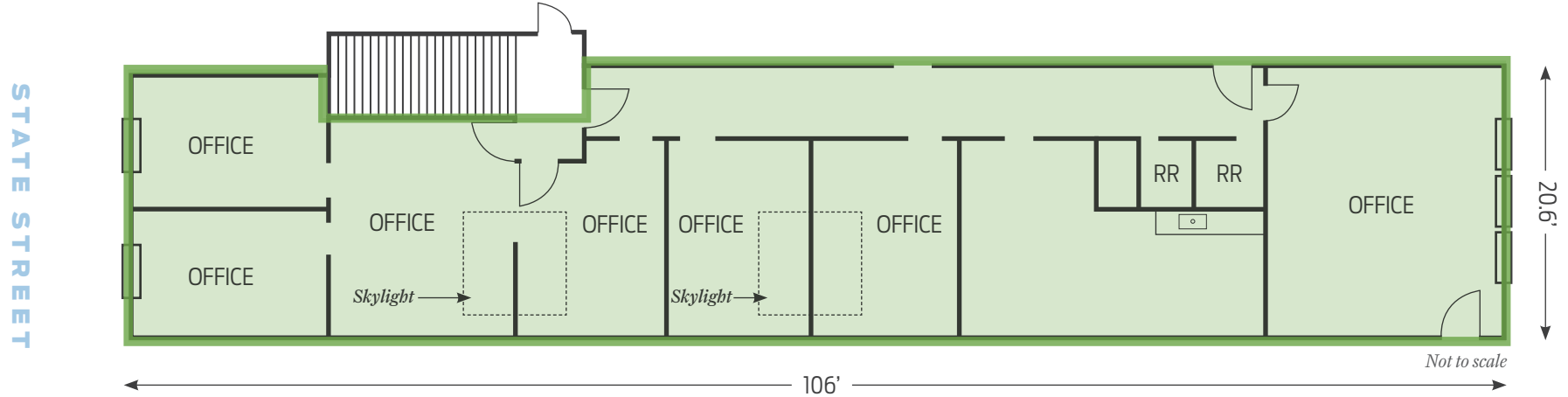
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## FLOORPLAN | 2ND FLOOR

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## Downtown Area Merchants & Attractions

- 1 Community West Bank
- 2 Saint Remy at El Prado Inn by Marriott
- 3 Santo Mezcal
- 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 Patxi's Pizza
- 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



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THE MARKET | SANTA BARBARA

# THE AMERICAN RIVIERA

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



Located on a pristine coastline approximately 337 miles south of San Francisco and 93 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 92,101, 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, numerous Zagat-rated restaurants and thriving open-air shopping centers like the famed Paseo Nuevo Mall. Pristine, sunny beaches, an expansive harbor and countless outdoor attractions including the Santa Barbara Zoo, Santa Barbara Mission, Stearns Wharf and Santa Barbara Museum of Natural History all add to the area's appeal. And with nearly 220 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.

## "Best Beach Town"

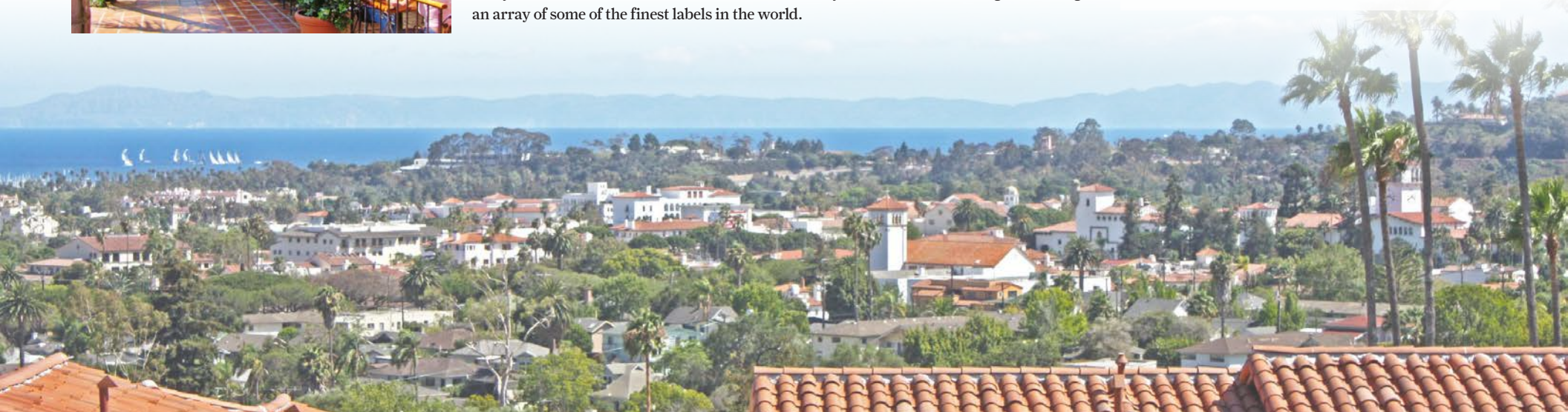
*Sunset Magazine's 2015 Inaugural Travel Awards*

## "The 12 Best Cities for a Weekend Getaway"

*U.S. News & World Report*

## "30 Best Small Cities in America"

*Condé Nast Traveler's Readers' Choice Awards*



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