



5% CSO TO TENANT'S AGENT

Lease Rate: \$1.75/SF NNN (\$0.72)

· PENTHOUSE SUITE FOR LEASE ·

Santa Barbara, CA 93105

**±1,747 SF 3rd Floor Office Suite With Mountain Views
Adjacent to Five Points Shopping Center,
La Cumbre Plaza & 101 Fwy**

15
S. LA CUMBRE LN.

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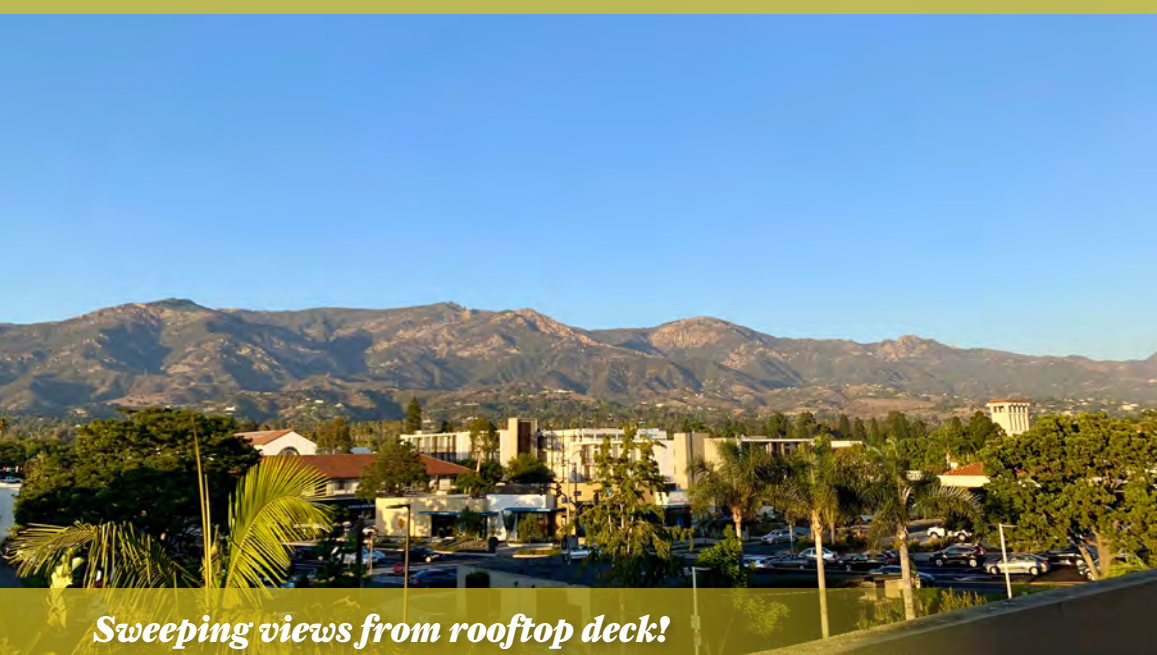


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Sweeping views from rooftop deck!

115 S. LA CUMBRE LN. SANTA BARBARA CA 93105

FOR LEASE | ±1,747 SF Penthouse Office Suite With Rooftop Access & Expansive Mountain Views

Upper State Street area office space, adjacent to Five Points Shopping Center and close to La Cumbre Plaza and Hwy 101. This third floor space is ideal for a company looking for an office at a very competitive rate. The space features very large offices and spectacular mountain views. Contact Listing Agents for details.

Highlights

- Expansive mountain views
- Well located near Five Points Shopping Center and La Cumbre Plaza mall
- Numerous dining and shopping amenities within walking distance

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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Offering Specifics

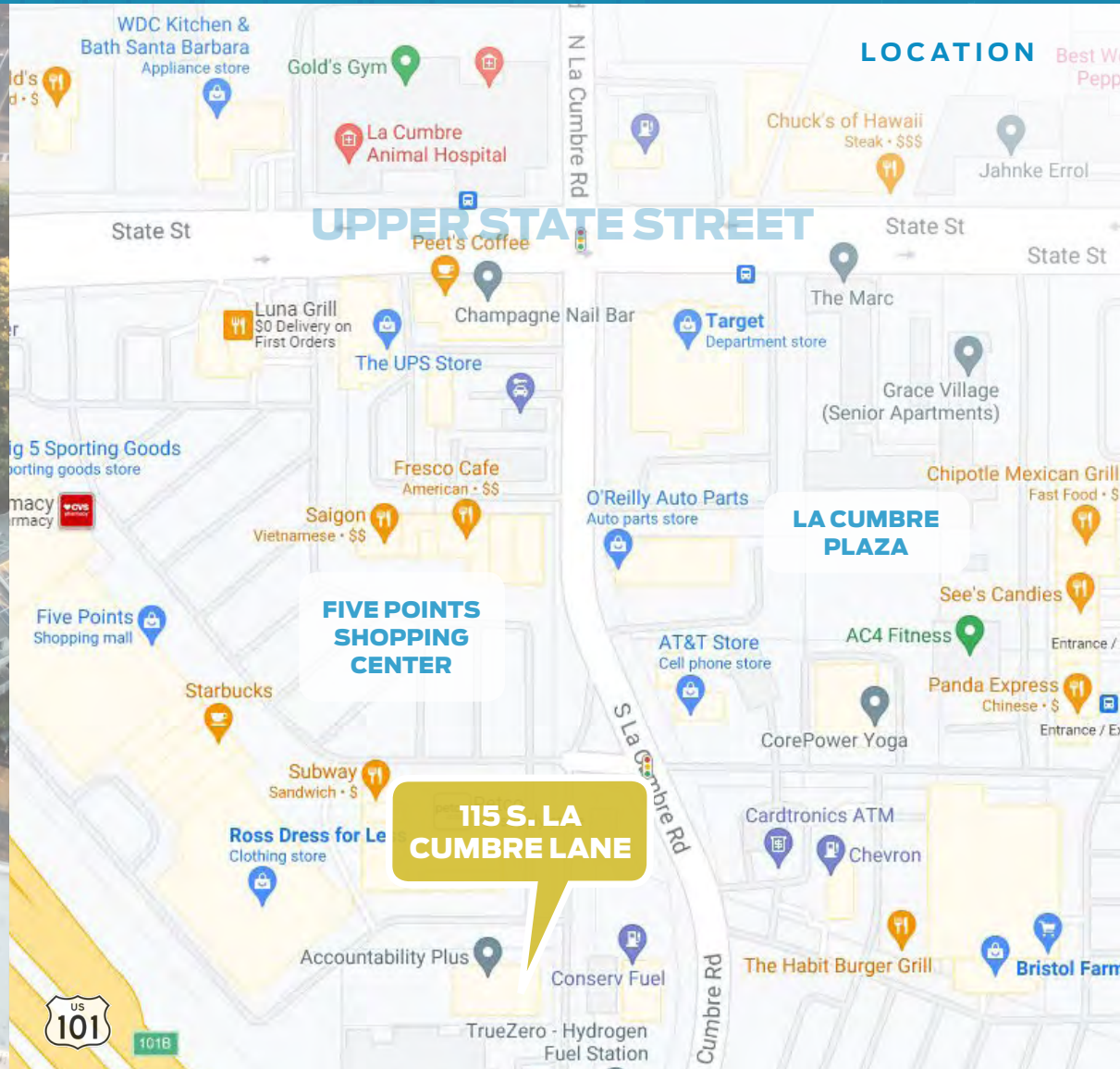
Lease Rate	\$1.75/SF NNN (\$0.72)
Size	±1,747 SF
Term	1–5 years
Available	Immediately
Utilities	\$0.17/SF
Floor	Third
Restrooms	Common
Elevators	Yes
HVAC	Yes
Zoning	C-2 (General Commercial)
CSO	5%



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LA CUMBRE PLAZA



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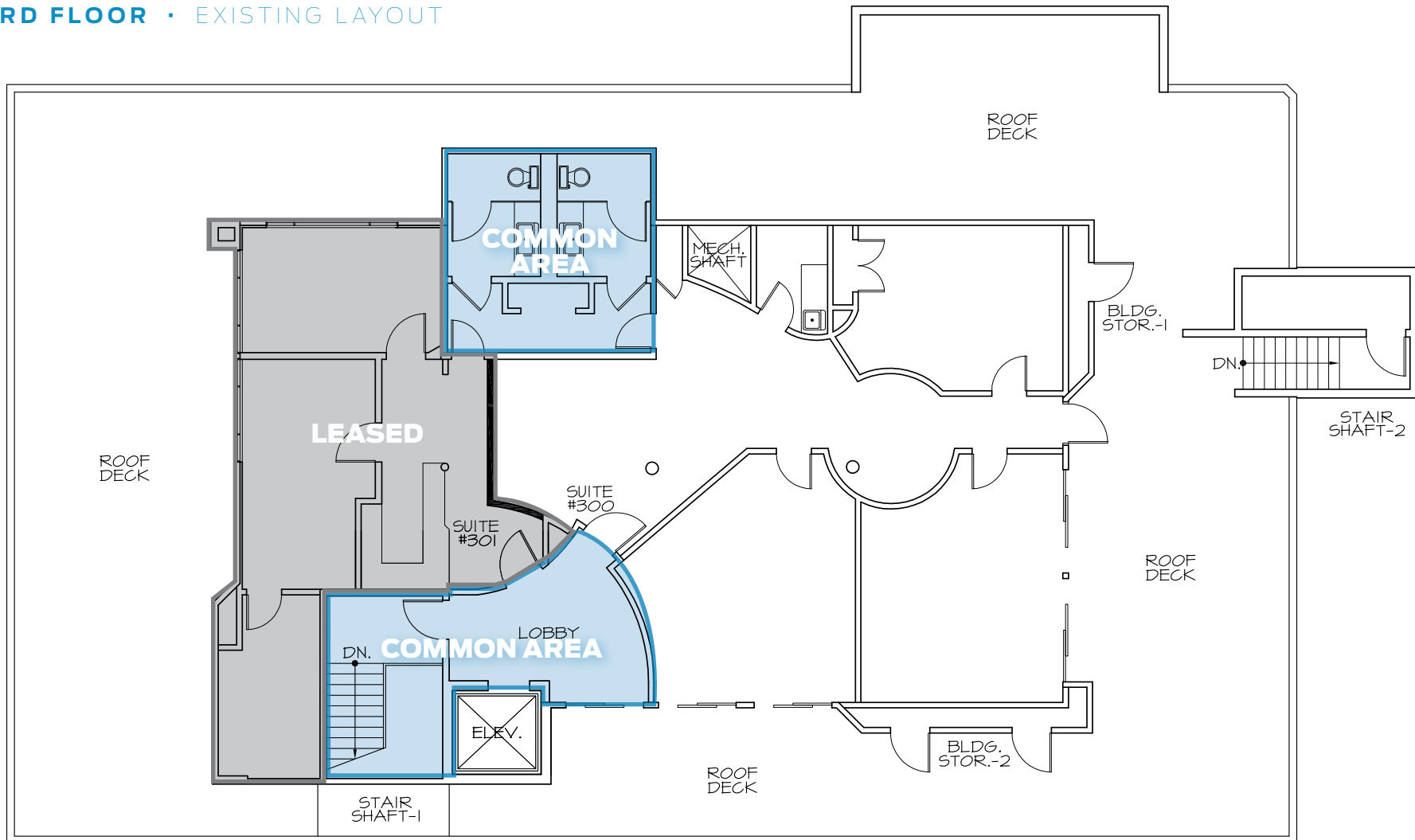
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3RD FLOOR · EXISTING LAYOUT



Not to scale

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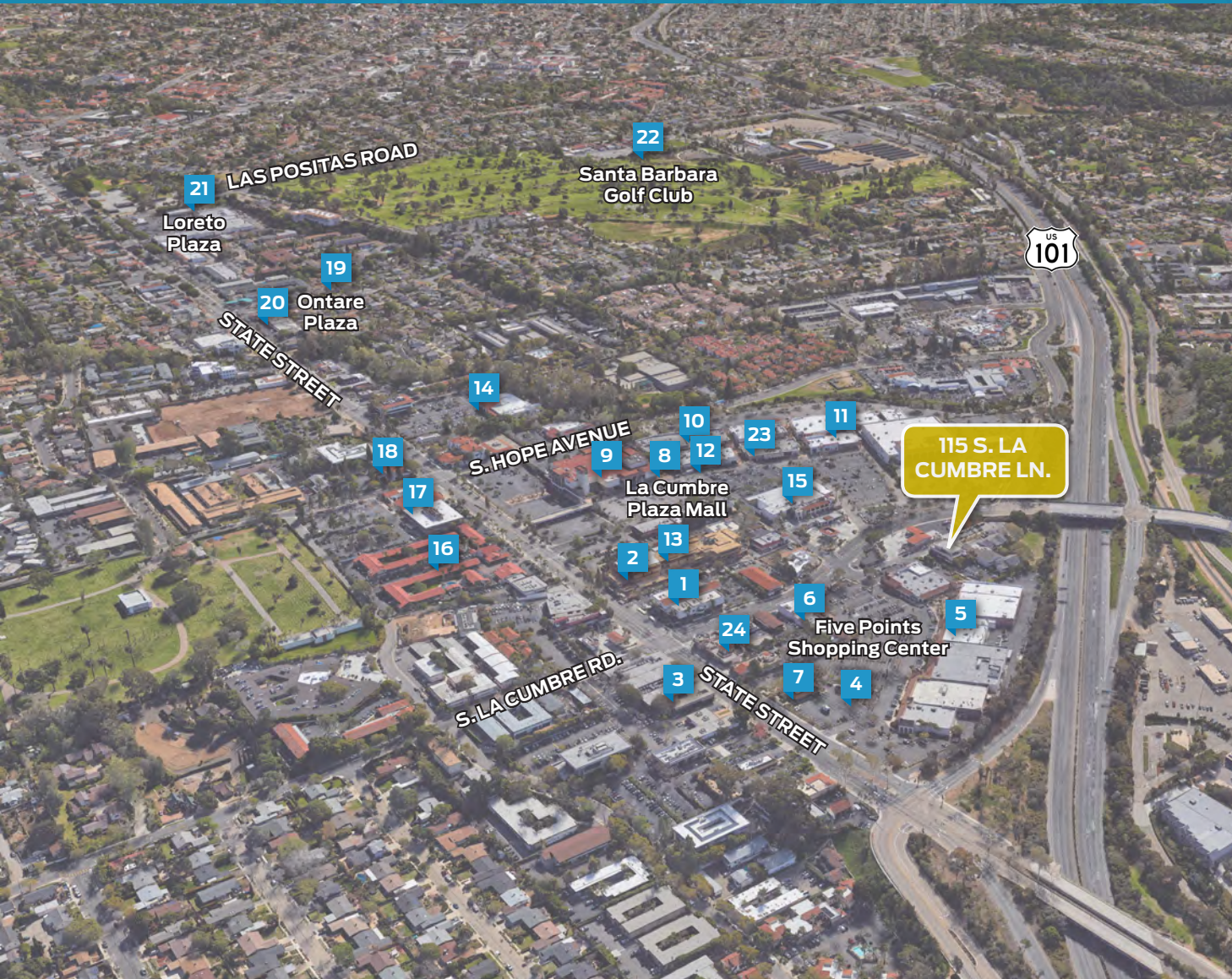
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Neighboring Amenities

- 1 Target
- 2 The Marc Luxury Apartments
- 3 Gold's Gym
- 4 Five Points Shopping Center
- 5 Starbucks
- 6 Fresco Cafe
- 7 Luna Mediterranean Grill, Blaza Pizza
- 8 La Cumbre Plaza Mall
- 9 Macys
- 10 Pottery Barn
- 11 Williams-Sonoma
- 12 Lure Fish House
- 13 Panera, Chipotle, See's Candy, Panda Express
- 14 Whole Foods
- 15 Bristol Farms
- 16 Best Western Plus Pepper Tree Inn
- 17 Wells Fargo Bank
- 18 Bank of America Financial Center
- 19 Ontare Plaza
- 20 Jeannine's Restaurant & Bakery
- 21 San Roque Plaza, Gelson's Market
- 22 Santa Barbara Golf Club
- 23 Islands Restaurant
- 24 Peet's Coffee

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