

# FOR LEASE

BEAUTIFULLY REMODELED 1,920 SF OFFICE SUITE

EXCEPTIONAL PROFESSIONAL SERVICES BUILDING

115 S. LA CUMBRE LANE. SUITE 201, SANTA BARBARA, CA 93105



**BERKSHIRE  
HATHAWAY** | California  
HomeServices Properties

COMMERCIAL DIVISION

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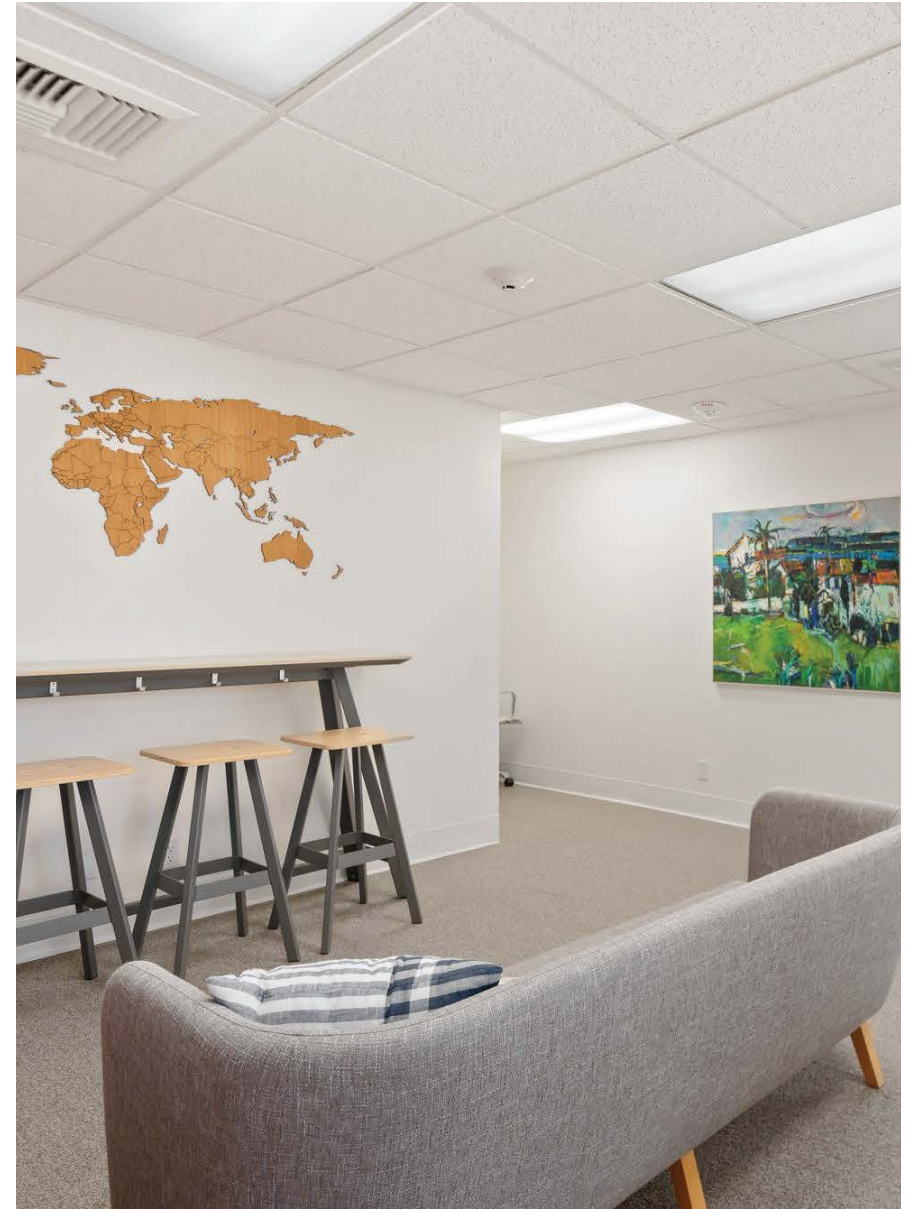
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Nestled in a fantastic uptown Santa Barbara location, this vibrant office space is designed to elevate your professional journey.

Meticulously remodeled with beautiful finishes, this highly versatile 1,920 SF floor plan exudes a vibrant modern look and feel. With multiple large and bright private offices, some with views, and open areas this excellent floor plan ensures flexibility, productivity, and creativity.

Whether you're an established professional services firm, or a dynamic startup, this office space has the best of all worlds in a location that is sure to please with plenty of amenities and restaurants very close by at Five Points Shopping Center next door and La Cumbre Plaza across the street.

<b>Space Available:</b>	1,920 SF
<b>Rental Rate:</b>	\$2.25 NNN (0.65)
<b>Utilities:</b>	Paid by tenant, pro rata, estimated at \$0.27/SF/Month
<b>Floor:</b>	2 <sup>nd</sup>
<b>Elevator:</b>	Yes
<b>Parking:</b>	5 reserved spaces
<b>Restrooms:</b>	2 ADA compliant, beautifully remodeled, shared in common with the other tenant on the floor.
<b>Breakroom/Kitchen:</b>	Yes
<b>Available:</b>	August 1, 2024



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## HIGHLIGHTS:

- **Highly convenient location:**  
Highway 101 in immediate vicinity of the property allowing for extremely easy access.
- **Brilliant remodel:**  
New paint, carpet, lighting, & glass doors all of which exude a beautiful modern look and feel.
- **Excellent Floorplan:**  
5 perimeter offices, conference room, & open areas, allow for efficiency and maximum productivity.
- **Amenity rich area:**  
Property is located next to Five Points Shopping Center and across from La Cumbre Plaza, allowing for a multitude of eating and shopping options in the immediate vicinity.



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# PHOTOS

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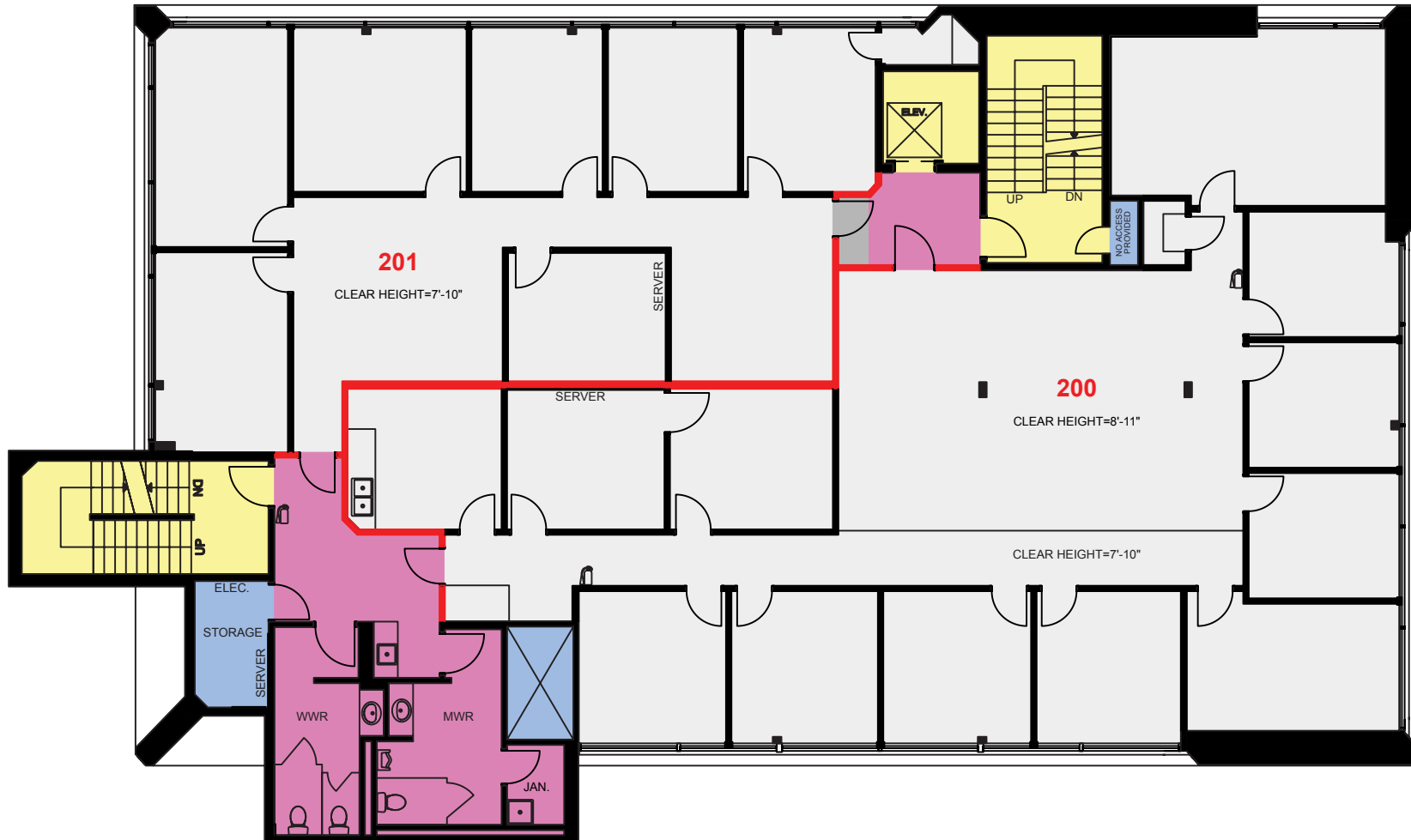
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# FLOOR PLAN

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# AERIAL

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# AMENITIES MAP

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Smart & Final Luna Grill fresh mediterranean  
**PETCO** Where the pets go.  
**CVS pharmacy**  
**5 BLAZE PIZZA**  
**BIG 5 SPORTING GOODS**

**Target** **Panda Express** **macy's** **Lure FISH HOUSE**  
**Chipotle** **Starbucks** **ISLANDS POTTERY BARN**  
**Chevron** **AT&T** **the Habit BURGER GRILL**  
**TALBOTS** **O'Reilly AUTO PARTS**

**SANTA BARBARA AUTO GROUP** **Ford**  
**BMW** **Mercedes** **LEXUS**  
**Audi** **TESLA**

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