



**FOR LEASE**

**7410 Hollister Ave, Goleta | Creative Office Space With Furniture | 21,793 SF**

*Experience. Integrity. Trust.  
Since 1993*

**Francois DeJohn**  
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222 E. Carrillo Street, Suite 101, Santa Barbara, California 93101 | HayesCommercial.com

Property Overview

High-quality office building at the Hollister Business Park. Completely remodeled in 2008, this is one of the most improved office buildings on the South Coast and ideal for a high-tech company looking for modern "creative space."



0.8 mile from Camino Real Marketplace  
 1.8 miles from Bacara Resort  
 12 miles from Downtown Santa Barbara

<b>Project Name:</b>	Hollister Business Park
<b>Size:</b>	21,793 SF
<b>Rental Rate:</b>	\$1.65 NNN (.60)
<b>Available:</b>	Now
<b>Term:</b>	5-10 years
<b>Zoning:</b>	M-RP
<b>Parking:</b>	3.36/1,000
<b>HVAC:</b>	Throughout
<b>Restrooms:</b>	One large private set
<b>Sprinklers:</b>	Yes
<b>Skylights:</b>	Yes
<b>Ceiling Height:</b>	18-foot exposed ceilings, some dropped areas
<b>Connectivity:</b>	Fiber optic internet is available
<b>Year Built:</b>	Built in 1987, 100% remodeled by Citrix in 2008
<b>Power:</b>	800 amps for the building
<b>Cafeteria:</b>	There is a cafeteria open to the public at 7414 Hollister Ave
<b>Furniture:</b>	Existing furniture is available for use

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**Floor Plan: 21,793 SF**



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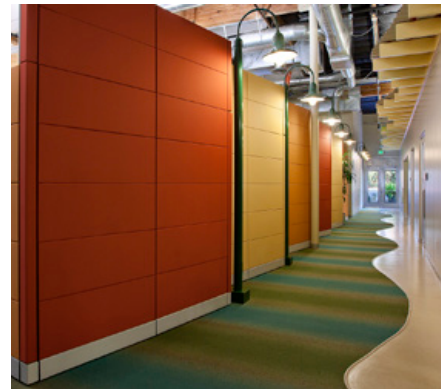
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Interior Photos

**Note:** These interior photos show quality of build-out in the building but may not represent actual available space.



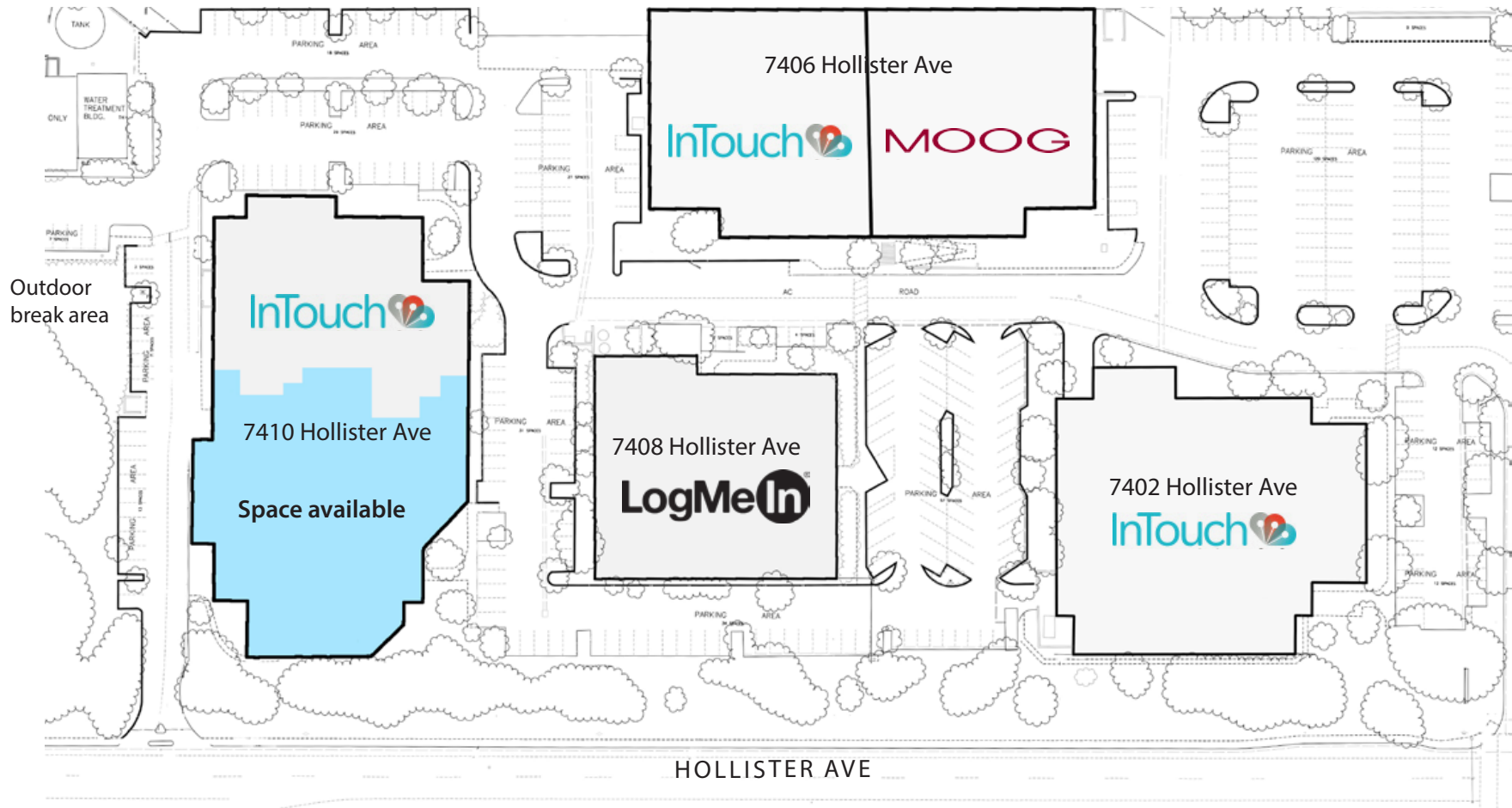
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Site Plan



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*Aerial View of Property*



**Subject**

**HOLLISTER AVE**

