

SANTA BARBARA CA 93101

# 826 DE LA VINA STREET

Beautifully remodeled ±2,600 SF creative office space in downtown Santa Barbara with high barrel ceilings, storefront entry and skylights.

**LEASE RATE REDUCTION**  
**\$2.35/SF Gross**

**BRAD FROHLING**

805.879.9613

[bfrobling@radiusgroup.com](mailto:bfrobling@radiusgroup.com)

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**Very unique creative office space** in downtown Santa Barbara. This building was completely rebuilt and taken down to the studs several years ago and is in excellent condition. Features include high barrel ceilings, storefront entry, skylights, two ADA restrooms (one with shower), alarm system, full networking and HVAC. Contact Listing Agent for showing.



**Lease Rate Reduction!**



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826 DE LA  
VINA ST  
SANTA BARBARA  
CA 93101

**AVAILABLE NOW**

**Type**  
Office/Retail

**Space Size**  
±1,900 SF 1st Flr · ±700 SF 2nd Flr  
TOTAL ±2,600 SF

**Reduced Lease Rate**  
\$2.35/SF Gross

**Term**  
2-4 Years

**Tenant Expenses**  
Utilities/Janitorial

**Deposit**  
1 Month's Rent

**Zoning**  
C-2

**Ceiling Height**  
8-16 ft.

**Restrooms**  
2 ADA (1 w/ Shower)

**Parking**  
3 Spaces

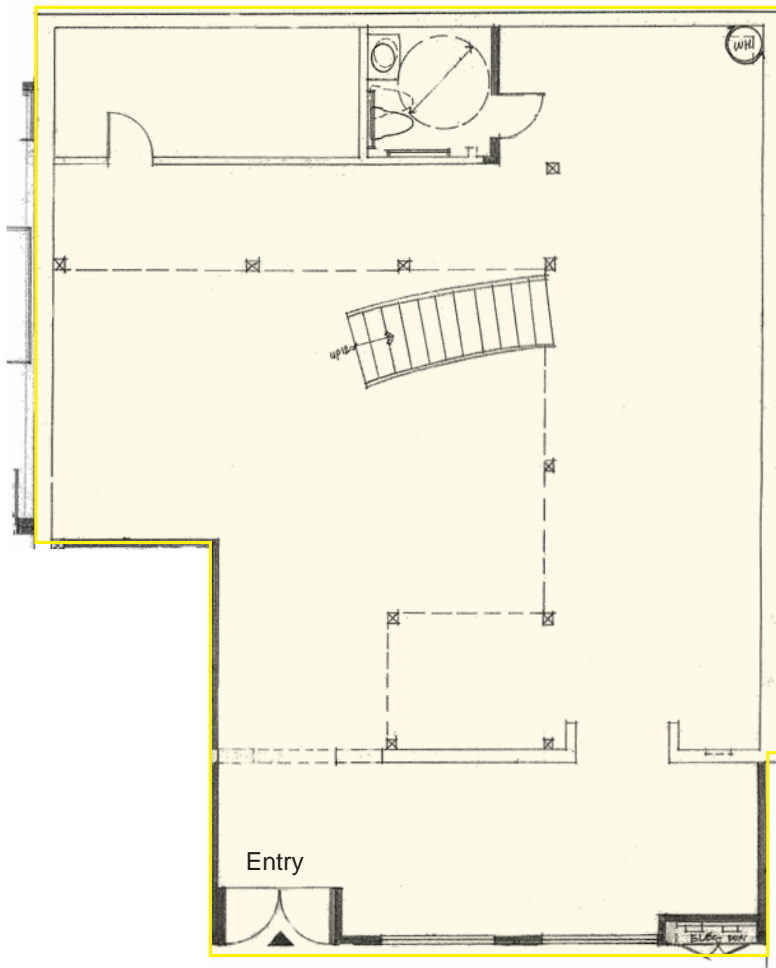
**HVAC**  
Yes

**CSO**  
3%

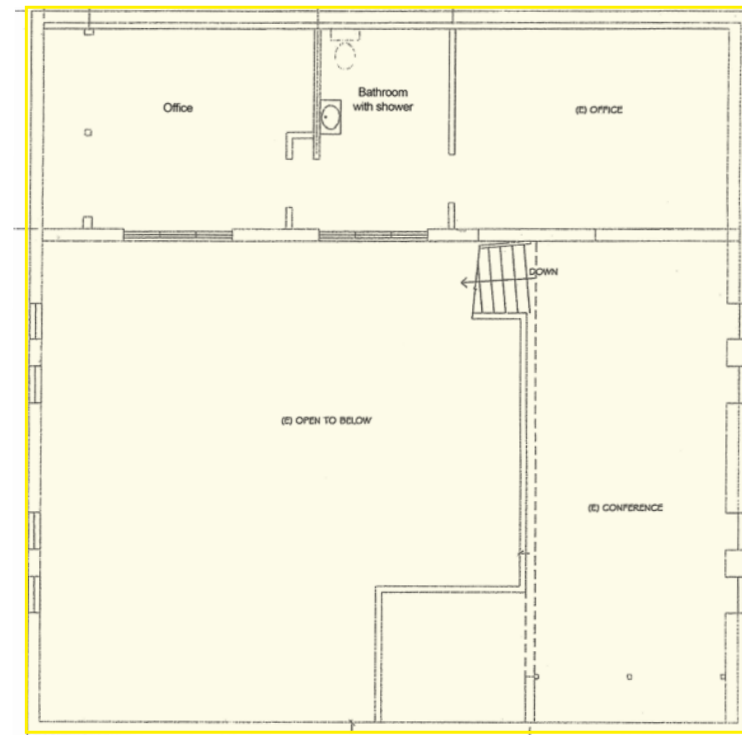


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## 1st Floor Approx. 1,900 SF



## 2nd Floor Approx. 700 SF



Not to scale

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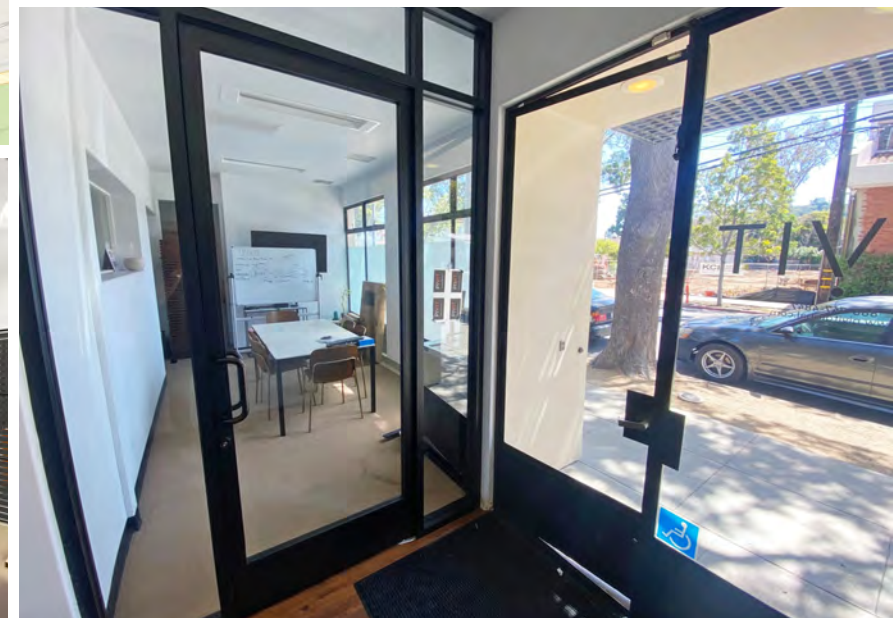
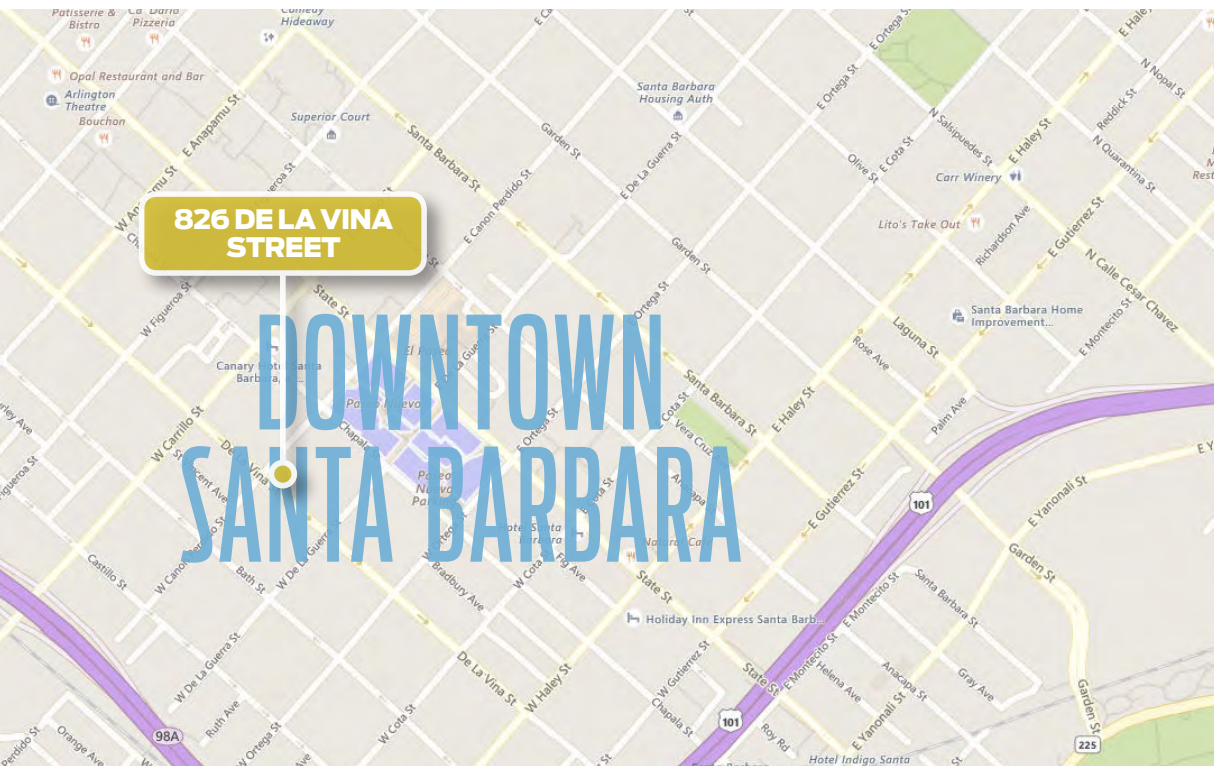


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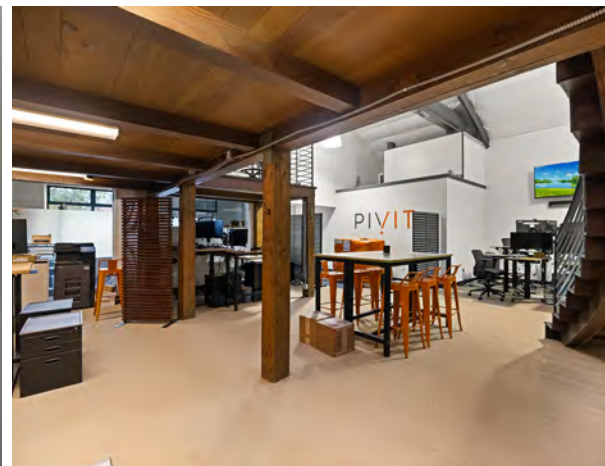
NEW LEASE RATE • \$2.35/SF GROSS

±2,600 SF Downtown Creative Office Space



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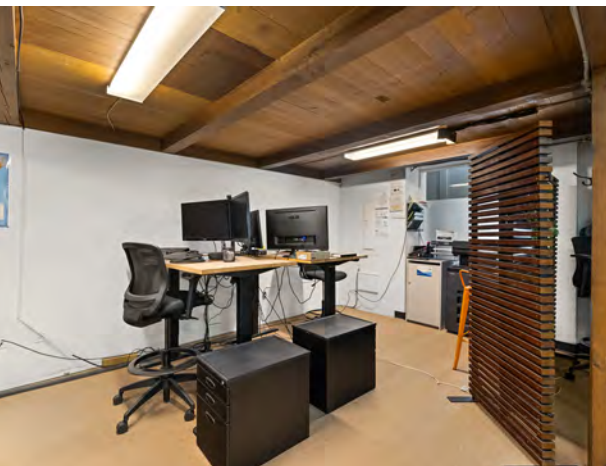
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