



MIRAMAR MANAGEMENT

FOR LEASE · NEW INDOOR/OUTDOOR SPACE AT WATERLINE FUNK ZONE · \$4.31 NNN (\$1.50 EST.) / SF



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

JOE CORAZZA · 805-729-5003 · JOE@MIRAMARSB.COM · LICENSE #01926168 | GEOFFREY CARTER · 805-453-0778 · GEOFFREY@MIRAMARSB.COM · LICENSE #02106583

MIRAMAR MANAGEMENT · 701 ANACAPA STREET, SUITE D, SANTA BARBARA, CA 93101 · WWW.MIRAMARSB.COM



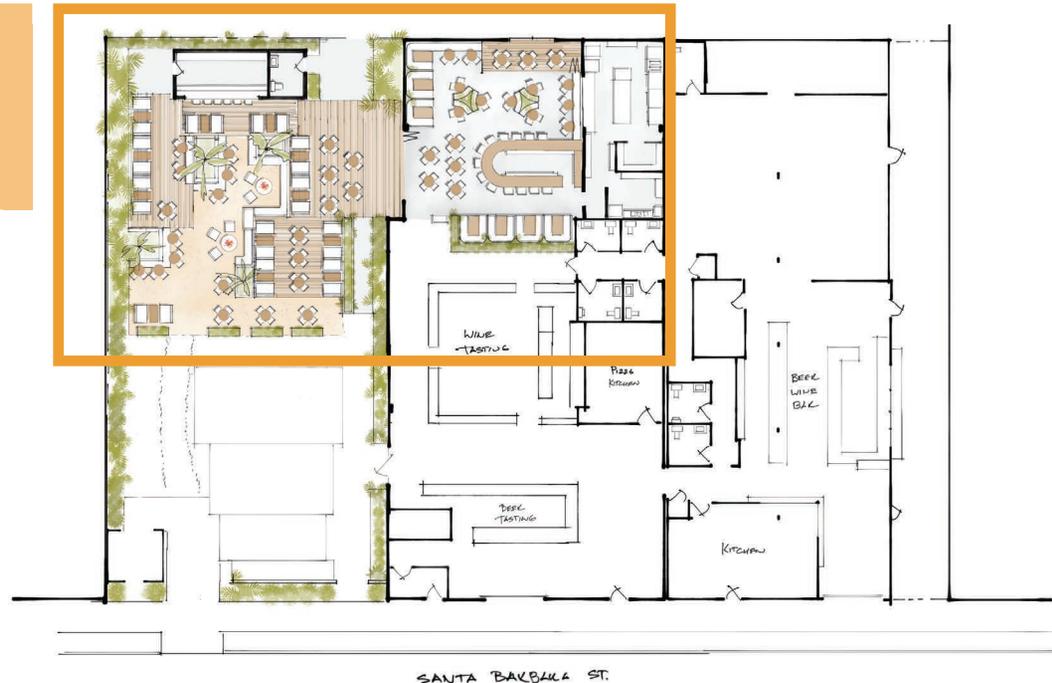
MIRAMAR MANAGEMENT

**FOR LEASE** · NEW INDOOR/OUTDOOR SPACE AT WATERLINE FUNK ZONE · \$4.31 NNN (\$1.50 EST.) / SF

This Leasing Opportunity is a rare chance to secure a landmark position at the Waterline building in Santa Barbara's thriving Funk Zone. Zoning changes bring this space to the market for the first time and ownership has already secured necessary entitlements with the City and Coastal Commission.

This +/- 1,800 SF indoor space will be accessible by a new and dedicated entrance to the building and is adjacent to a +/- 2,600 SF patio space which is one of the most highly visible spaces in the Funk Zone. A development of the patio includes the possibility of additional structures and a bespoke interior build-out that is tailored perfectly to the occupant's use. The larger project is home to other long-term tenants such as Topa Topa Brewing, Lama Dog Taproom, Fox Wine, and The Nook restaurant.

*New Coastal Development Permit allows for intensification of parking lot and adjacent interior space highlighted here*



JOE CORAZZA · 805-729-5003 · JOE@MIRAMARSB.COM · LICENSE #01926168 | GEOFFREY CARTER · 805-453-0778 · GEOFFREY@MIRAMARSB.COM · LICENSE #02106583

MIRAMAR MANAGEMENT · 701 ANACAPA STREET, SUITE D, SANTA BARBARA, CA 93101 · WWW.MIRAMARSB.COM



MIRAMAR MANAGEMENT

**FOR LEASE** · NEW INDOOR/OUTDOOR SPACE AT WATERLINE FUNK ZONE · \$4.31 NNN (\$1.50 EST.) / SF

**Interior Rentable Space:** +/- 1,800 SF

**Patio Space:** +/- 2,600 SF

**Interior Rate:** \$ 4.31 NNN / SF

**Exterior Rate:** \$TBD / SF / MO

**NNN Estimate:** \$1.50 / SF / MO

**Availability:** *Dependent on Permitting and Construction Timelines*



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

JOE CORAZZA · 805-729-5003 · JOE@MIRAMARSB.COM · LICENSE #01926168 | GEOFFREY CARTER · 805-453-0778 · GEOFFREY@MIRAMARSB.COM · LICENSE #02106583

MIRAMAR MANAGEMENT · 701 ANACAPA STREET, SUITE D, SANTA BARBARA, CA 93101 · WWW.MIRAMARSB.COM



MIRAMAR MANAGEMENT

FOR LEASE · NEW INDOOR/OUTDOOR SPACE AT WATERLINE FUNK ZONE · \$4.31 NNN (\$1.50 EST.) / SF



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

JOE CORAZZA · 805-729-5003 · JOE@MIRAMARSB.COM · LICENSE #01926168 | GEOFFREY CARTER · 805-453-0778 · GEOFFREY@MIRAMARSB.COM · LICENSE #02106583

MIRAMAR MANAGEMENT · 701 ANACAPA STREET, SUITE D, SANTA BARBARA, CA 93101 · WWW.MIRAMARSB.COM