



±18,000 SF
"CLASS A" OFFICE
SPACE FOR LEASE

Two floors of divisible Office space with sweeping mountain views & private outdoor areas in close proximity to shops, cafes, markets and delis in the seaside town of Carpinteria
\$1.60/SF NNN (\$0.50)

1155 EUGENIA PLACE

CARPINTERIA
CA 93013



This Class A office building offers two floors of versatile, divisible space in a private setting in Carpinteria's Central Business District and walking distance to local amenities of Downtown Carpinteria and the beach. The setting offers exceptional mountain views, private outdoor space, excellent parking, and close proximity to the 101 Freeway. High ceilings and large windows offer plenty of natural lighting throughout the space. Contact Listing Agents for details and to schedule showings.

1155 EUGENIA PLACE

CARPINTERIA CA 93013

LEASING HIGHLIGHTS

Type
Office

Size
±18,000 SF (Divisible)

Lease Rate
\$1.60/SF NNN (\$0.50)

Date Available
Immediately

Zoning
CPD (Commercial Planned Development)

Parking
72 Spaces (4/1,000)

HVAC
Throughout

Floors
2

Elevators
Throughout



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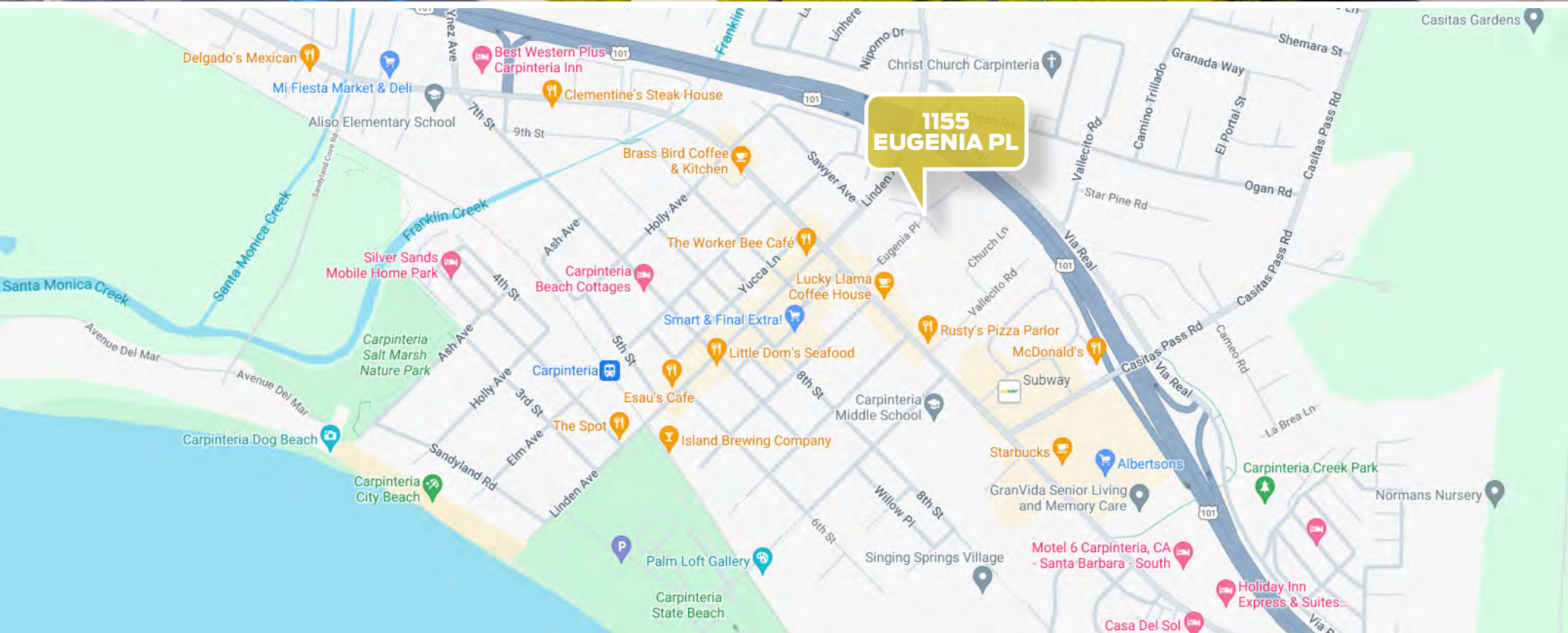
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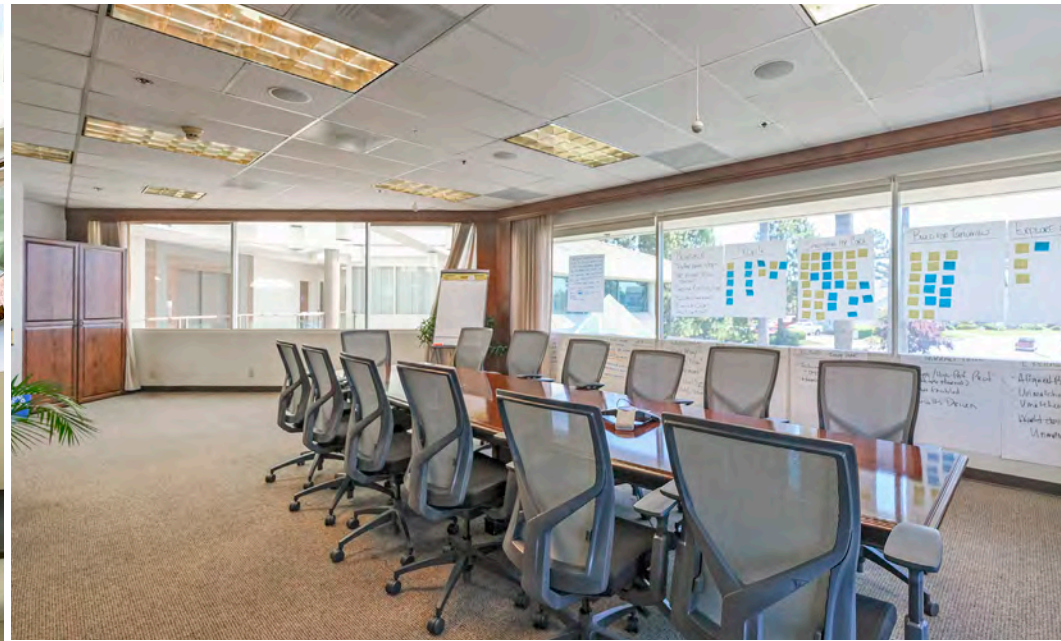
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FLOOR PLAN | 1st Floor



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FLOOR PLAN | 2nd Floor



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CARPINTERIA AVE

- 1 Jack's Famous Bagels & Bistro
- 2 Rincon Brewery
- 3 Smart & Final Extra!
- 4 The Worker Bee Cafe
- 5 Dang Burger
- 6 Lucky Llama Coffee House
- 7 Nutbelly
- 8 Reynaldo's Mexican Bakery
- 9 Sushi Teri
- 10 Teddy's By The Sea
- 11 Alcazar Theatre
- 12 Brass Bird Coffee & Kitchen
- 13 Carpinteria Valley Lumber
- 14 Sansum Clinic Carpinteria Family Medicine
- 15 Reyes Market
- 16 Carpinteria Arts Center
- 17 Rori's Artisanal Creamery
- 18 Siam Elephant Thai
- 19 Esau's Cafe
- 20 Giannfranco's Trattoria
- 21 Island Brewing Company
- 22 Corktree Cellars
- 23 Mollie's Italian Deli, Market & Restaurant

SELECT NEARBY AMENITIES & POINTS OF INTEREST

**SUBJECT
PROPERTY**

CARPINTERIA
VALLEY MUSEUM OF
HISTORY

CARPINTERIA
MIDDLE
SCHOOL

TOMOL
INTERPRETIVE
PLAY ARA

CARPINTERIA
CITY BEACH

LINDEN AVE



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SELECT NEIGHBORING BUSINESSES



Agilent Technologies



Microsoft BEGA



FREUDENBERG MEDICAL

PROCORE

LinkedIn



DACInternational



Dako

GIGAVAC

zbe



Central Location, Sunshine & Good Company

1195 Eugenia Place sits adjacent to a host of top tech and international companies like Microsoft, LinkedIn, NUSIL Technology, Dako Corporation, BEGA-USA, ProCore, Continental AG, and Gigavac among others.

The property enjoys an optimal location along the US 101 Freeway between Ventura and Los Angeles to the South and Santa Barbara and Carpinteria to the north.

With pristine California beaches, proximity to Santa Barbara Wine Country, abundant options for outdoor recreation, temperate year-round weather, access to an abundance of highly skilled employees — we can go on — it's no surprise many of the most successful businesses in their industry have made the Santa Barbara region their home.

DIRECT ACCESS TO US 101 FWY

10 MILES NORTH TO SANTA BARBARA

15 MILES SOUTH TO VENTURA

20 MILES NORTH TO SB AIPORT

20 MILES NORTH TO UCSB CAMPUS

25 MILES SOUTH TO OXNARD

80 MILES SOUTH TO LOS ANGELES

.25 MILES TO THE OCEAN!

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Market Overview

CARPINTERIA: CENTRAL LOCATION, SUNSHINE & GOOD COMPANY

Carpinteria is known as one of California's friendliest coastal communities, just 12 miles south of Santa Barbara and 15 miles north of Ventura along US Hwy 101. The Santa Barbara Airport is also a convenient 15 minute drive from downtown Carpinteria. Immediately to the north of Carpinteria lie foothills and a mountain range. Between the foothills and the populated area of the city is a thriving agricultural zone.

Carpinteria is notable for its pristine beaches, fields of flowers and orchards, and community events such as the Avocado Festival. The city is famous for its laid-back, friendly atmosphere where surfers, commuters, youth, and visitors enjoy a wide variety of downtown shopping, dining and recreational activity.

In fact, an array of top tier companies and tech corporations have been drawn to Carpinteria's cool breezes and ready access to skilled employees from throughout California's Central Coast, including as a home, including Microsoft/ LinkedIn, NUSIL and ProCore, to name a few.

"Top 14 Unsung Beach Towns"

Sunset
MAGAZINE



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