

25

E. MASON ST

SANTA BARBARA, CA 93101

Flex Building in the Funk Zone with 3,500 Amps of Power! Suited for a variety of uses including Advanced Manufacturing, Lab, & R&D Tech Office.

FOR LEASE

±4,880 SF to 31,803 SF | 3,500 Amps of Power

Colliers



This highly versatile building in the heart of Santa Barbara's Funk Zone offers a rare opportunity to occupy two floors of premier commercial flex space. Originally the Bekins Moving & Storage Building and currently the tallest building on the waterfront, the property underwent a significant capital improvement program in 2014 to support its current R&D use.

Featuring 3,500 amps of power, a flexible office and industrial build-out, passenger and freight elevator service, and loading capabilities, the building is well-suited for R&D, advanced manufacturing, engineering, and technology users. The property also presents a unique opportunity for a rooftop deck with panoramic coastal and city views.

Leasing Options

First Floor Flexible	±18,776 SF (Includes ±4,723 SF Mezzanine) \$2.75/SF NNN (\$0.59)
Second Floor Office	±4,880 SF – 13,803 SF \$2.75/SF NNN (\$0.59) Demisable (See Page 10)
1st & 2nd Flrs Combined	±32,829 SF \$2.75/SF NNN (\$0.59)

Property Details

Parking	21 On-site Spaces in a Gated Parking Lot + Ample City Lots Nearby (See Page 6)
HVAC	Yes
Sprinklers	Yes
Elevators	Floor Elevator & Heavy Duty Freight Elevator
Zoning	OC/HRC-2, SD3
Restrooms	Yes
Power	3,500 amps

Surrounded By Amenities



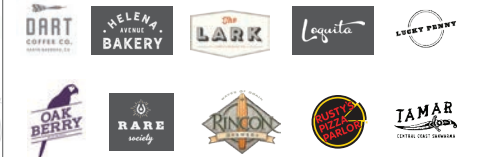
Greater Area Amenties



FUNK ZONE ARTS AND CULTURE



FUNK ZONE FOOD



FUNK ZONE RETAIL & BUSINESS



FUNK ZONE DRINK



FUNK ZONE LODGING



Convenient Nearby Parking

4 SKATER'S POINT PUBLIC LOT

5 MINUTES!
236 Spaces
75 minutes free +
Annual Passes
available for \$135

3 GARDEN STREET PUBLIC LOT

7 MINUTES!
207 Spaces
75 minutes free +
Annual Passes
available for \$135

1 ON-SITE LOT

21 Private
Spaces in
Gated Lot

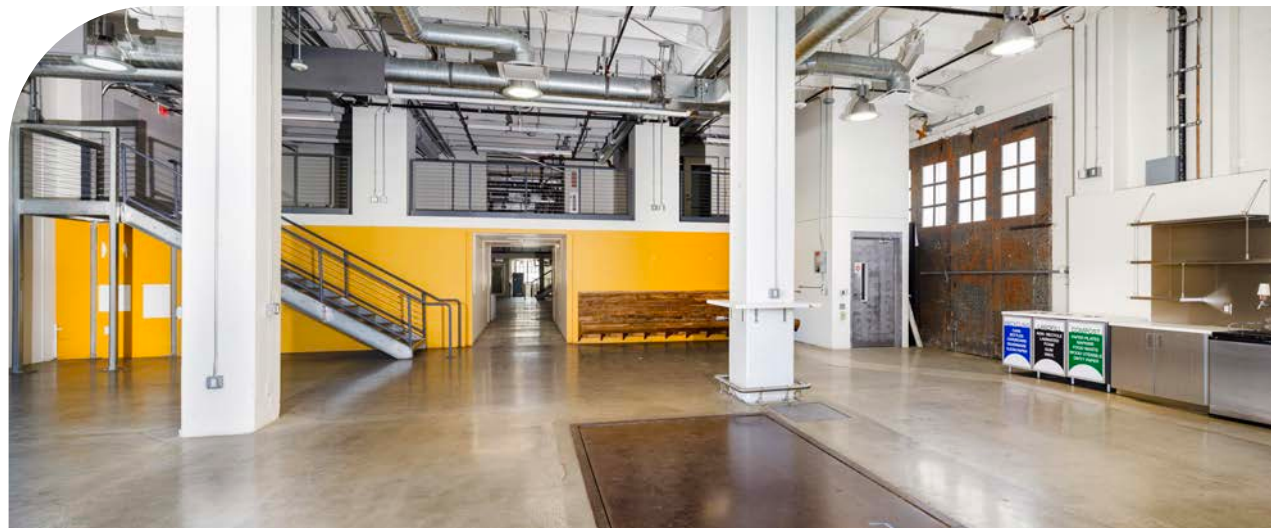
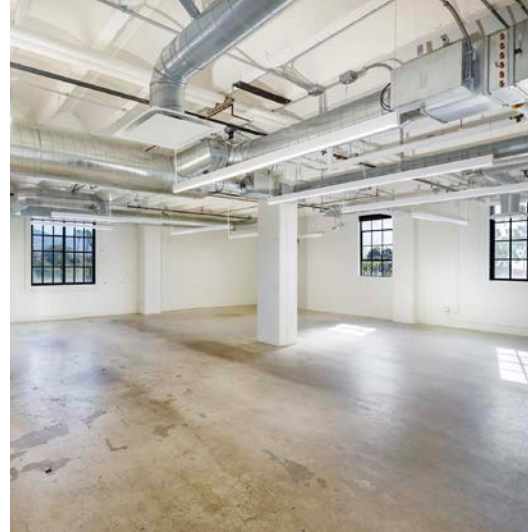
2 HOTEL CALIFORNIAN PUBLIC LOT

1 MINUTE!
123 Spaces
75 minutes free

5 TRAIN STATION

5 MINUTES
Served by two
Amtrak lines, the
Coast Starlight and
the Pacific Surfline

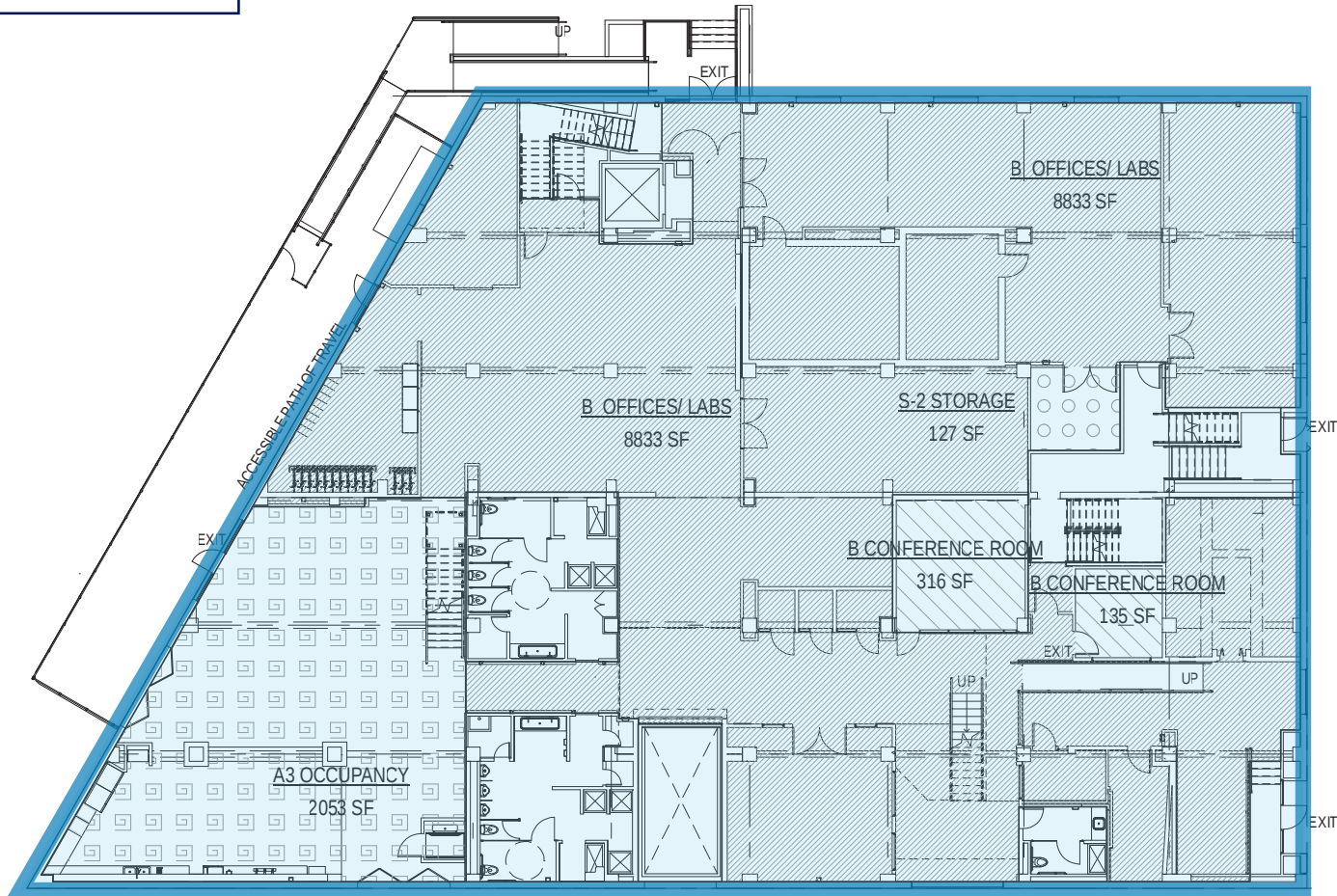




Floor Plans

1st Floor: $\pm 18,776$ SF (Incl. $\pm 4,723$ SF Mezzanine)

SCALE 1/16" = 1'-0"



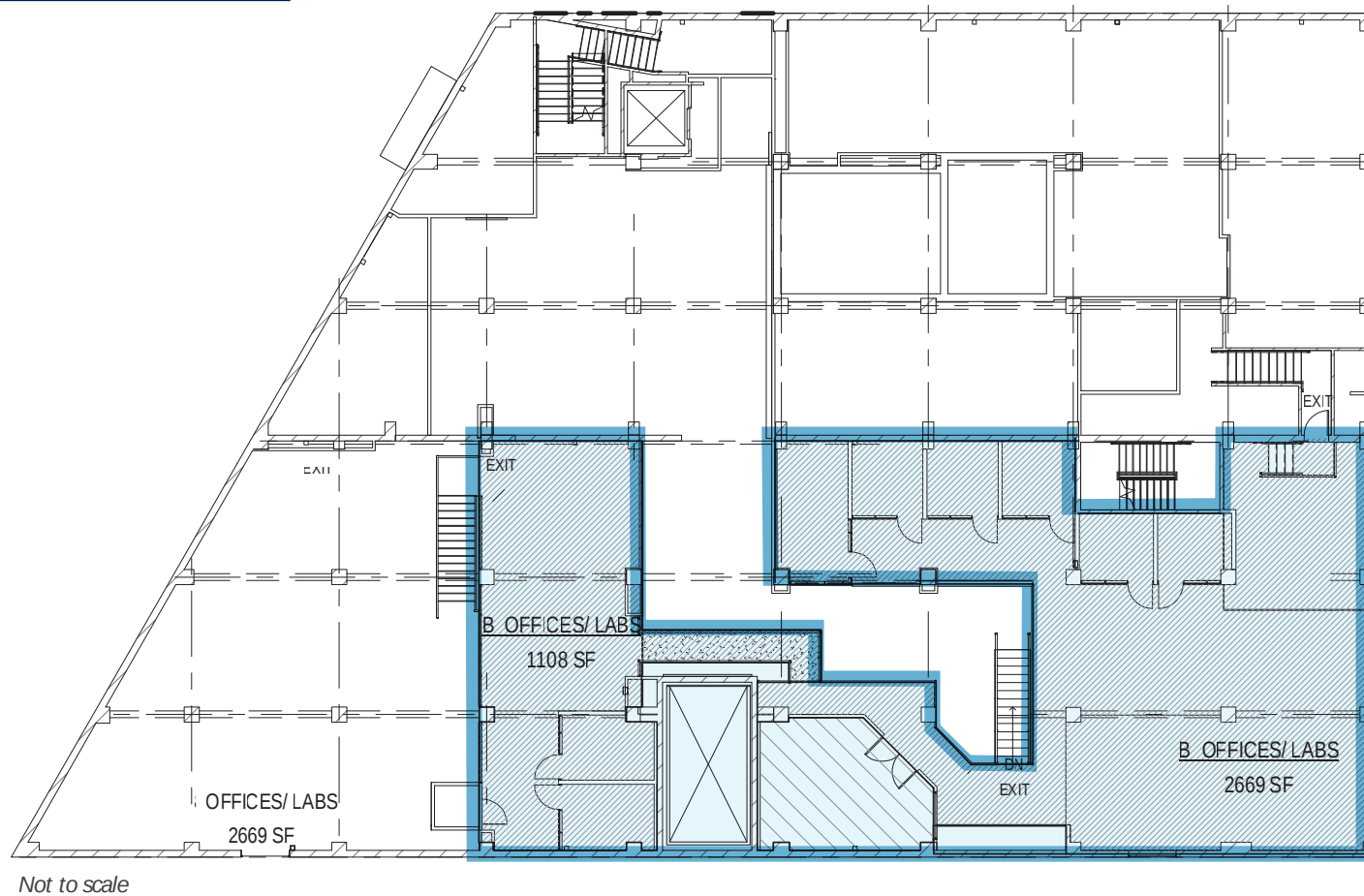
Not to scale

Each floor includes a set of restrooms

Floor Plans

1st Floor Mezzanine: $\pm 4,723$ SF

SCALE 1/16" = 1'-0"



Each floor includes a set of restrooms

Floor Plans

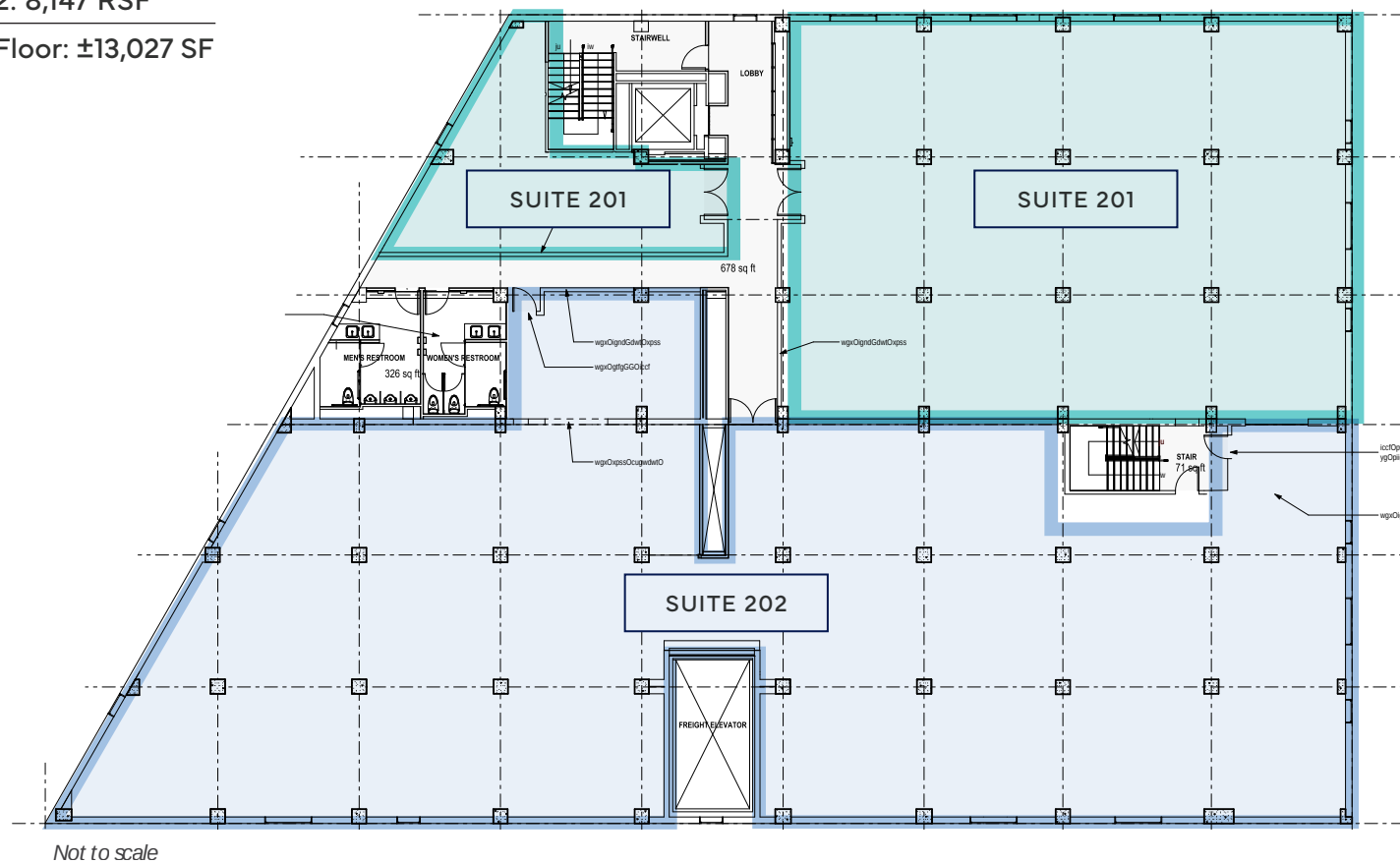
Potential 2nd Floor Demising Plan: **±13,027 SF**

SCALE 1/16" = 1'-0"

Suite 201: 4,880 RSF

Suite 202: 8,147 RSF

Total 2nd Floor: ±13,027 SF



Each floor includes a set of restrooms

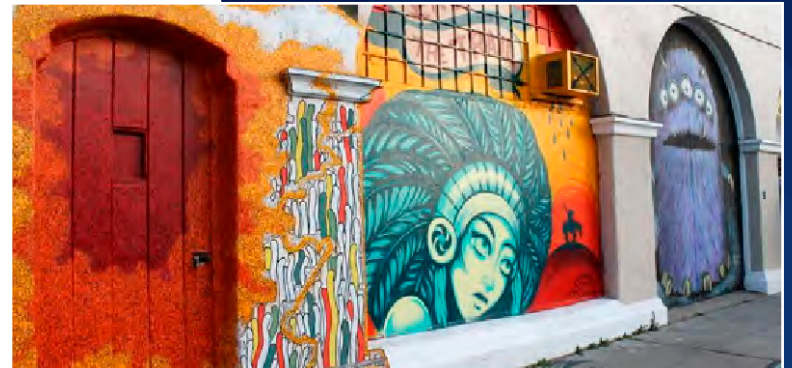
The Funk Zone

Santa Barbara's Unique Arts, Dining & Industrial District

Over the past decade Santa Barbara's Funk Zone has exploded into a contemporary sub-culture of artisan shops, galleries, hip eateries, award-winning microbreweries, craft distilleries, and the Urban Wine Trail with 29 wine tasting rooms all within walking distance. Perfectly situated in Santa Barbara's up-and-coming waterfront just footsteps from the beach, Stearns Wharf and the city's famed downtown, this mixed use neighborhood encompasses approximately 16 square blocks adjacent to State Street, the main commercial thoroughfare through the city, and is easily accessible off the 101 freeway and the Amtrak station.

Don't be deterred by the name; the area doesn't have a funk so much as it has a vibe. The Funk Zone delights visitors and locals with its rich tapestry of historical marine structures, industrial lots and old houses which support a colorful mixture of creative uses and give the zone its face, while its occupants that reside and work there embody its eclectic soul. With a spirit for innovation and community, the neighborhood offers the best that Santa Barbara has to offer wrapped in an eclectic, dynamic package. Artists, winemakers and chefs have taken up shop in aged warehouses and forgotten scuba shops, transforming the zone into an understated array of hidden hot spots.

Indeed the Funk Zone offers the perfect contrast to the pristine red tile roofs and charming Spanish-style architecture of Santa Barbara's historic downtown. Minus the polish and plus some grit, the Funk Zone has its own distinctive brand of charm. Filled with sightseers and locals, the Funk Zone offers the ultimate sense of discovery as it continues to evolve and get better as ever more businesses crop up in the 'hood.



25

E. MASON ST

SANTA BARBARA, CA 93101



Austin Herlihy

Executive Vice President
Lic. 01518112
Direct: +1 805 518 1491
Mobile: +1 805 705 1149
austin.herlihy@colliers.com

Miles Waters

Vice President
Lic. 02047288
Direct: +1 805 518 1493
Mobile: +1 805 729 6784
miles.waters@colliers.com

Mike Chung

Associate
Lic. 02156327
Direct: +1 805 518 3254
Mobile: +1 805 453 3953
mike.chung@colliers.com



This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising therefrom. This publication is the copyrighted property of Colliers and/or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International Greater Los Angeles, Inc.