

BOWCANYON PERDIDO ST

SANTA BARBARA CA 93101

LEASE RATE REDUCTION

Now: \$2.55/SF NNN

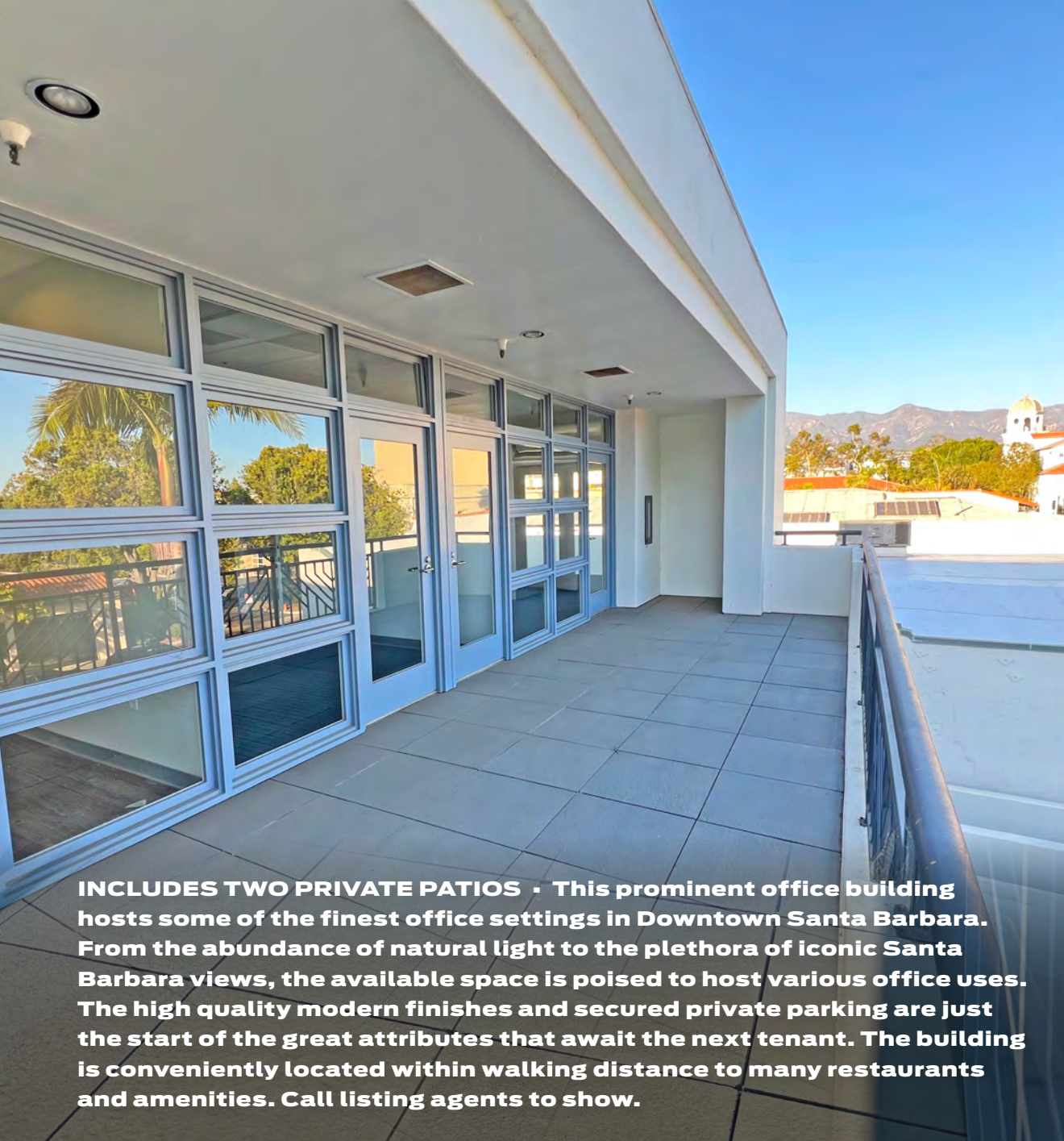
±2,364 SF Prime
Downtown Office Suite
With Views

GENE DEERING
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CA LIC. 01450943

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INCLUDES TWO PRIVATE PATIOS - This prominent office building hosts some of the finest office settings in Downtown Santa Barbara. From the abundance of natural light to the plethora of iconic Santa Barbara views, the available space is poised to host various office uses. The high quality modern finishes and secured private parking are just the start of the great attributes that await the next tenant. The building is conveniently located within walking distance to many restaurants and amenities. Call listing agents to show.

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136
W CANON
PERDIDO ST.
SANTA BARBARA
CALIFORNIA
93101

Available Suite

Floor 2, Suite D	±2,364 SF (\$2.55/SF NNN)
NNN's	\$0.91/SF
Utilities	\$0.21/SF + Separately Metered Electricity

Opportunity Highlights

Available	Now
Garage Parking	2.68/1,000
Restrooms	Common
Showers	Yes
Elevator	Yes
Fire Sprinklers	Yes
Patios	Throughout

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PRIME DOWNTOWN OFFICE SUITE

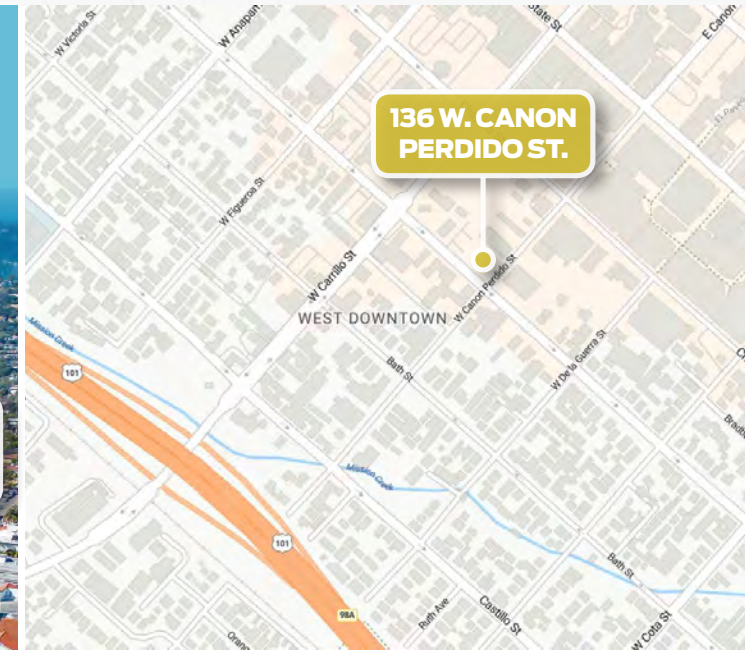
136 W. CANON PERDIDO ST • SANTA BARBARA, CA • 93101

CENTRAL LOCATION FOOTSTEPS FROM NUMEROUS
DOWNTOWN SHOPS, RESTAURANTS & CORE AMENITIES



FOR LEASE

Modern office space with iconic downtown
Santa Barbara views & secured private parking



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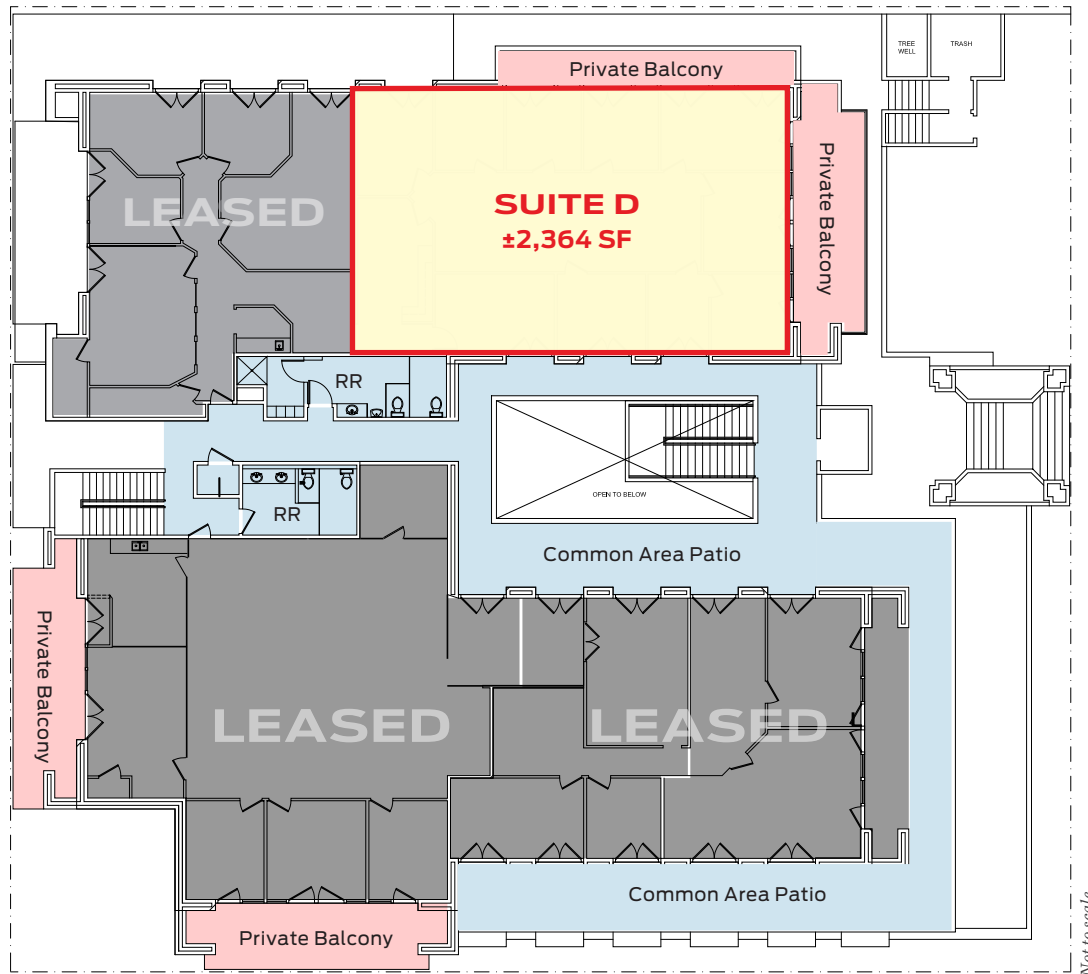
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2ND FLOOR



W. CANON PERDIDO STREET



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LEASED

SUITE D
±2,364 SF

Private Balcony

Private Balcony

Private Balcony

Not to scale

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SUITE D



SUITE D

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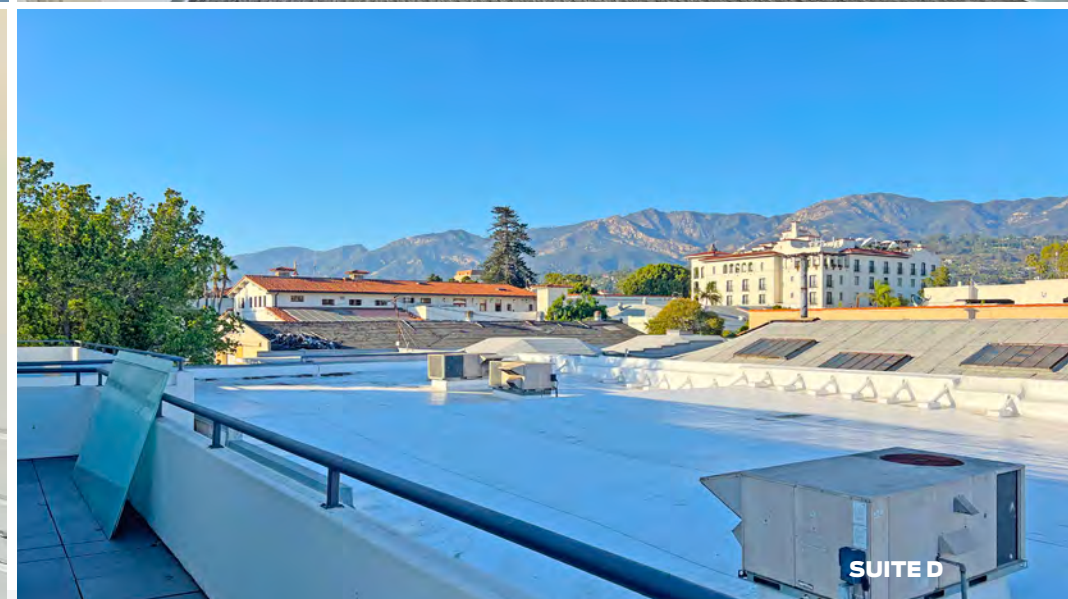


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Downtown Area Merchants & Attractions

- 1 Community West Bank
- 2 Saint Remy at El Prado Inn by Marriott
- 3 Renaud's Patisserie & Bistro
- 4 Scarlett Begonia
- 5 LOKUM
- 6 McConnell's Fine Ice Creams
- 7 Historic Santa Barbara Courthouse
- 8 World Market/Cost Plus
- 9 Lobero Theater
- 10 Buena Onda Empanadas
- 11 Joe's Cafe
- 12 Chocolate Maya
- 13 Rare Society
- 14 MOXI Wolf Museum of Exploration
- 15 Stearns Wharf
- 16 Hotel Californian
- 17 Oku
- 18 Jeannine's Restaurant & Bakery
- 19 Hilton Santa Barbara Beachfront Resort
- 20 El Presidio de Santa Bárbara State Historic Park
- 21 Santa Barbara Public Market
- 22 Hook & Press Donuts



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SANTA BARBARA THE AMERICAN RIVIERA

Symbolizing the ultimate in casual California lifestyle, Santa Barbara is undoubtedly one of America's most desirable destinations in which to live and travel.



Located on a pristine coastline approximately 332 miles south of San Francisco and 92 miles north of Los Angeles, Santa Barbara is nestled between the Pacific Ocean and the Santa Ynez Mountains. This stretch of coast is known as the “American Riviera” because of its mild Mediterranean climate.

With a population of approximately 87,000, Santa Barbara is both small and vibrant. Locals and visitors are drawn to the city's charming downtown and picturesque State Street with its rich Spanish architecture and historical sites, wide variety of shops and galleries and numerous Zagat-rated restaurants. Pristine, sunny beaches, an expansive harbor and countless attractions including the Santa Barbara Zoo, Santa Barbara Mission, Arlington Theatre, Stearns Wharf, Santa Barbara Museum of Art and Santa Barbara Museum of Natural History all add to the area's appeal. And with nearly 200+ vineyards within a short drive, Santa Barbara County is a renowned wine region offering an array of some of the finest labels in the world.

Sunset

“Best Beach Town”

Sunset Magazine's 2015 Inaugural Travel Awards

U.S. News & World Report

**“The 12 Best Cities
for a Weekend Getaway”**

U.S. News & World Report

Condé Nast Traveler

**“30 Best Small Cities
in America”**

Condé Nast Traveler's Readers' Choice Awards

