



FOR LEASE

## Premier Corner State Street Retail & Full Floor Office Opportunity

1036 State Street/8 E. Figueroa Street

*Santa Barbara, CA 93101*

### PROPERTY DETAILS

- 32,455 square foot, high profile downtown Santa Barbara mixed use building
- Located in the heart of Downtown on the corner of State Street and Figueroa Street
- Excellent visibility and foot traffic
- Surrounded by restaurants, cafés, downtown shopping and daily amenities



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[WWW.INVESTECRE.COM](http://WWW.INVESTECRE.COM) | 200 E. CARRILLO STREET, SUITE 200 | SANTA BARBARA, CALIFORNIA 93101



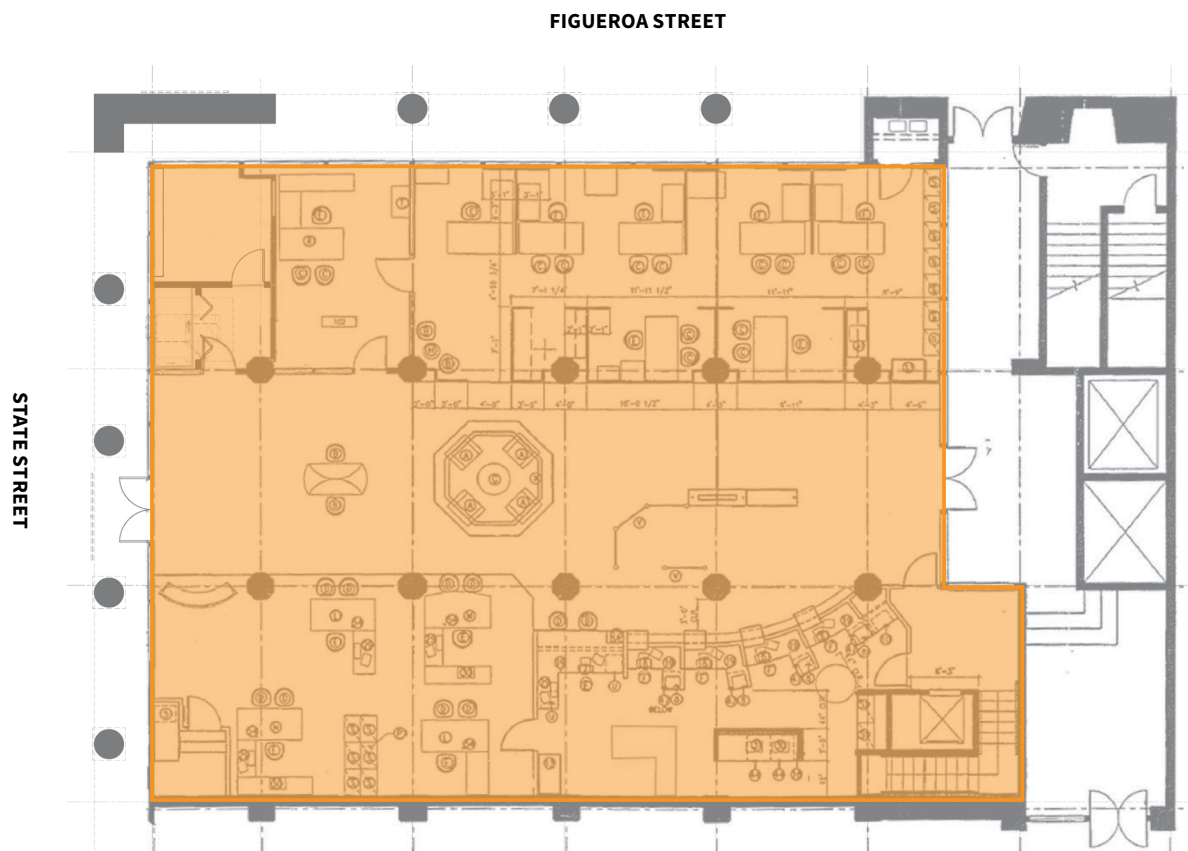
## 1036 STATE STREET

- 4,632 square feet on ground floor
- 5,755 square feet lower level space with vault and restrooms
- Ground Floor Rental Rate: \$4.25 NNN (\$1.42)
- 67 feet of frontage on State St.
- 77 feet of frontage on Figueroa St.
- Currently built out as a bank
- Zoning: C-2
- Parking: City Lots



01 – State Street frontage.

## GROUND FLOOR PLAN



## 2ND FLOOR SINGLE TENANT FLOOR

- Potential to create a single-tenant floor plan
- 9,607 rentable square feet
- \$2.65 NNN (\$1.42)
- Extensive build out of space available with long-term lease
- Window lines on all four walls of premises
- Served by elevator

Contact listing agent for more information.



## POTENTIAL 2ND FLOOR SINGLE TENANT FLOOR PLAN



### SUITE 210

- 997 square feet
- \$2.65 NNN (\$1.43)
- Two private offices with windows facing Figueroa Street and reception area

### SUITE 220

- 5,413 square feet
- \$2.65 NNN (\$1.43)
- Three Private Offices, conference room and kitchenette
- Window Line over looking State St.
- Turn-Key with furniture

### SUITE 245

- 1,453 square feet
- \$2.65 NNN (\$1.43)
- Four window lined private offices

### SUITE 250

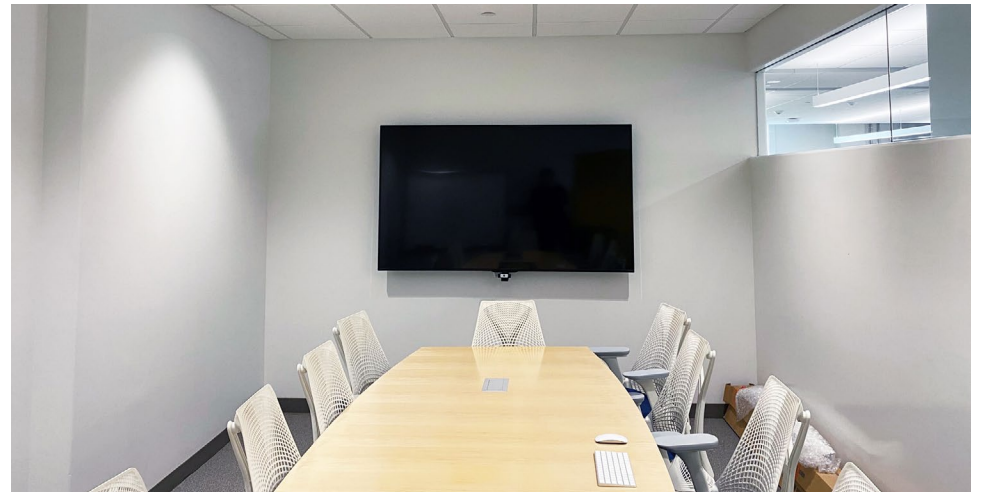
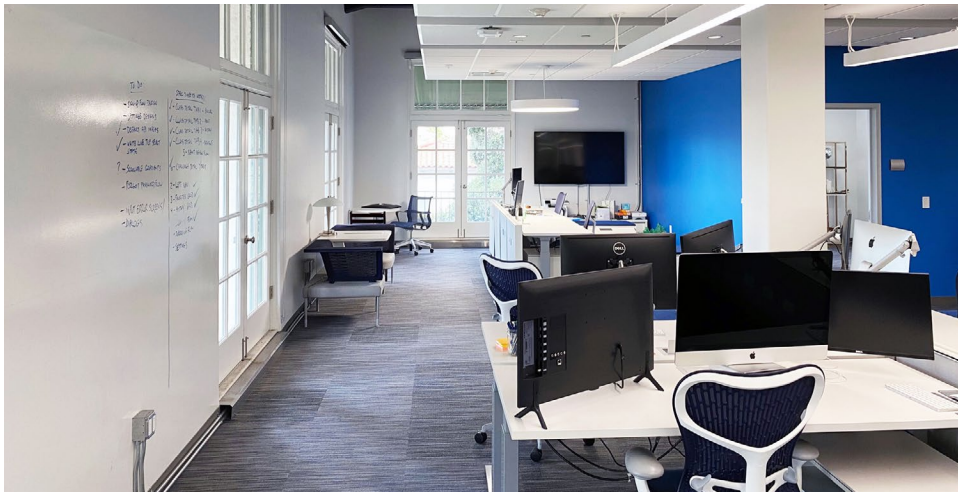
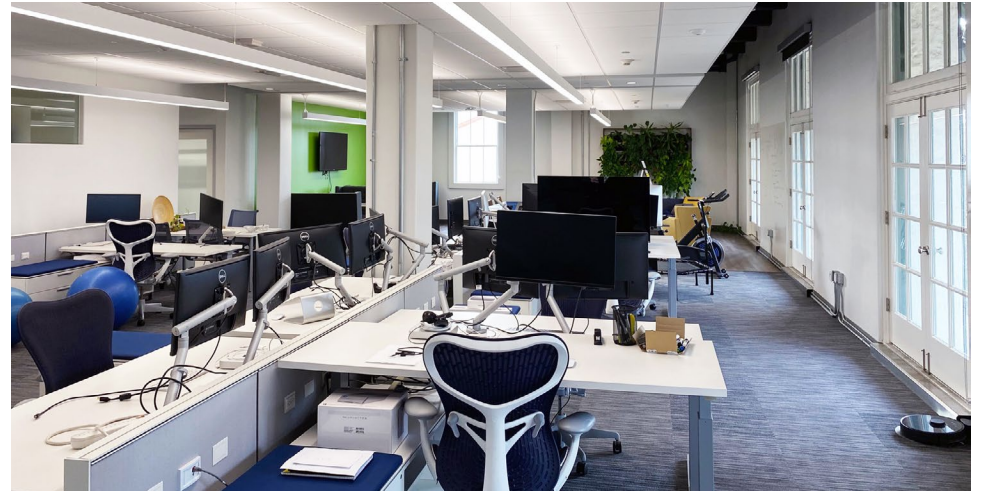
- 670 square feet
- \$2.65 NNN (\$1.43)
- Two window lined private offices

### EXISTING 2ND FLOOR MULTI-TENANT FLOOR PLAN





SUITE 220 INTERIOR PHOTOS





## DOWNTOWN SANTA BARBARA

- 1. Paseo Nuevo
- 2. Funk zone
- 3. Montecito Bank & Trust
- 4. Apple Store
- 5. Nordstrom
- 6. Marshalls
- 7. Coach
- 8. Lululemon
- 9. Restoration Hardware
- 10. Stearns Wharf

