



FOR LEASE

607 SF-9,607 SF Second Floor
Office Opportunities

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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2ND FLOOR SINGLE TENANT FLOOR

- Potential to create a single-tenant floor plan
- 9,607 rentable square feet
- \$2.65 NNN (\$1.31)
- 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 (\$1.31)
- Two private offices with windows facing Figueroa Street and reception area

SUITE 220

- 5,413 square feet
- \$2.65 NNN (\$1.31)
- 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 (\$1.31)
- Four window lined private offices

SUITE 250

- 670 square feet
- \$2.65 NNN (\$1.31)
- Two window lined private offices

EXISTING 2ND FLOOR MULTI-TENANT FLOOR PLAN



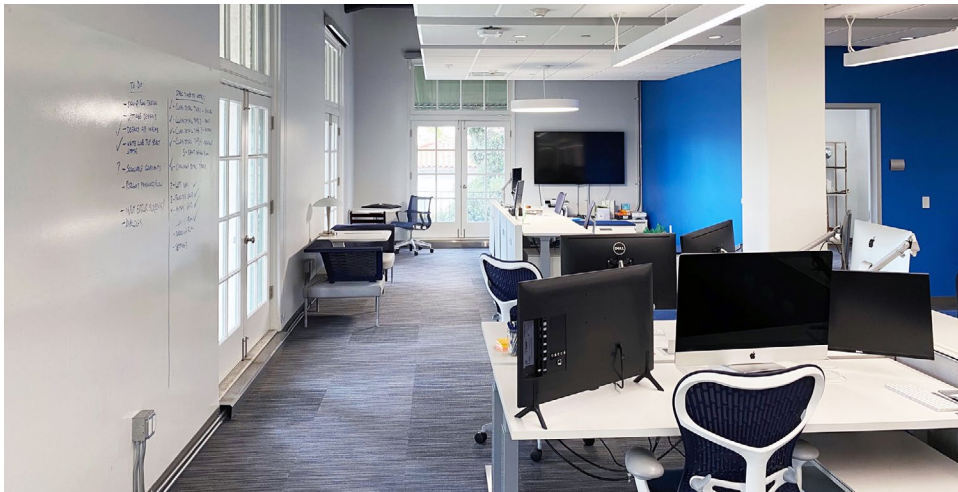
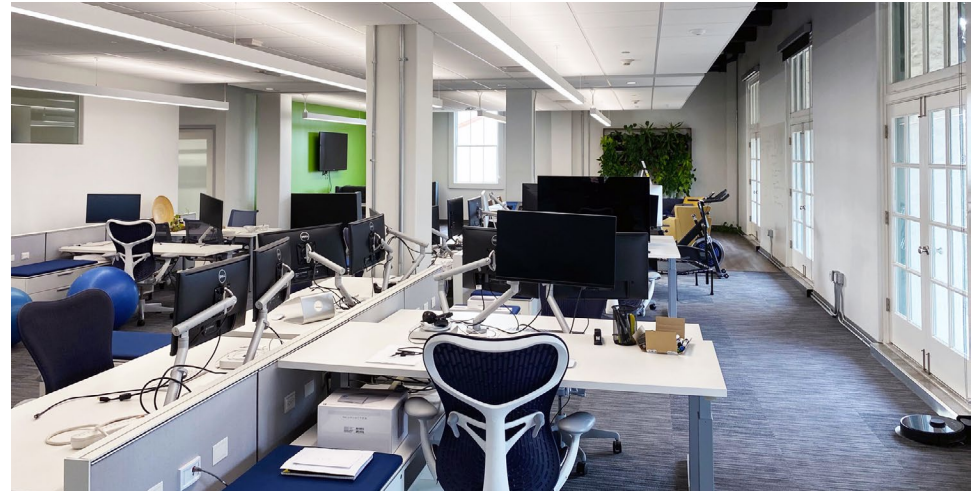
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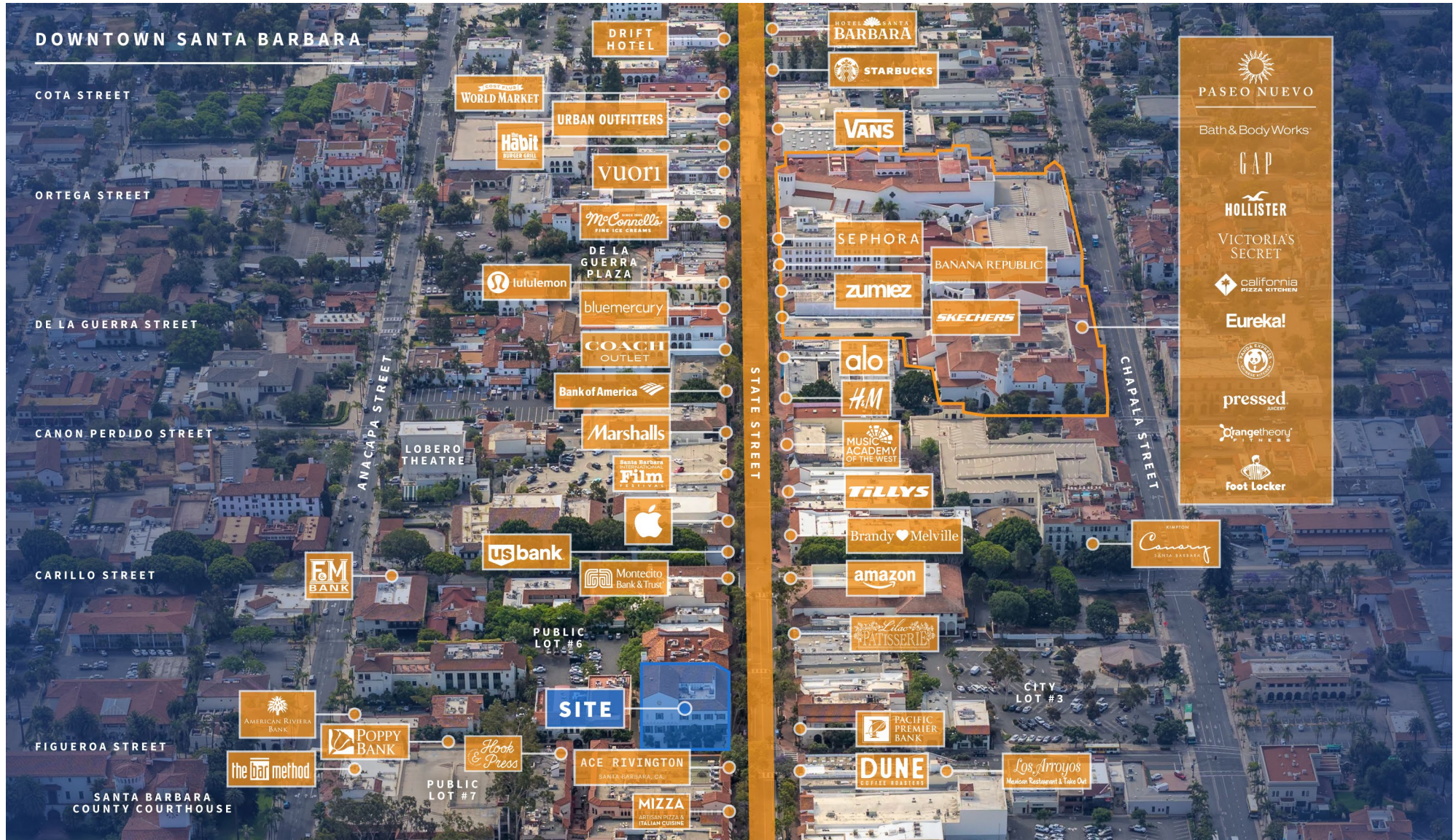
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SUITE 220 INTERIOR PHOTOS





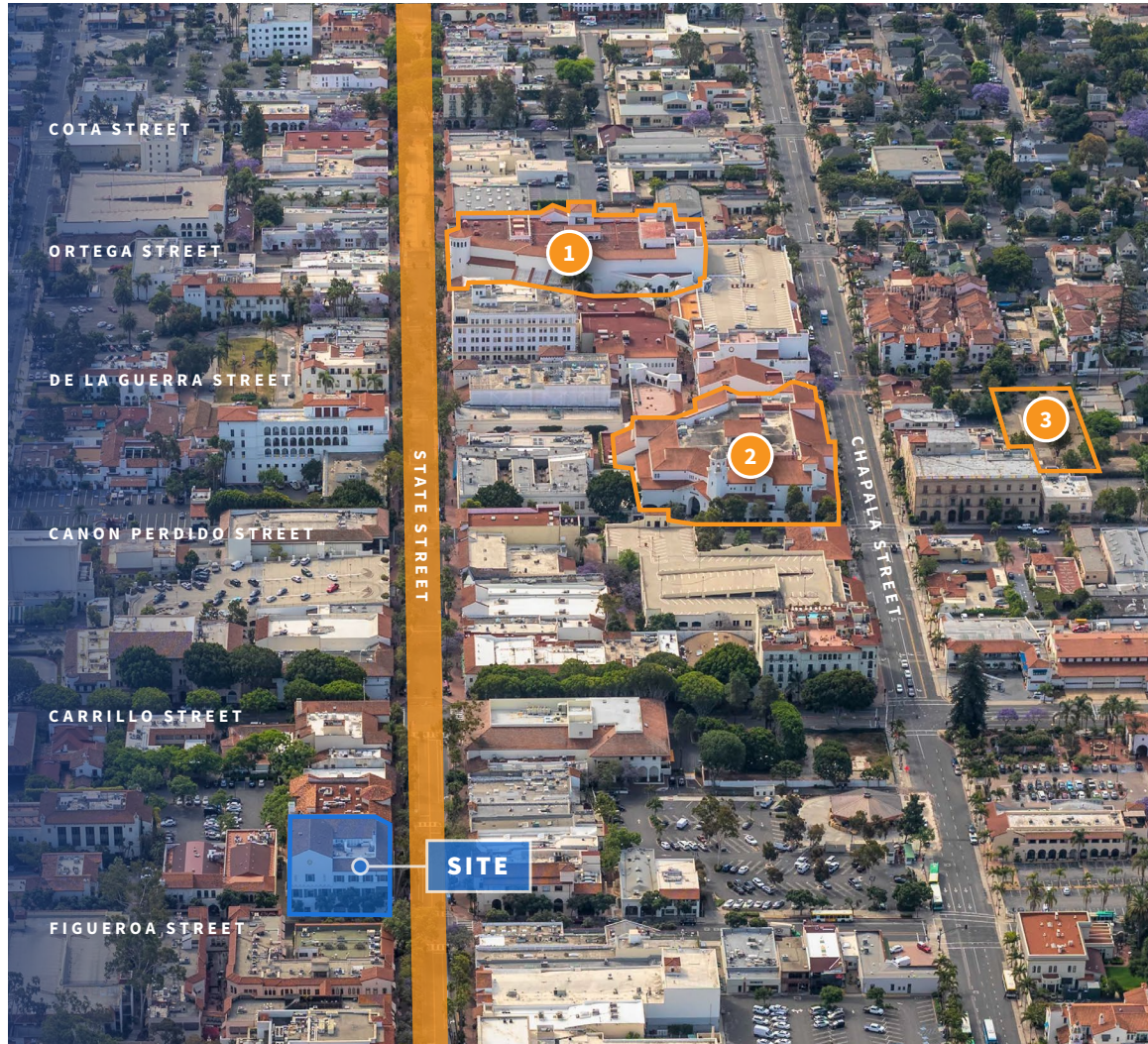
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New Developments to Reinvigorate Downtown



1 YARDI SYSTEMS CORPORATE HEADQUARTERS

Former Macy's Building | 701 State Street

Santa Barbara's own Yardi Systems one of the world's leading real estate software companies—is relocating its corporate headquarters to the vacant Macy's building at Paseo Nuevo. With hundreds of employees arriving daily and a \$100 million combined investment across both Paseo Nuevo projects, these are exactly the lunch crowds, after-work diners, and daily shoppers that drive sustained retail and restaurant sales. Notably, the building will have no cafeteria or on-site gym—by design, ensuring employees patronize the surrounding businesses daily.

City Council approved | Construction estimated to begin in 2027

2 817 STATE - NEW DOWNTOWN RESIDENCES

Former Nordstrom Building | 817 State Street

The iconic Nordstrom building is being transformed into 80–112 new rental residences through an adaptive reuse that preserves its landmark Spanish Colonial architecture. Future residents will live steps from State Street's shops and restaurants, bringing a built-in customer base to the neighborhood seven days a week.

City Council approved | Construction estimated to begin in 2027

3 102 W. DE LA GUERRA - NEW DOWNTOWN RESIDENCES

102 West De La Guerra Street

An Investec development bringing 44 new apartment units to the heart of downtown Santa Barbara. The five-story building is located in the city's Central Business District within the Priority Housing Overlay, steps from State Street and De La Guerra Plaza. The project is set to be complete in Q4 2027 and represents a meaningful addition to down-town's growing residential base.

Sources: City of Santa Barbara, Office of the City Administrator, June 2026 | SantaBarbaraCA.gov