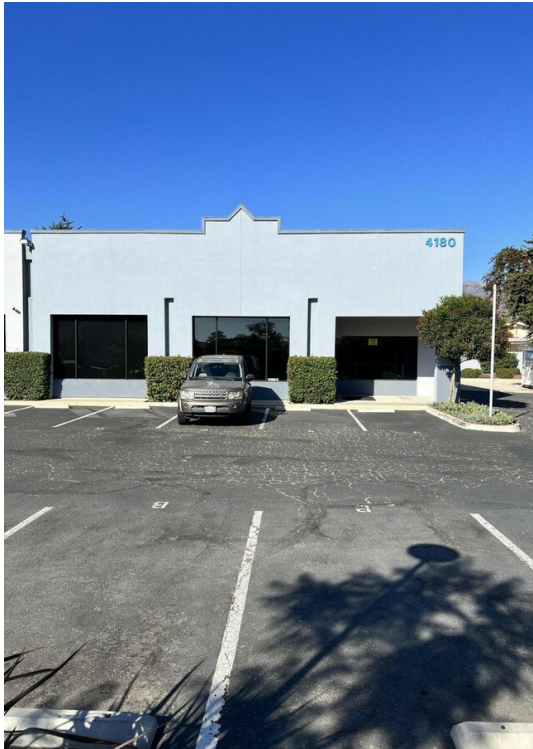




4180 Via Real

4180 Via Real, Carpinteria, CA 93013



Joe Wyban

Approach Properties Premium Real Estate Services

3285 Carpinteria Ave, Carpinteria, CA 93013

josephwyban@gmail.com

(805) 570-2445



4180 Via Real

\$24.00 /SF/YR

Two professional office suites available in the beach town of Carpinteria, Ca. With easy access to the freeway and minutes from the Beach. The first Suite offers 2917 SF feet. It features eleven private offices, a large conference room and a large roll up sliding door. The second office features 2100 SF which includes one restroom, two private offices and another that could be used as a conference room or a private office. Create a large bullpen for you company in the large open area of the office. Both suites are gross rent and tenant only pays for internet. These suites are perfect for medical offices, showrooms, creative workspaces and many other uses....

- close to freeway access
- plenty of parking
- close to center of Carpinteria



Rental Rate:	\$24.00 /SF/YR
Property Type:	Office
Property Subtype:	Loft/Creative Space
Building Class:	B
Rentable Building Area:	22,000 SF
Year Built:	1989
Walk Score ®:	62 (Somewhat Walkable)
Rental Rate Mo:	\$2.00 /SF/MO

1

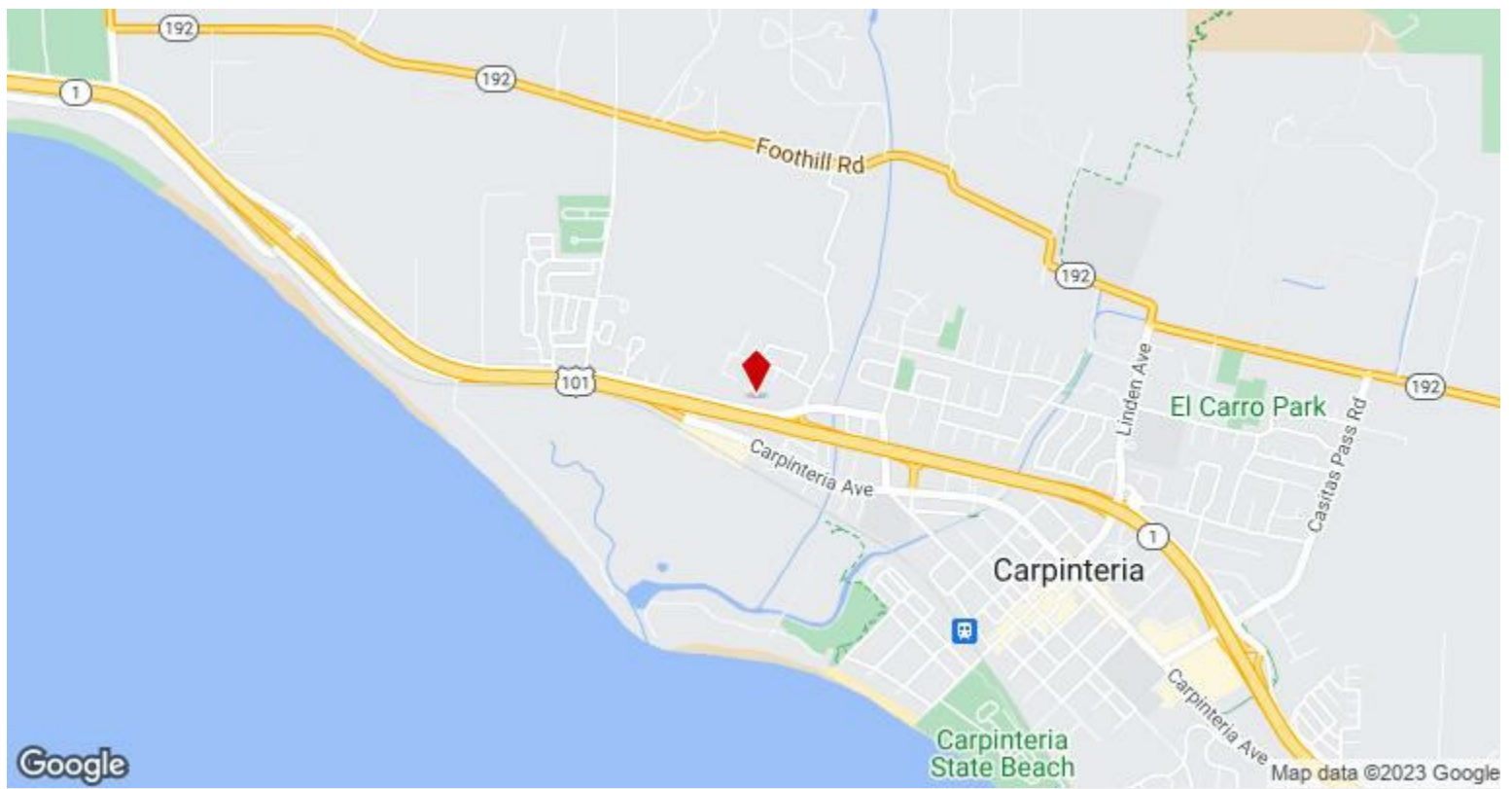
1st Floor Ste A

Space Available	2,917 SF
Rental Rate	\$24.00 /SF/YR
Date Available	Now
Service Type	Full Service
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

2

1st Floor Ste C

Space Available	2,100 SF
Rental Rate	Upon Request
Date Available	Now
Service Type	Negotiable
Space Type	Relet
Space Use	Office/Medical
Lease Term	Negotiable



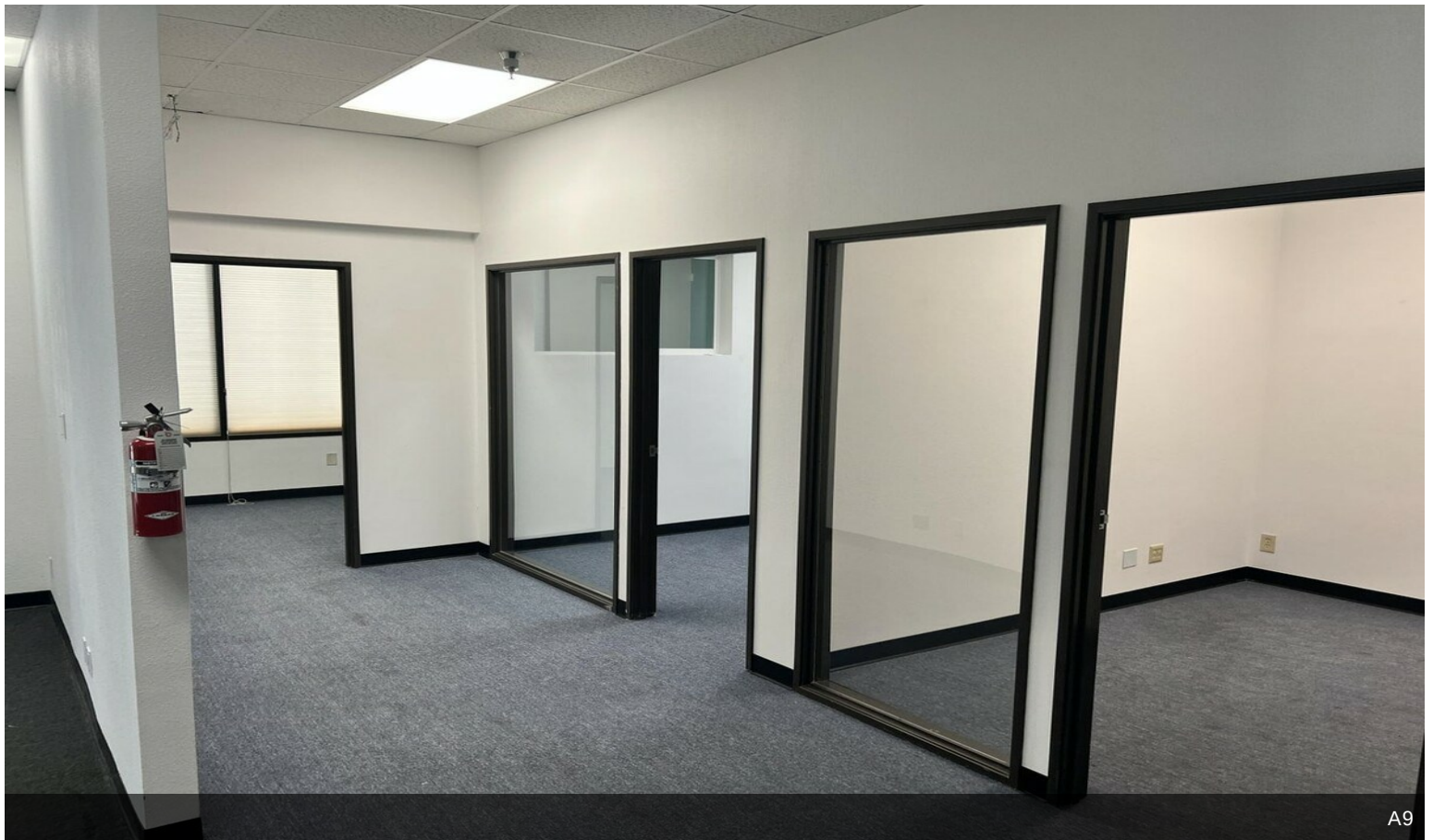
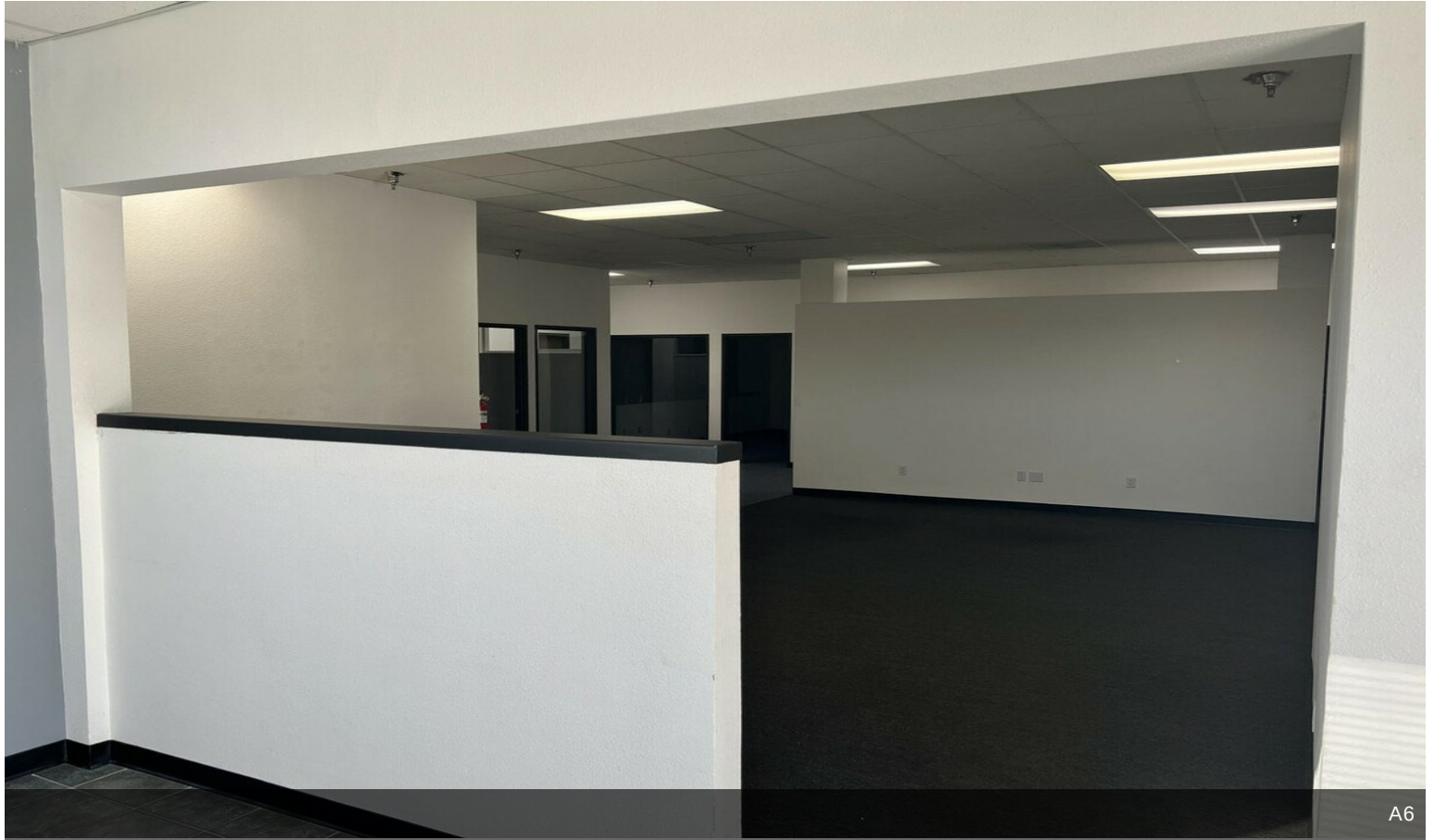
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Property Photos



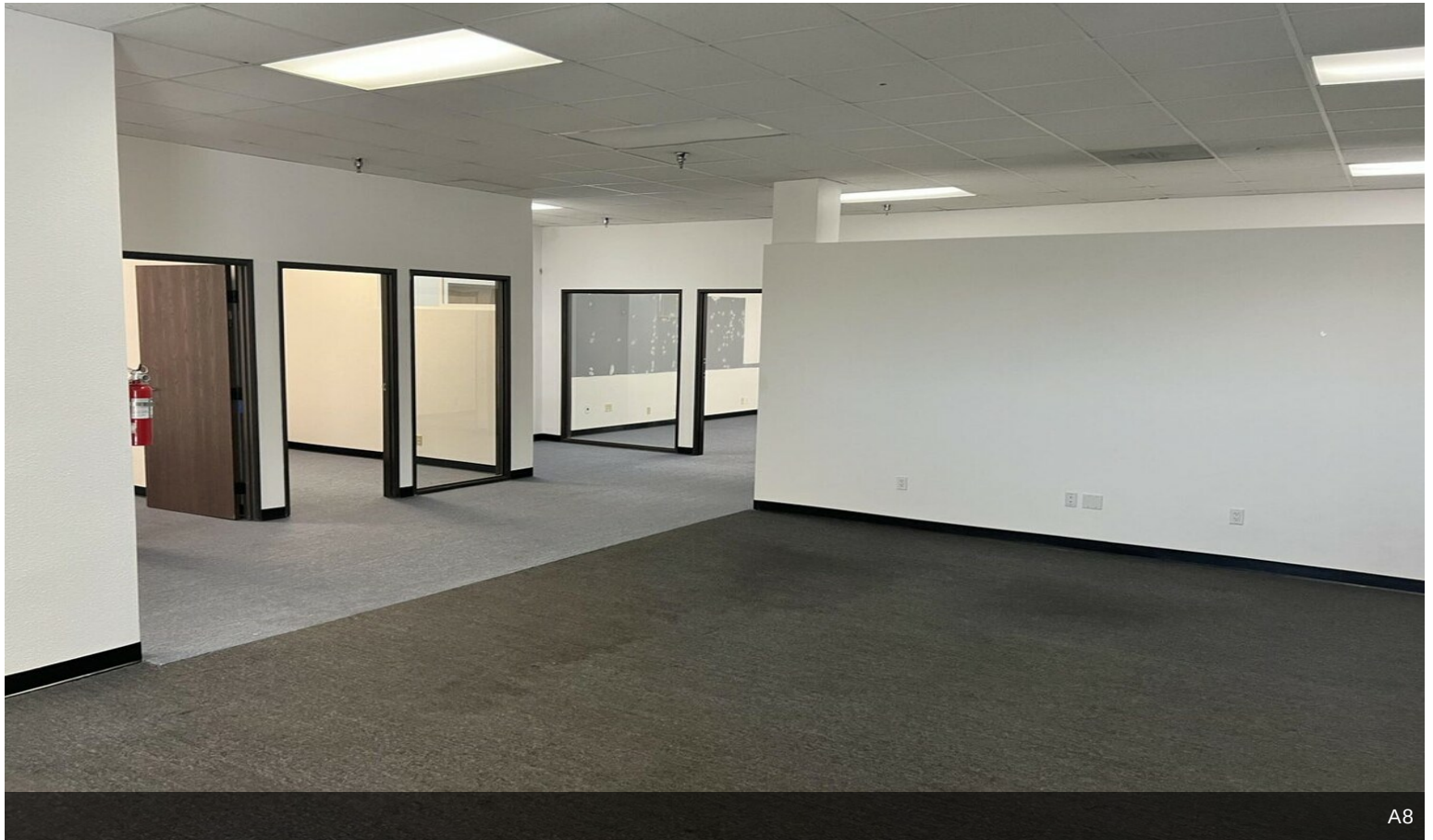
Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Building Photo



Building Photo

Property Photos



Building Photo