

PROPERTY HIGHLIGHTS:

- Approximately \$1.7 million in building upgrades, including new roof, upgraded HVAC, and 100% new interior tenant improvements in 2012
- Prominent office building located at the entrance to the Carpinteria Business Park
- Carpinteria office market has less than 5% vacancy
- Thriving tech and engineering corridor with Microsoft/ LinkedIn, Agilent, Procore, Nusil, Bega, and more
- Highly educated employee base with University of California, Santa Barbara nearby
- 12 miles east of Santa Barbara and 16 miles west of the city of Ventura – great location for companies with employees living in both counties

**NEW
OWNERSHIP**



FOR LEASE

1001 Mark Ave, Carpinteria, CA | Remodeled Office Building | 8,736 - 19,131 SF

*Experience. Integrity. Trust.
Since 1993*

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222 E. Carrillo Street, Suite 101, Santa Barbara, California 93101 | HayesCommercial.com

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Property Overview

High-identity building, remodeled in 2012, conveniently located off US 101 at the entrance to the Carpinteria Business Park and across from the LinkedIn campus. Features a second-floor patio with expansive mountain views. Divisible by floor.

Size:	First floor:	10,395 SF
	Second floor:	<u>8,736</u> SF
	Total building:	19,131 SF
Rate:	\$1.65 NNN	
NNN Expenses:	\$0.50 PSF (estimated)	
Term:	5-10 years	
Available:	January 1, 2018	
Elevator:	Yes	
Parking:	58 spaces (3/1000) on site, ample free street parking	
Restrooms:	Two sets (one per floor)	
Second Floor Patio:	1,890 SF	
Year built:	1989 (substantially remodeled in 2012)	
HVAC:	100%, installed in 2012	
Comments:	Currently occupied by LinkedIn. All existing furniture and back-up generator also available. New owner will be replacing the second floor patio, the parking lot, the exterior lighting and updating the landscaping in 2017.	

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Interior remodeled in 2012



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First floor (10,395 SF)



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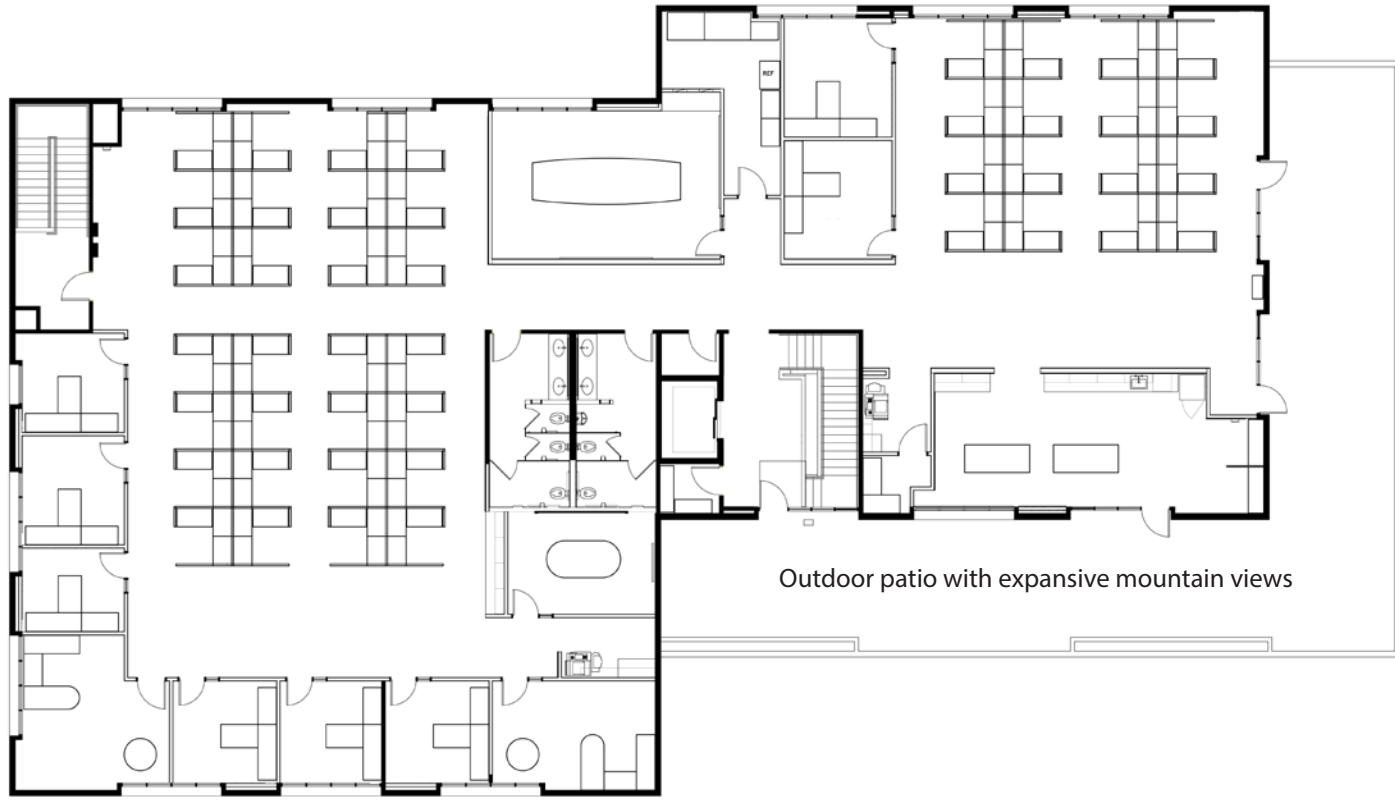


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FOR LEASE

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Second floor (8,736 SF)



CINDY LN

MARK AVE

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Nearby tenants

Bega

Residential
Development

Dako/Agilent

Nusil

Burton/Channel
Island Surfboards

Nusil

Nusil

Giga Vac

Rose Ln

Griplock
Systems

Cindy Ln

Dac
International

Biosphere

Forms &
Surfaces

Procure

Classic Party
Rentals

Teeccino

Future Office
Campus

Janus
et Cie

Nusil

Cindy Ln

Helix

S&S
Seeds

Planned
Member
Services

Northrup
Grumman

LinkedIn

SITE

LinkedIn

LinkedIn

Venoco
Star Aviation
Procure

Continental
Auto

Procure

Rincon
Engineering

Carpinteria Ave

US
101

Via Real

Rincon Rd

Permanent
Open Space

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Carpinteria, CA

