

FOR LEASE



400 E. GUTIERREZ ST. • SANTA BARBARA

DESCRIPTION

4,319 SF office/industrial available for lease in downtown Santa Barbara. The space is next door to Right Scale at the corner of Gutierrez and Laguna Streets. High ceilings and an open area with perimeter offices make this perfect for a tech company which could use the open space as 'bullpen' or, alternatively, an industrial type use. There is a server room that has A/C which could be removed for more open space. Lots of power, sprinklers, separately zoned HVAC, ADA restroom and a kitchenette make this a very versatile opportunity. Space could possibly be divided allowing for a separation of the office space and open area.

BUILDING DETAILS

Address: 400 E. Gutierrez

Size: 4,319 SF

Rate: \$1.66/SF NNN for Entire Space

Space A: 1,463 SF @ \$1.79 NNN

Space B: 2,856 SF @ \$1.59 NNN

NNN Cost: \$0.31/SF

HVAC: Yes

Restrooms: Yes (ADA compliant)

Sprinklers: Yes

Kitchenette: Yes

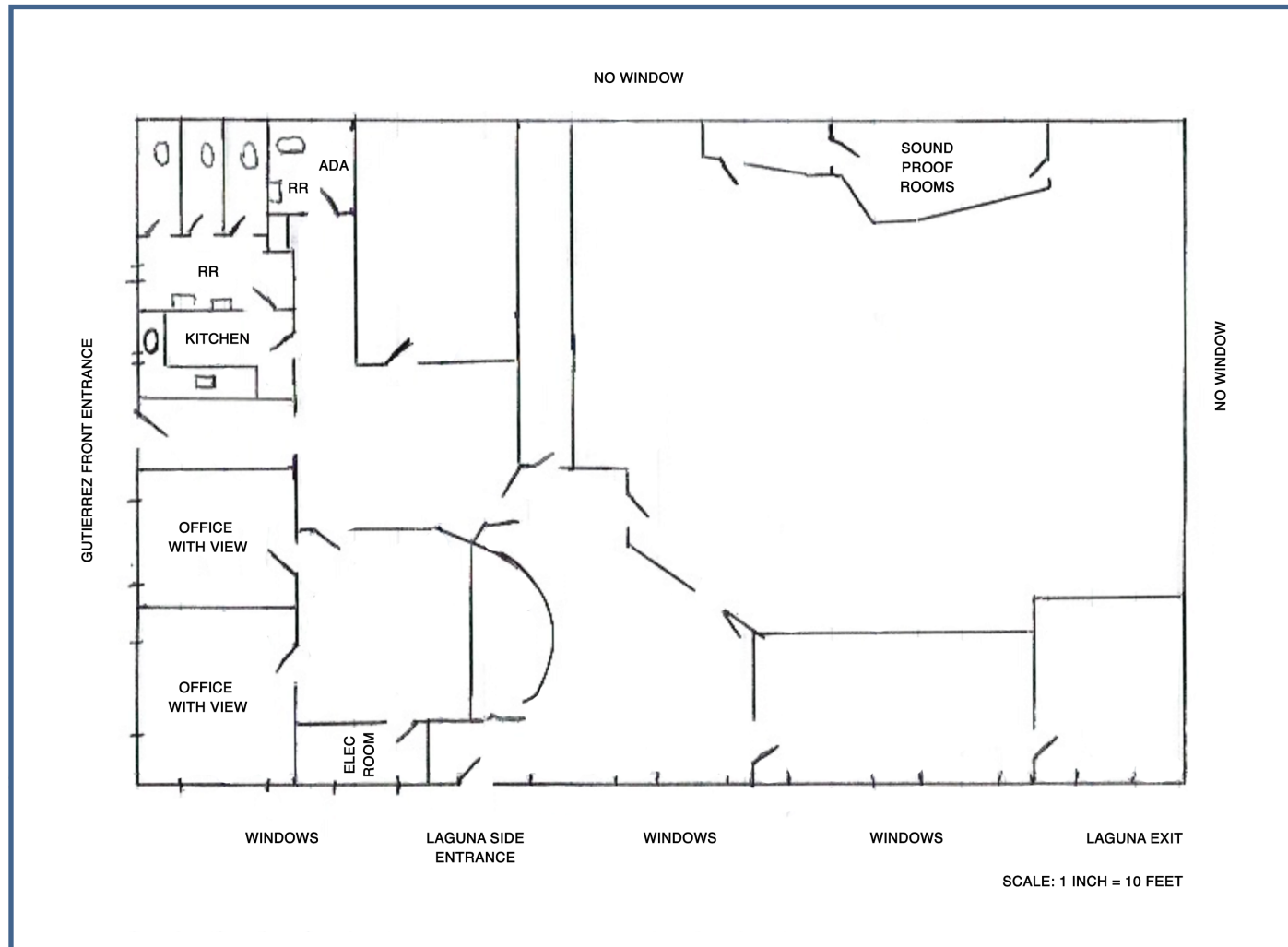
Available: Immediately

Zone: M-1

APN: 031-343-001



SITE MAP





PRESIDIO
COMMERCIAL REAL ESTATE

BLAKE ANDREWS

805.895.1181 • blake@presidiocommercialre.com

