



JUSTIN DIEM
805.879.9634
jdiem@radiusgroup.com
CA LIC. 02058176



5320 SUITE C CARPINTERIA 93013 CARPINTERIA AVE

NEW FOR LEASE

±782 SF professional office space
near amenity-rich downtown

This professional office suite boasts private offices, reception, kitchenette and outdoor areas. Features include vaulted ceilings, abundant natural light and sliding glass doors to courtyard patio. Centrally located with great access to US 101 Freeway. Close to shopping, banking, post office and City Hall. Contact Listing Agent to show.



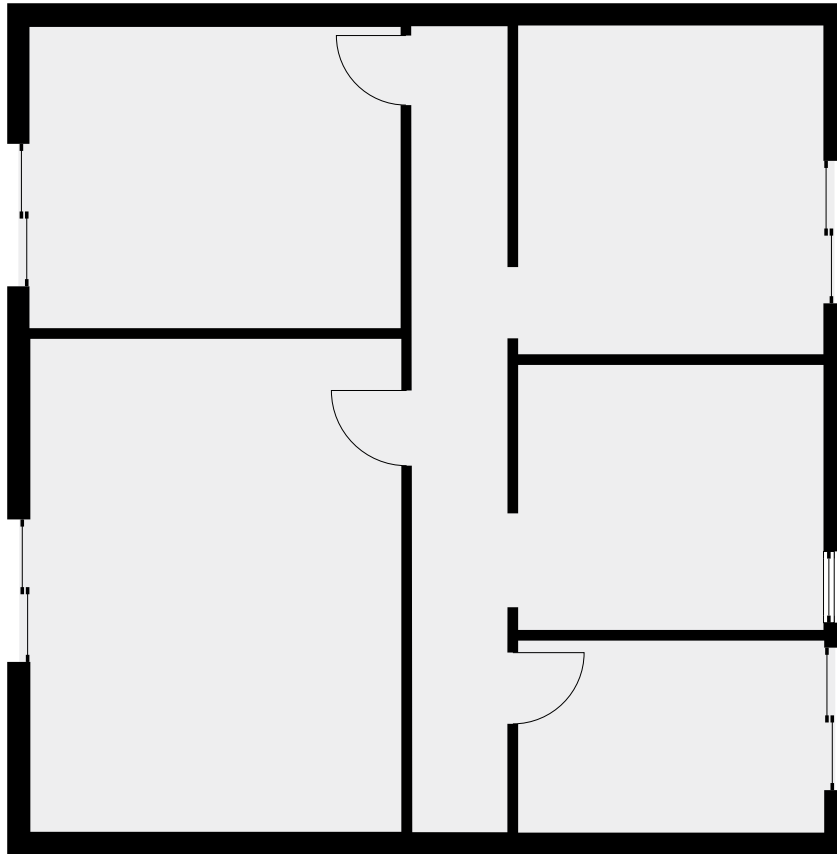
Offering Specifics

Lease Rate	\$1.95/SF NNN (\$1.00)
Annual Rent Increase	CPI Min. 3% – Max. 6%
Size	±782 SF
Parking	Common
Zoning	CPD
Restrooms	Common
Kitchenette	Yes
HVAC	Yes
Available	Now
CSO	3.0%

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FLOOR PLAN



Not to scale



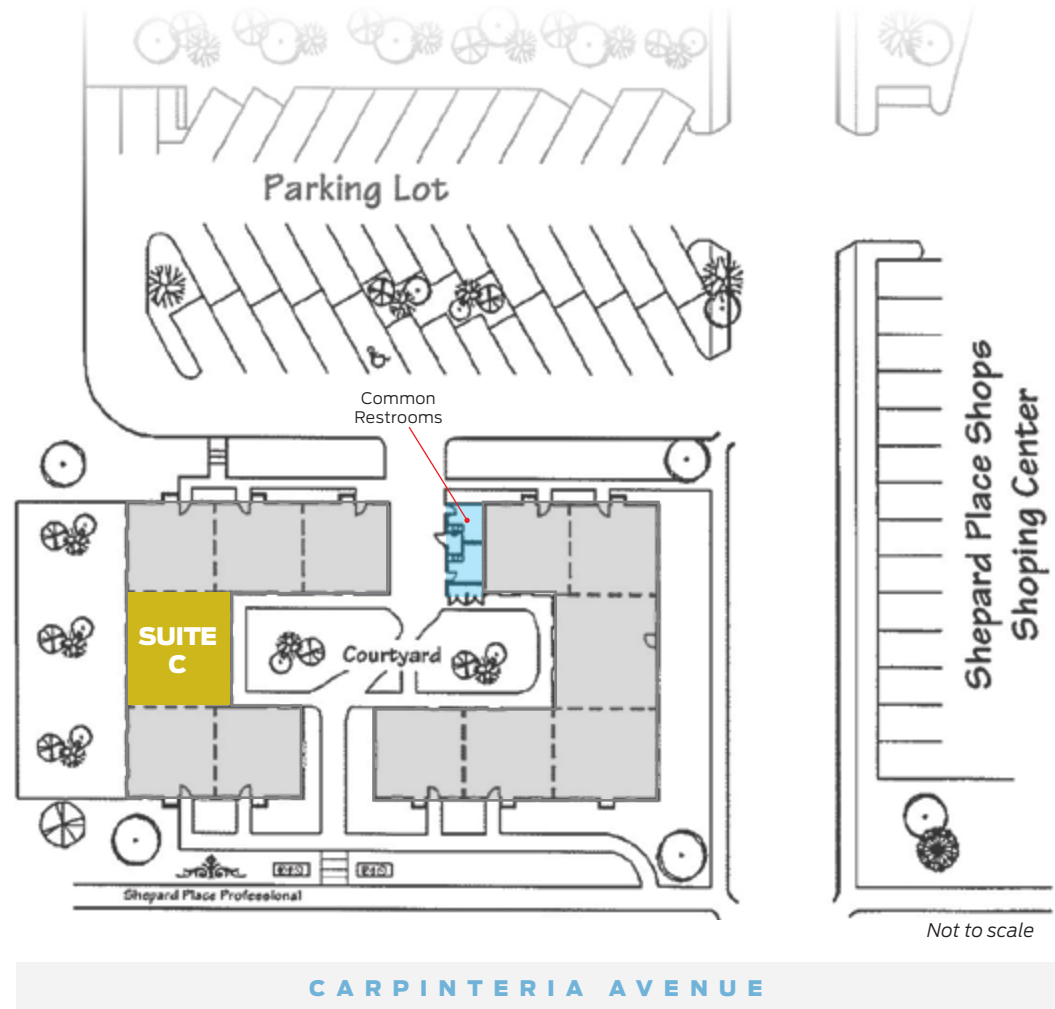
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PROPERTY HIGHLIGHTS

Abundant Parking • Garden Patios • Vaulted Ceilings
Easy Access to US 101 Fwy • Ideal Location Near Post Office, City Hall
& Numerous Downtown Amenities



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