

NOW LEASING

800 MIRAMONTE DRIVE

SANTA BARBARA
CALIFORNIA
93109

Up to ±3,614 SF • Divisible to ±472 SF
\$3.75/SF – \$5.00/SF NNN (\$1.58)

Executive Office Suites with sweeping ocean,
mountain & Riviera views — set in an impeccably
maintained, light-filled building showcasing
Santa Barbara's iconic scenery.

PRESENTED BY

GENE DEERING
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CA LIC. 01450943

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STUNNING CLASS A OFFICE BUILDING WITH ICONIC VIEWS

A truly distinctive Class A office building overlooking Santa Barbara, the coastline, and the surrounding mountains, this property offers an elevated professional environment in impeccable condition. Designed to balance presence with privacy, the building features high ceilings, abundant natural light, and select private patios, creating a workspace that feels both refined and intentional.

The architecture and interiors thoughtfully incorporate curated art and design elements throughout, contributing to a polished, professional atmosphere without sacrificing warmth.

Gated parking provides both convenience and security, reinforcing the building's discreet and private character. Building amenities include a shared executive conference room with sweeping ocean views, an adjacent exterior patio, a well-appointed executive kitchen, and high-quality restroom facilities—spaces designed to support productive meetings, collaboration, and daily comfort.

This is a rare Santa Barbara office asset, ideal for the discerning user seeking a quiet, private setting with iconic views in one of the area's most desirable locations.

**PLEASE DO NOT DISTURB
CURRENT OCCUPANTS**

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Rare opportunity to be part of the thoughtful re-imagining of one of Santa Barbara's most distinguished professional buildings. Formerly an ownership-exclusive space, this area is being fully renovated to building standards and reintroduced as a limited collection of executive office suites. Tenants have the unique advantage of securing space early and helping shape final layouts to suit their needs, with a variety of sizes allowing flexibility from a single executive office to a boutique headquarters environment.

AVAILABLE SUITES

SUITE 210
±1,080 SF
\$3.75/SF NNN

SUITE 220
±479 SF
\$5.00/SF NNN

SUITE 230
±472 SF
\$5.00/SF NNN

SUITE 240
±474 SF
\$5.00/SF NNN

SUITE 250
±1,109 SF
\$3.75/SF NNN

*Suites may be
leased individually
or together*

ADDITIONAL DETAILS

Lease Rate	Includes Utilities
NNN's	\$1.58/SF
Term	3-5 Years
Zoning	CX
HVAC	Throughout
Parking Ratio	3.13/1,000
CSO	3%

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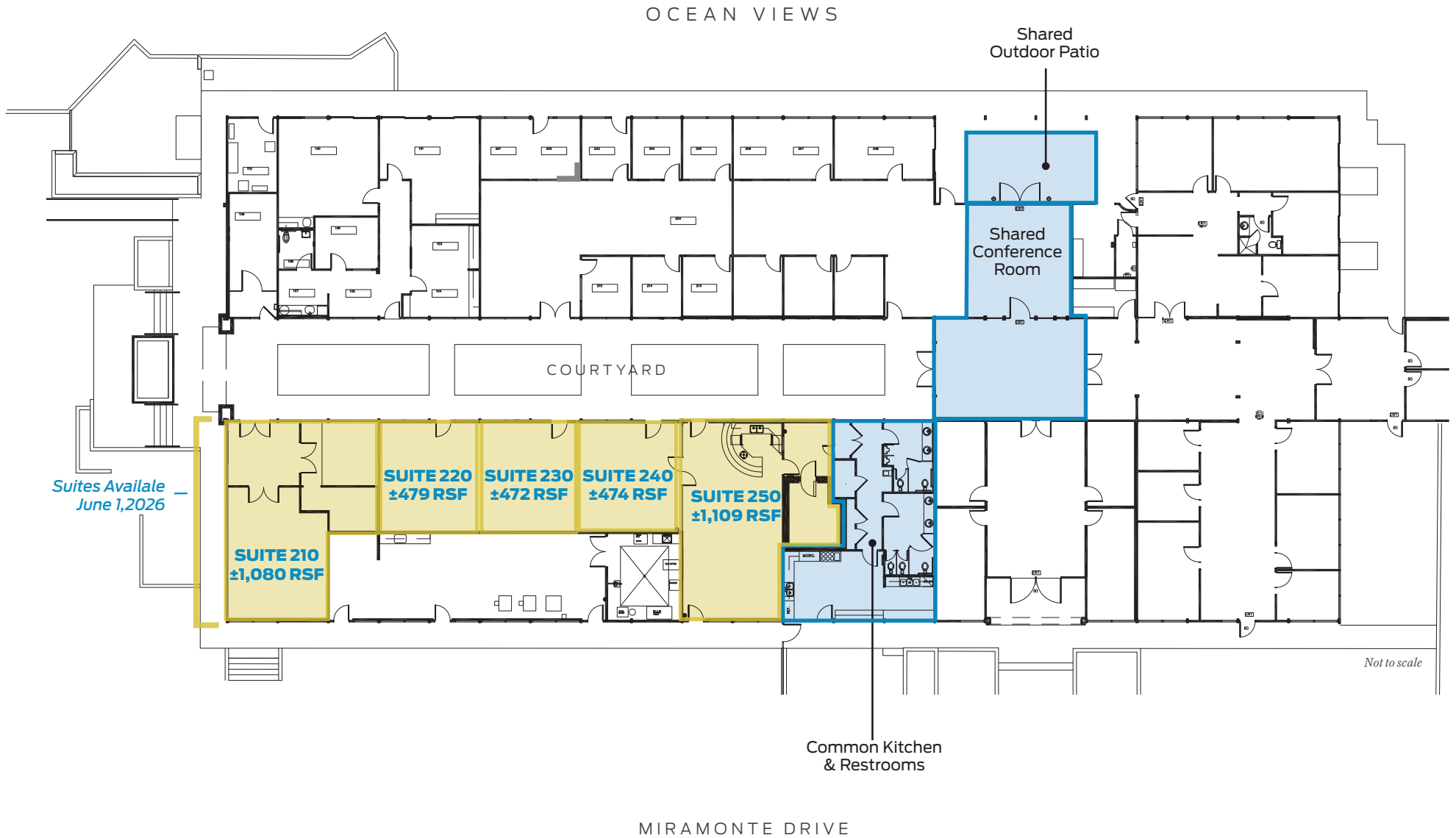
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SHARED CONFERENCE ROOM



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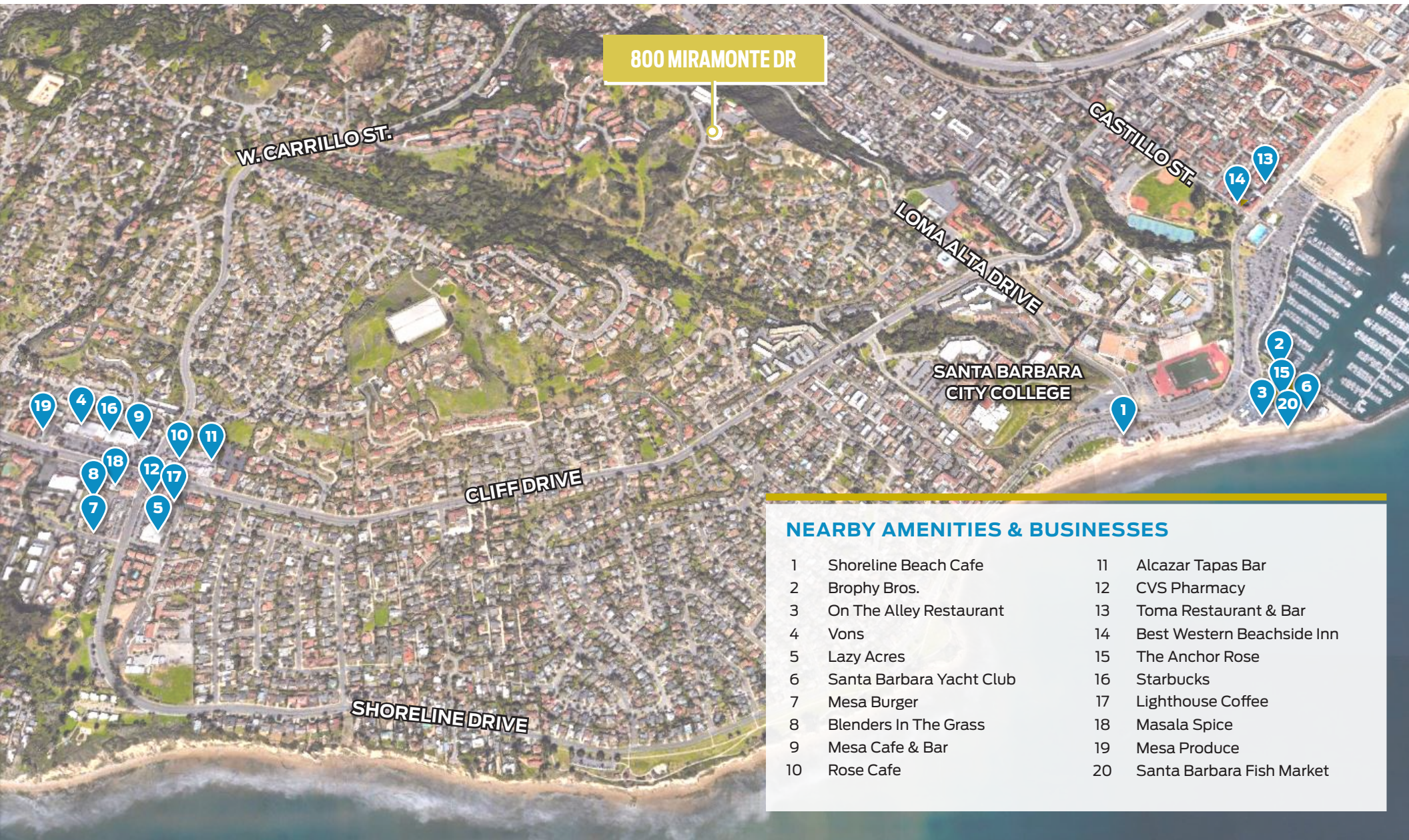
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- ### NEARBY AMENITIES & BUSINESSES
- | | | | |
|----|--------------------------|----|----------------------------|
| 1 | Shoreline Beach Cafe | 11 | Alcazar Tapas Bar |
| 2 | Brophy Bros. | 12 | CVS Pharmacy |
| 3 | On The Alley Restaurant | 13 | Toma Restaurant & Bar |
| 4 | Vons | 14 | Best Western Beachside Inn |
| 5 | Lazy Acres | 15 | The Anchor Rose |
| 6 | Santa Barbara Yacht Club | 16 | Starbucks |
| 7 | Mesa Burger | 17 | Lighthouse Coffee |
| 8 | Blenders In The Grass | 18 | Masala Spice |
| 9 | Mesa Cafe & Bar | 19 | Mesa Produce |
| 10 | Rose Cafe | 20 | Santa Barbara Fish Market |

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