

1575 STATE STREET

SUITE 99
SANTA BARBARA
CA 93101

FOR LEASE

±325 SF 1st floor turn-key office
condo with one underground
parking space

PRESENTED BY

FRANK GAMBERDELLA
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Plaza Linda Vista is a mixed-use property featuring a professional office component on the first and second floors, with residential condos on the third floor and above the parking garage.

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1525 STATE ST.

SANTA BARBARA CA 93101

Suite 99 presents a rare opportunity to lease a ±325 SF office-only space in a prime State Street location. The suite features an open floor plan with abundant natural light, creating a bright and professional workspace ideal for focused productivity.

Perfectly suited for an executive office or small professional user, the efficient layout maximizes functionality while maintaining a clean, modern feel. Located along one of Santa Barbara's most sought-after corridors, the property offers easy access to nearby amenities, dining, and services, providing added convenience for both employees and clients.

An ideal solution for users seeking a compact, high-quality office space in a premier location.

SUITE 99

Lease Rate

\$2,400/Month

Full Service Gross

Leasing Highlights

Suite Size

Rentable: ±325

Date Available

Now

Term

2+ Years

Proposed Parking

One Covered Space
(Underground Garage)

Restrooms

Common

Floor

Ground Floor Stand Alone Office

Elevator

Yes

HVAC

None

CSO

3%

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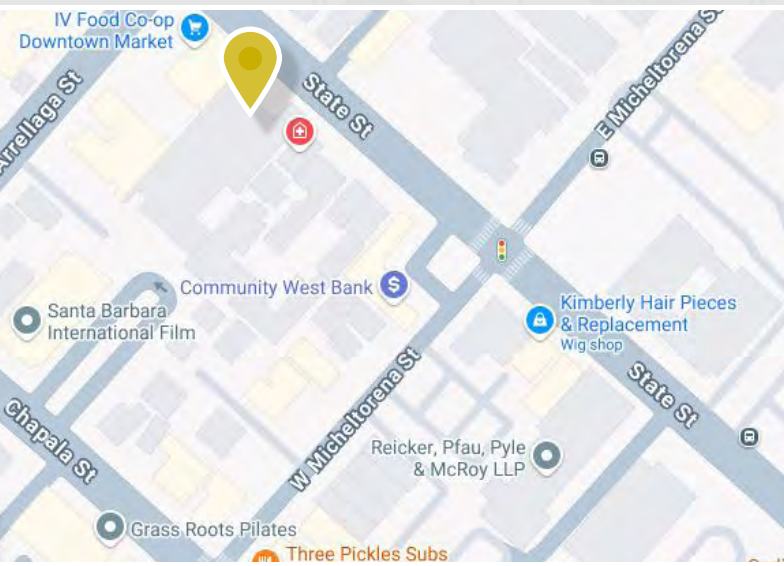
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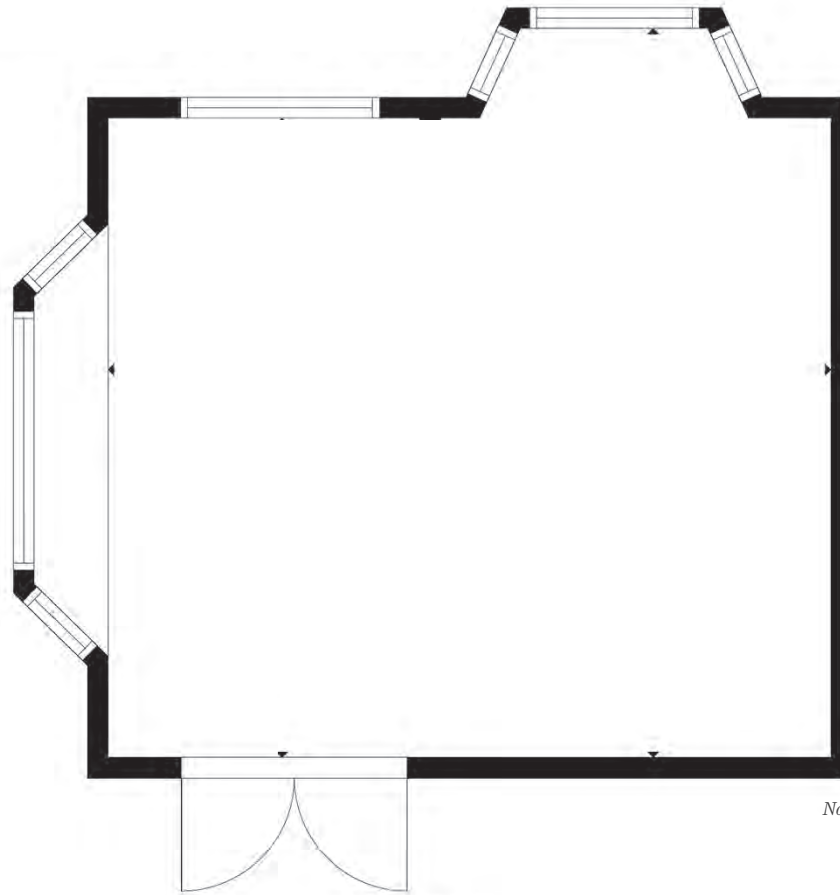
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FLOOR PLAN

STATE STREET

ARRELLAGA STREET



Not to scale

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Downtown Area Merchants & Attractions

- 1 Community West Bank
- 2 Saint Remy at El Prado Inn by Marriott
- 3 Renaud's Patisserie & Bistro
- 4 Scarlett Begonia
- 5 LOKUM
- 6 McConnell's Fine Ice Creams
- 7 Historic Santa Barbara Courthouse
- 8 World Market/Cost Plus
- 9 Lobero Theater
- 10 Buena Onda Empanadas
- 11 Joe's Cafe
- 12 Chocolate Maya
- 13 Rare Society
- 14 MOXI Wolf Museum of Exploration
- 15 Stearns Wharf
- 16 Hotel Californian
- 17 Oku
- 18 Jeannine's Restaurant & Bakery
- 19 Hilton Santa Barbara Beachfront Resort
- 20 El Presidio de Santa Bárbara State Historic Park
- 21 Santa Barbara Public Market



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SANTA BARBARA THE AMERICAN RIVIERA

Symbolizing the ultimate in casual California lifestyle, Santa Barbara is undoubtedly one of America's most desirable destinations in which to live and travel.



Located on a pristine coastline approximately 332 miles south of San Francisco and 92 miles north of Los Angeles, Santa Barbara is nestled between the Pacific Ocean and the Santa Ynez Mountains. This stretch of coast is known as the “American Riviera” because of its mild Mediterranean climate.

With a population of approximately 87,000, Santa Barbara is both small and vibrant. Locals and visitors are drawn to the city's charming downtown and picturesque State Street with its rich Spanish architecture and historical sites, wide variety of shops and galleries and numerous Zagat-rated restaurants. Pristine, sunny beaches, an expansive harbor and countless attractions including the Santa Barbara Zoo, Santa Barbara Mission, Arlington Theatre, Stearns Wharf, Santa Barbara Museum of Art and Santa Barbara Museum of Natural History all add to the area's appeal. And with nearly 200+ vineyards within a short drive, Santa Barbara County is a renowned wine region offering an array of some of the finest labels in the world.



**“The 12 Best Cities
for a Weekend Getaway”**

U.S. News & World Report



**“30 Best Small Cities
in America”**

Condé Nast Traveler's Readers' Choice Awards