

650 Alamo Pintado Rd, #301
SOLVANG, CA 93463

PROFESSIONAL OFFICE
FOR LEASE



LENA BERCH | OWNER/BROKER
DRE #00864783
lena@sapphireselectproperties.com

CRISTINA BERCH | LEASING COORDINATOR
DRE #02193142
cristina@sapphireselectproperties.com



DRE #02193853

805.694.6355

WWW.SAPPHIRESELECTPROPERTIES.COM





Suite 301 SPECIFICS

LEASE PRICE: \$3,719 base+ \$1,240 NNN = \$4,959

NNN \$2.25/SF/Mo Base Rent + \$0.75/SF/Mo

UNIT SIZE: 1,653 SF

LOT SIZE: 49,322 SF

BUILDING SIZE APPROX 10,000 SF

FLOORS: 3

LEASE TERM: 3-5 YEARS

ESCALATIONS: 3% BUMPS

ZONING: PO (PROFESSIONAL OFFICE)

PARKING: PARKING LOT (UNASSIGNED 5.6/1000 SF)

HVAC: YES

YEAR: 1988

ELEVATORS: YES

RESTROOMS: COMMON

Lease Rate
\$4,959/month

Exceptionally well-suited for an attorney, law firm, financial professional, CPA, consultant, or other established professional practice, this ±1,653 SF office suite is in the Village One Professional Building in Solvang's established professional corridor.

This suite offers a functional, sophisticated layout with the infrastructure already in place for professional practice. A welcoming reception area and coworking space leads into a private library/file room with extensive built-in shelving, ideal for books, case files, records, and other professional materials. The suite also includes an office, executive corner office, additional workstations for support staff, kitchenette, and private bathroom.

A distinctive feature is the balcony overlooking Village Lane and mature trees, connecting the library and central office. It provides a peaceful outdoor setting and an attractive extension of the workspace.

The Village One Professional Building is conveniently located near Santa Ynez Valley Cottage Hospital, New Frontiers Marketplace, CVS, Valley Fresh Market, Montecito Bank & Trust, Cottage Primary Care, Village Lane medical offices, and other established professional and service businesses.

**LOCATED NEAR
SYV COTTAGE
HOSPITAL**



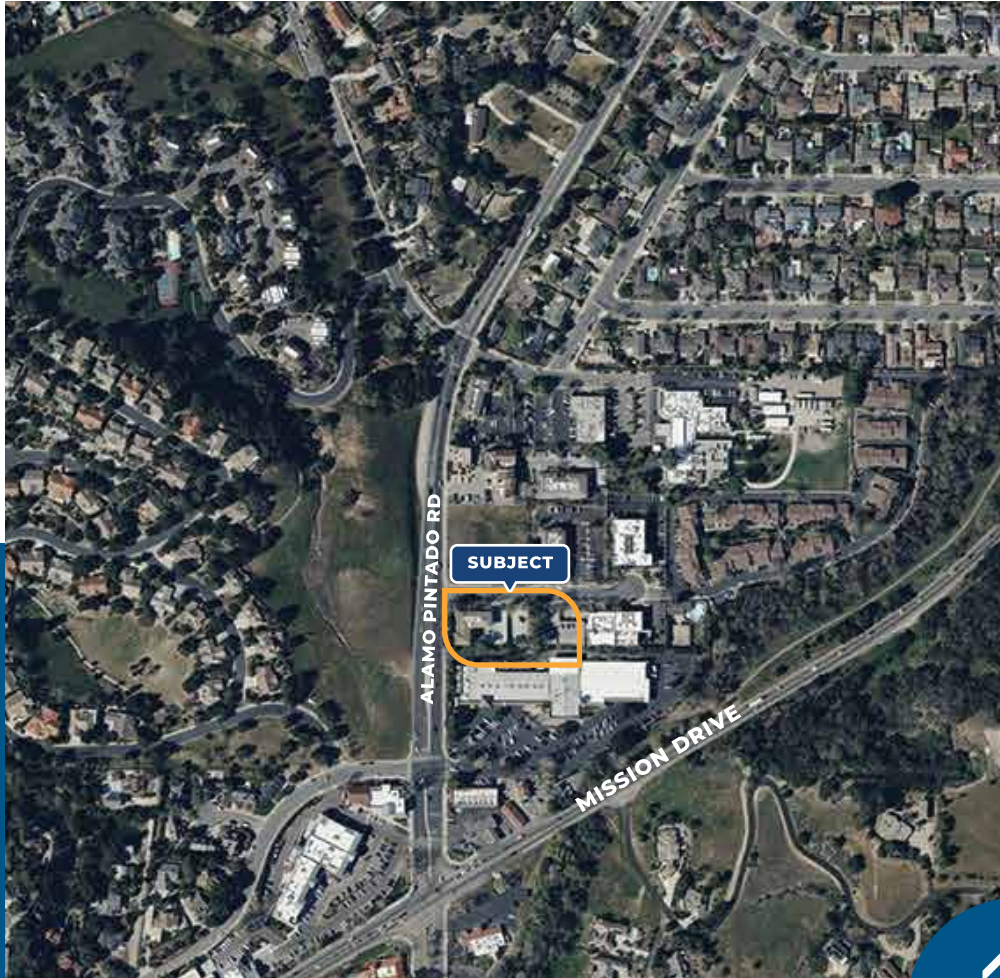
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Property
GALLERY
PROFESSIONAL/MEDICAL OFFICE



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Property AREA OVERVIEW



LENA BERCH

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PROPERTIES, INC.

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