



5320
CARPINTERIA
AVENUE
STE. C

CARPINTERIA
CALIFORNIA
93013

FOR LEASE
\$1.95/SF NNN (\$1.10)

**Optimally located ±782 SF office space
w/ easy access to US 101 Fwy
& amenity-rich downtown Carpinteria.**

JUSTIN DIEM
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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

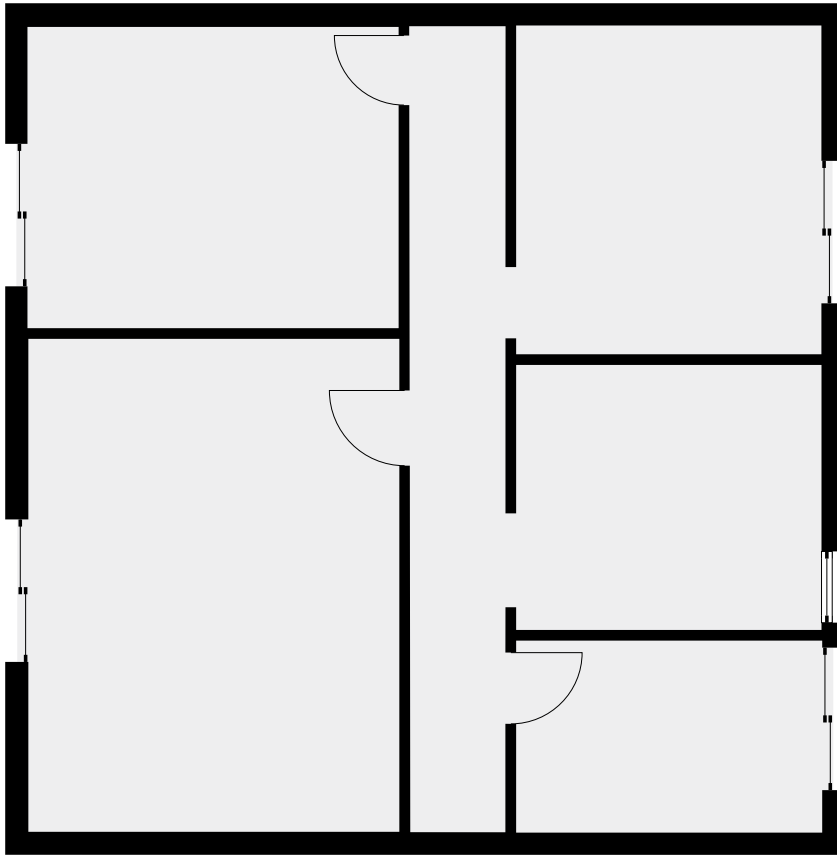
Lease Rate	\$1.95/SF NNN (\$1.10)
Annual Rent Increase	CPI Min. 3% – Max. 6%
Size	±782 SF
Parking	Common
Zoning	CPD
Restrooms	Common
Kitchenette	Yes
HVAC	Yes
Available	Now
CSO	3.0%



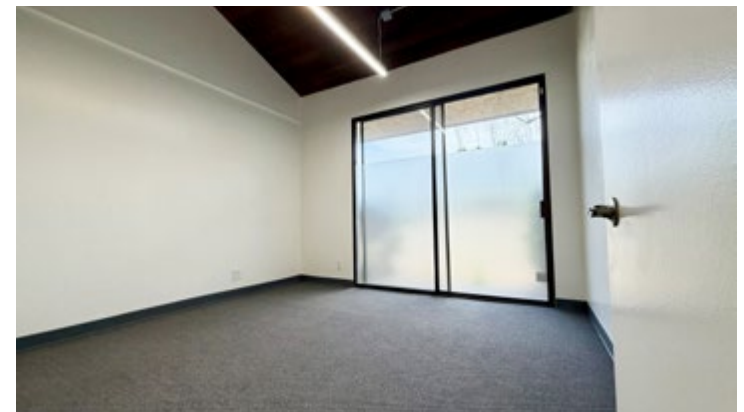
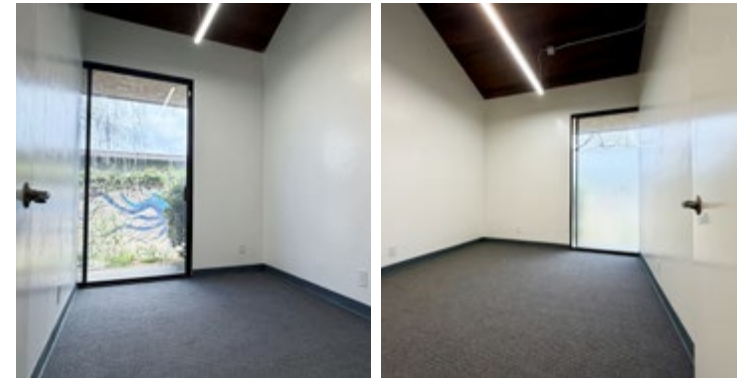
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FLOOR PLAN



Not to scale



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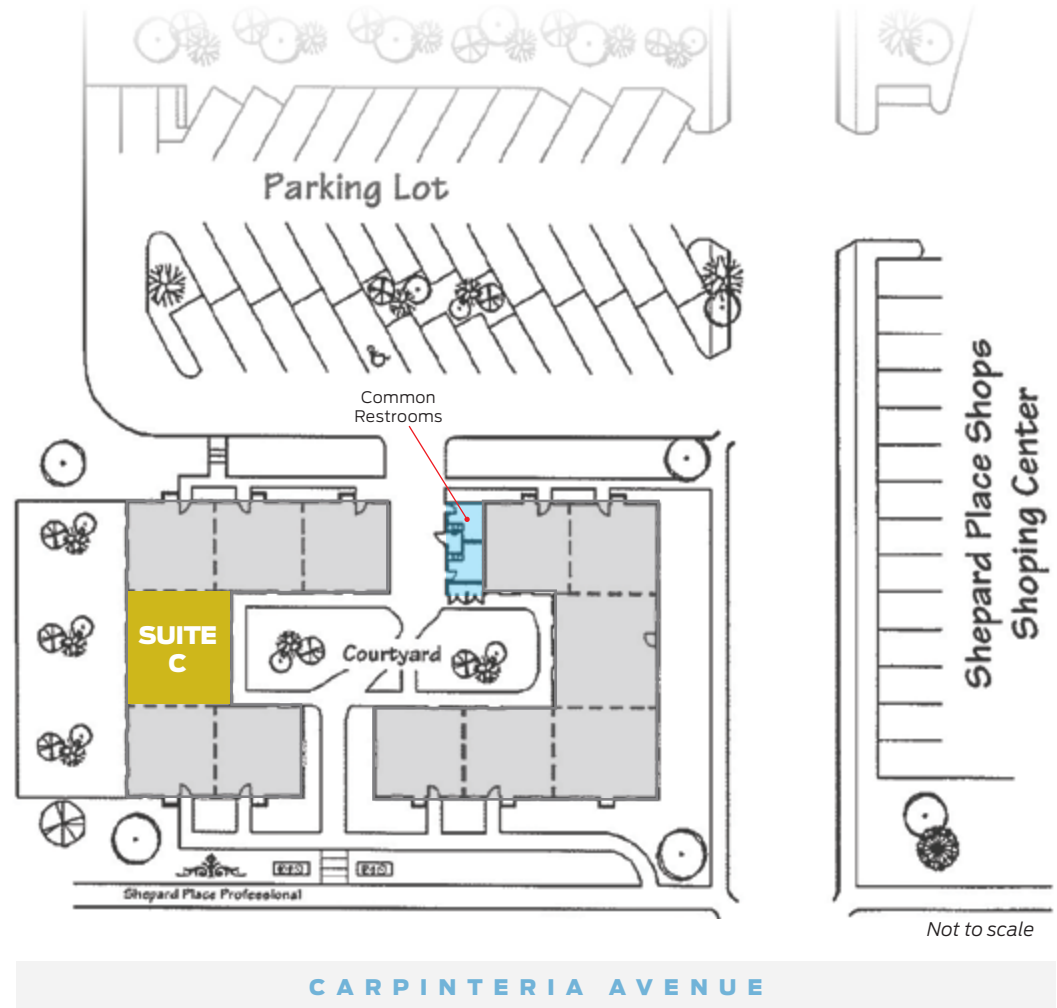


±782 SF professional office space
near amenity-rich downtown



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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