

800 MIRAMONTE DRIVE

SANTA BARBARA
CALIFORNIA
93109

FOR LEASE

Executive Office Suites
with Sweeping Ocean,
Mountain & Riviera Views

AVAILABLE NOW

Suite 270: $\pm 1,798$ SF

AVAILABLE JUNE 1

Up to $\pm 3,614$ SF • Divisible to ± 427 SF

Impeccable building with natural light
& iconic Santa Barbara views.

\$3.20/SF NNN (\$1.58)

PRESENTED BY

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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

Executive Office Suites Coming Soon

- Suite 210: ±1,080 SF
- Suite 220: ±479 SF
- Suite 230: ±472 SF
- Suite 240: ±474 SF
- Suite 250: ±1,109 SF

Listed By



PRIVATE ENTRANCE TO EXECUTIVE SUITE

EXECUTIVE SUITE 270

AVAILABLE NOW

±1,798 SF

Space Available	±1,798 SF Executive Office
Lease Rate	\$3.20/SF NNN (\$1.58) (Includes Utilities)
Term	3-5 Years
Available	Immediately
Zoning	CX
HVAC	Throughout
Parking Ratio	3.13/1,000
CSO	3%

Suite 270 offers an exceptional professional setting. A private dramatic double glass entry opens into an executive suite featuring four private offices, a spacious open work area, and direct access to premium building amenities. Located just across the hall from the shared conference room and adjacent to the common kitchen and restrooms, the space provides both prestige and convenience. Perfect for firms seeking a high-image environment with functional flexibility, this suite combines first-class design with inspiring views in one of the area's most desirable offices.

Interior Entrance to Executive Suite

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Private Entrance



A 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. Suites will range from approximately ± 472 SF to $\pm 3,614$ SF, allowing flexibility from a single executive office to a boutique headquarters environment.

Executive Office Suites Coming Soon*

Suite 210 —
\$3.75/SF NNN · $\pm 1,080$ SF

Suite 230 —
\$5.00/SF NNN · ± 472 SF

Suite 250 —
\$3.75/SF NNN · $\pm 1,109$ SF

Suite 220 —
\$5.00/SF NNN · ± 479 SF

Suite 240 —
\$5.00/SF NNN · ± 474 SF

**Suites may be leased individually or together.*

ADDITIONAL SUITES AVAILABLE JUNE 1, 2026

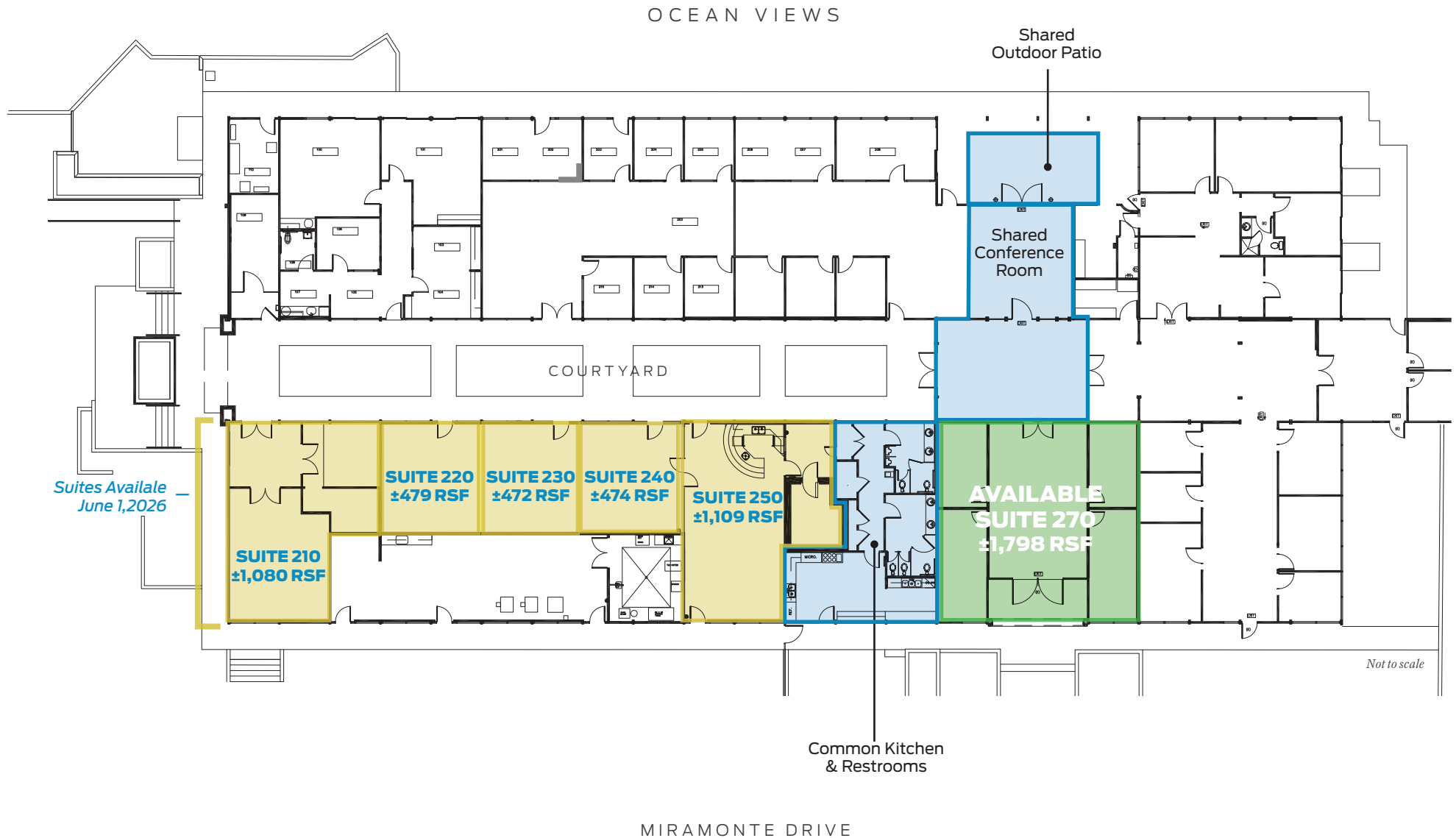
Lease Rate	Starting at \$3.75/SF NNN (\$1.58) (Includes Utilities)
Term	3-5 Years
Zoning	CX
HVAC	Throughout
Parking Ratio	3.13/1,000
CSO	3%

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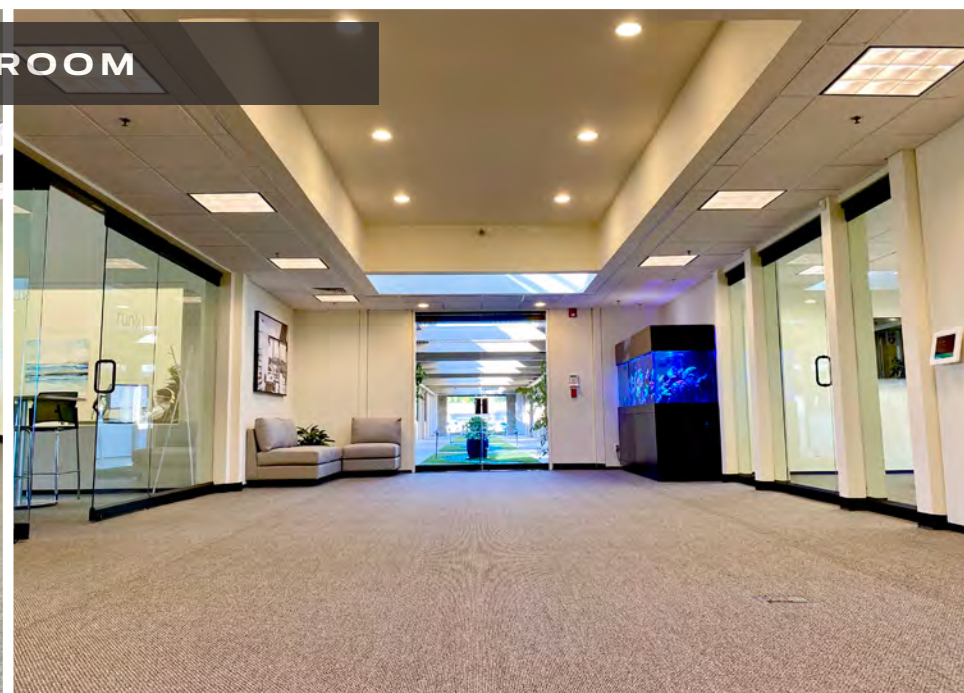


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SHARED CONFERENCE ROOM

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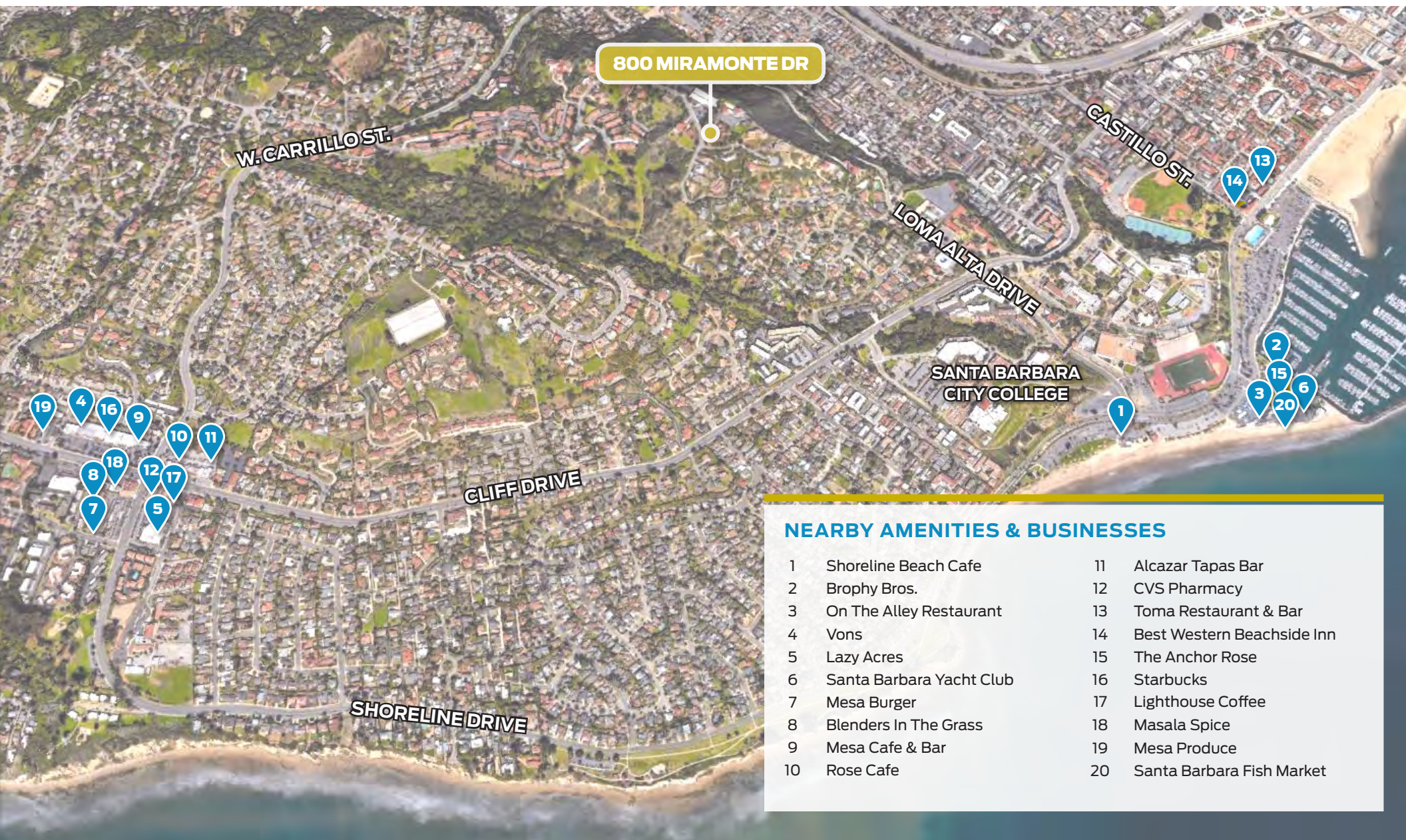
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800 MIRAMONTE DRIVE

SANTA BARBARA
CA 93109

±1,018 SF & ±1,798 SF Premier Office
Suites with Sweeping Ocean, Mountain
& Riviera Vistas



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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