

829 DE LA VINA ST.

SANTA BARBARA CA 93101

LEASE RATE REDUCTION

Suite 200: 2nd Floor
±1,900 SF Office Suite

$2.95/SF Modified Gross

Suite 300: 3rd Floor
±737 SF Office Suite

$3.25/SF Modified Gross

PRESENTED BY

RHONDA LEDSON HENDERSON
805.879.9615
rhenderson@radiusgroup.com
CA LIC. 02121348

RADIUS® Commercial Real Estate

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SANTA BARBARA CALIFORNIA 93101

LEASE RATE REDUCTION

Downtown Office Suites
Expansive Glass Windows & Historic Character



Beautifully restored brick building in the heart of downtown Santa Barbara, originally constructed as Jordano's warehouse and thoughtfully reimagined into distinctive creative office space. The property offers a quiet, boutique professional environment highlighted by abundant natural light, expansive glass lines, exposed wood beam ceilings, and authentic architectural character throughout.

Suite 200 offers a well-built-out office environment ready for immediate occupancy, featuring multiple private offices, reception area, kitchen, and an efficient professional layout ideal for traditional office or collaborative team use.Suite 300 provides a unique third-floor creative setting with abundant natural light and architectural character, ideally suited for boutique professional or creative users, and includes an additional 106 SF of private workroom/storage space not included in the rentable square footage. Building amenities include common area restrooms, a separate shower facility, and convenient walkability to downtown restaurants, retail, and core amenities. Rare opportunity to lease character-driven office space blending historic charm with modern functionality.

Leasing Specifics

Reduced Lease Rates	**Suite 200: $2.95/SF Modified Gross** **Suite 300: $3.25/SF Modified Gross**
Sizes	Suite 200: ±1,900 SF Suite 300: ±737 SF + ±106 SF Private Workroom/ Storage (non-RSF)
Utilities	Water & Trash Included Tenant Expense: Electrical & Internet
Deposit	Upon Review
Term	3 - 5 Years
Date Available	Now
Parking	3/1,000 On-Site + Street Parking
HVAC	Throughout
Elevators	None
Floor	Suite 200: 2nd Floor; Suite 300: 3rd Floor
Restrooms	Common + Shower
Zoning	C-2
Year Built	1954 | Extensively Remodeled in 1978
CPI	3% Annual Increase
CSO	3%

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CENTRAL LOCATION FOOTSTEPS FROM NUMEROUS DOWNTOWN SHOPS, RESTAURANTS & CORE AMENITIES







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Downtown Office Suites
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FLOOR PLAN · SUITE 200



Not to scale

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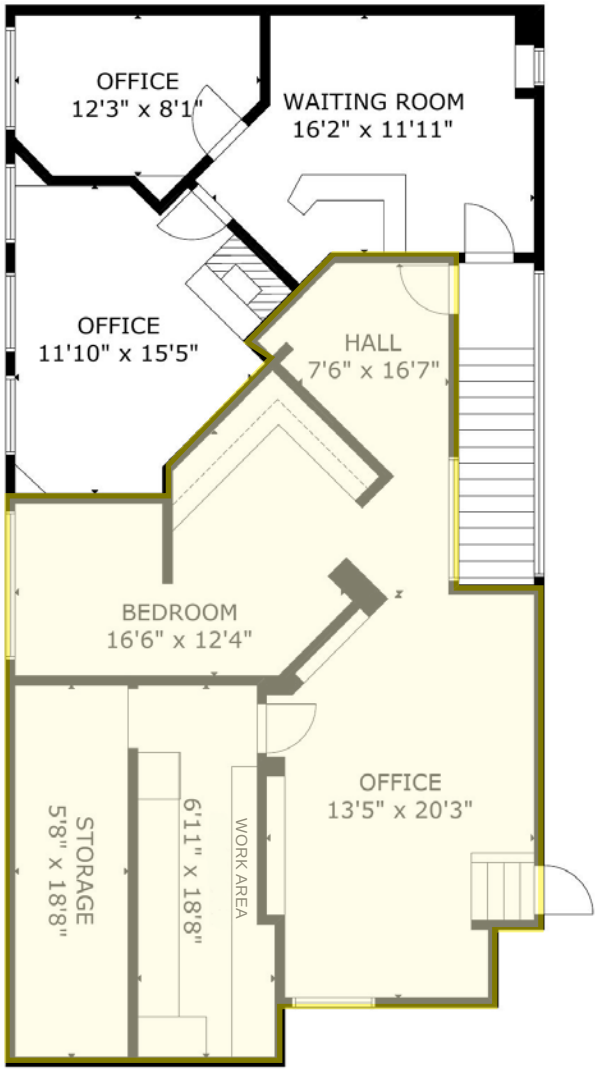
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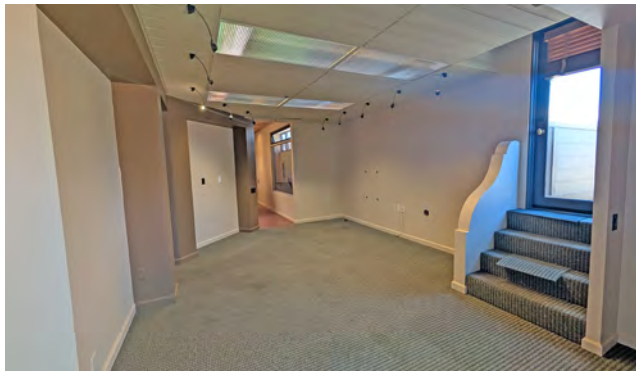
LEASE RATE REDUCTION

Downtown Office Suites
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FLOOR PLAN • SUITE 300 • ±737 SF



Not to scale







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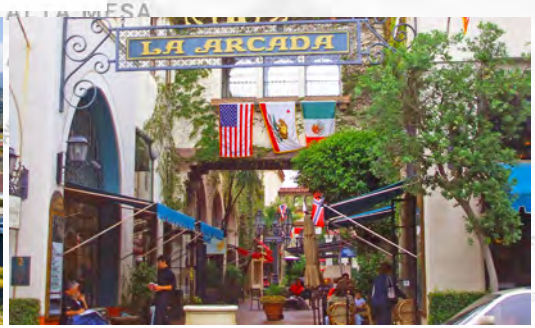
Downtown Office Suites
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Downtown Area Merchants & Attractions

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.

U.S. News & World Report

"The 12 Best Cities for a Weekend Getaway"

U.S. News & World Report

Condé Nast Traveler

"30 Best Small Cities in America"

Condé Nast Traveler's Readers' Choice Awards



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