

PLATFORM

PRIME INDUSTRIAL/FLEX & CREATIVE OFFICE SPACES

The Platform is THE premier multi-use complex strategically situated at the convergence of downtown Santa Barbara's vibrant Lower State Street, Funk Zone and Lagoon District destinations.

AVAILABLE FOR IMMEDIATE OCCUPANCY

GROUND FLOOR INDUSTRIAL/FLEX

\$2.95/SF NNN (\$1.13)

Suite A1	±1,541 SF
Suite A9	±970 SF
Suite B2	±1,206 SF
Suite B3	±1,210 SF

SECOND FLOOR CREATIVE OFFICE

\$1.85/SF NNN (\$1.13)

Suite A10-11	±2,228 SF
Suite A12	±1,260 SF
Suite A13	±1,260 SF
Suite A14	±876 SF
Suite A15	±1,108 SF

BROKER BONUS

**5% Fee paid to Co-Op Agent on leases
with term longer than one year.**

PRESENTED BY



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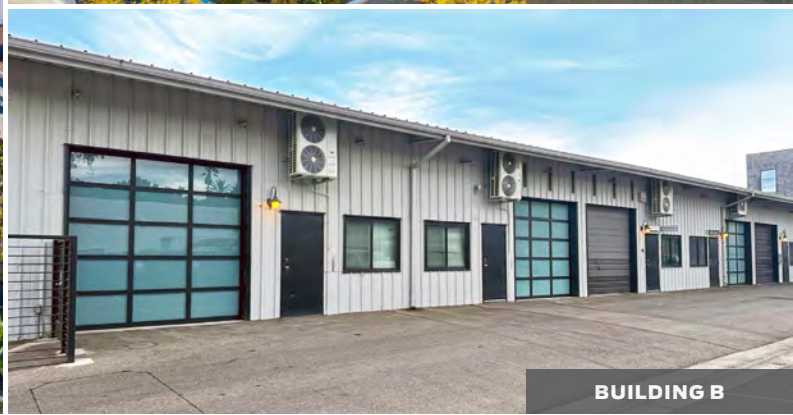
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!PLATFORM

126 E HALEY ST
SANTA BARBARA
CALIFORNIA 93101



BUILDING A



BUILDING B

The Platform at Haley & Santa Barbara Streets blends light industrial, warehouse, retail, and creative office uses at the entrance to Santa Barbara's growing Lagoon District, steps from State Street and The Funk Zone. With glass roll-up doors, fiber connectivity, shared restrooms, and elevator access, it delivers an ideal workplace and lively customer destination.

Available Suites For Lease

	A1	A9	A10-11	A12	A13	A14	A15	B2	B3
Size	±1,541 SF	±970 SF	±2,228 SF	±1,260 SF	±1,260 SF	±876 SF	±1,108 SF	±1,206 SF	±1,210 SF
Lease Rate	\$2.95 NNN	\$2.95 NNN	\$1.85 NNN	\$1.85 NNN	\$1.85 NNN	\$1.85 NNN	\$1.85 NNN	\$2.95 NNN	\$2.95 NNN
Est. NNN	\$1.13/SF	\$1.13/SF	\$1.13/SF	\$1.13/SF	\$1.13/SF	\$1.13/SF	\$1.13/SF	\$1.13/SF	\$1.13/SF
Floor	Ground	Ground	2nd	2nd	2nd	2nd	2nd	Ground	Ground
Type	Ind/Flex	Ind/Flex	Office	Office	Office	Office	Office	Ind/Flex	Ind/Flex
Parking	2	2	3	2	2	1	2	2	2
Roll-Up Dr	—	1	—	—	—	—	—	1	1
HVAC	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Available	Now	Now	Now	Now	Now	Now	Now	Now	Now

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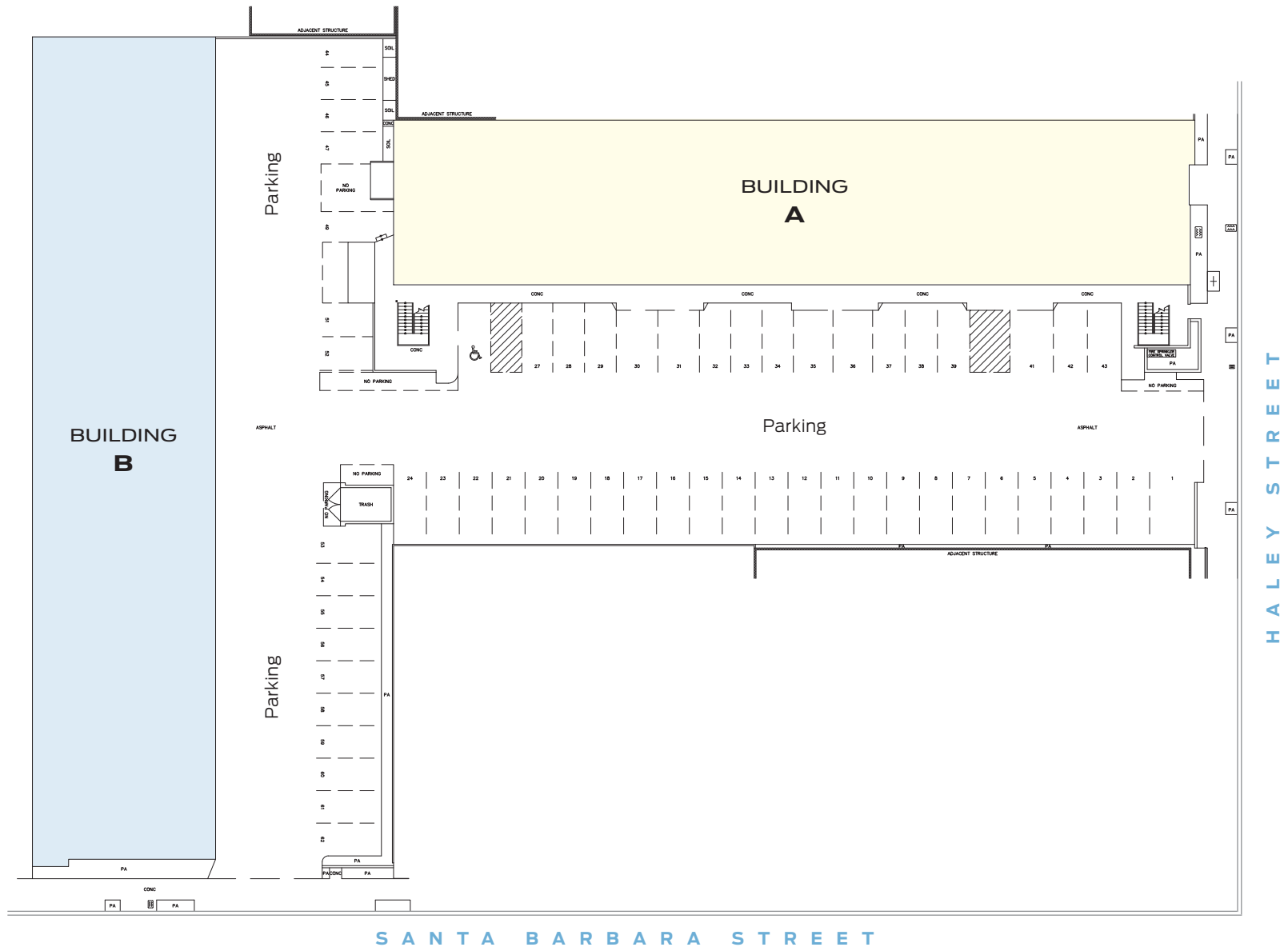
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SITE PLAN



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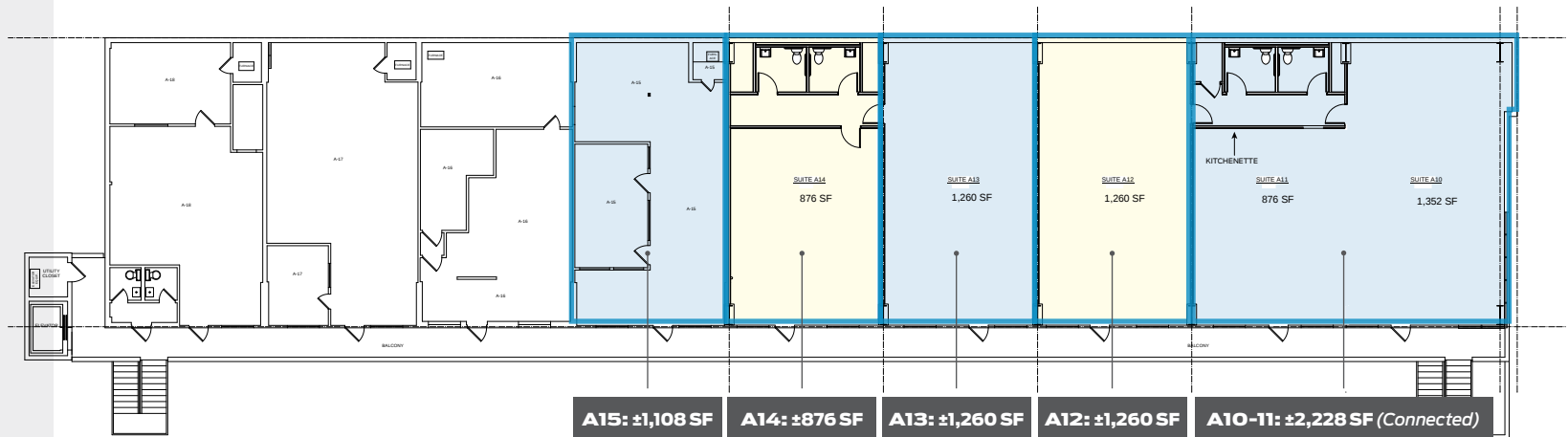


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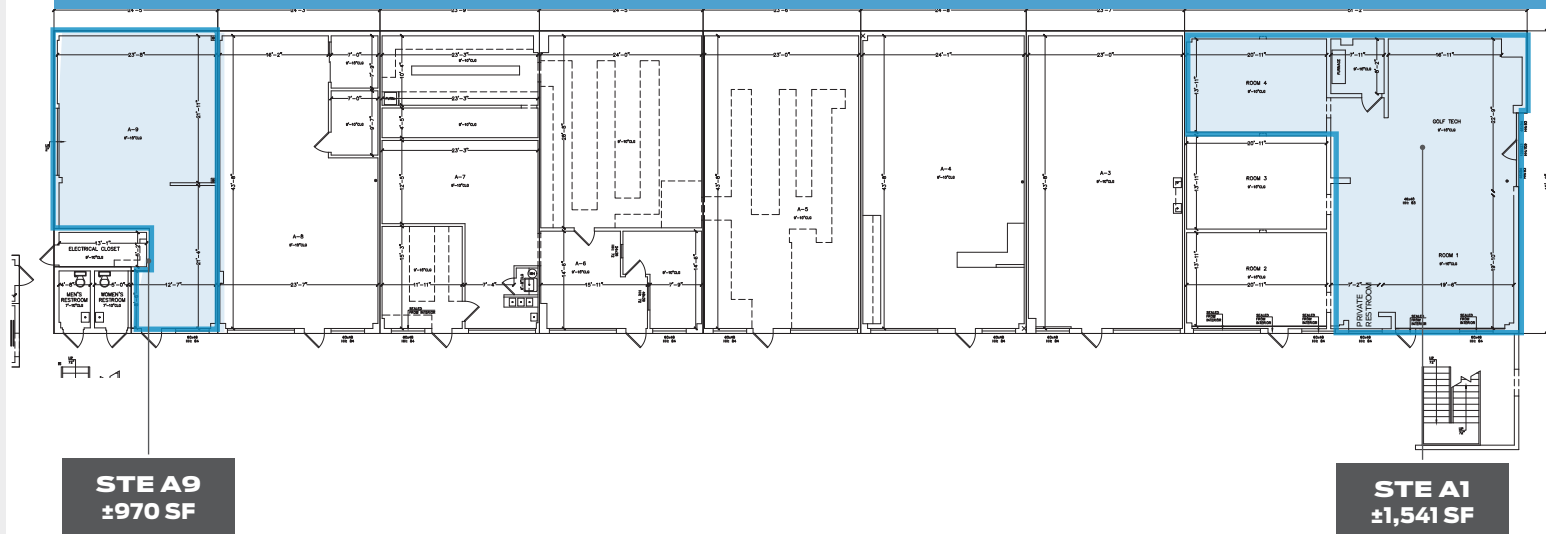
FLOOR PLAN BLDG A

Suites completely
renovated with
breakroom and
new lights

Second Floor



First Floor



HALEY STREET

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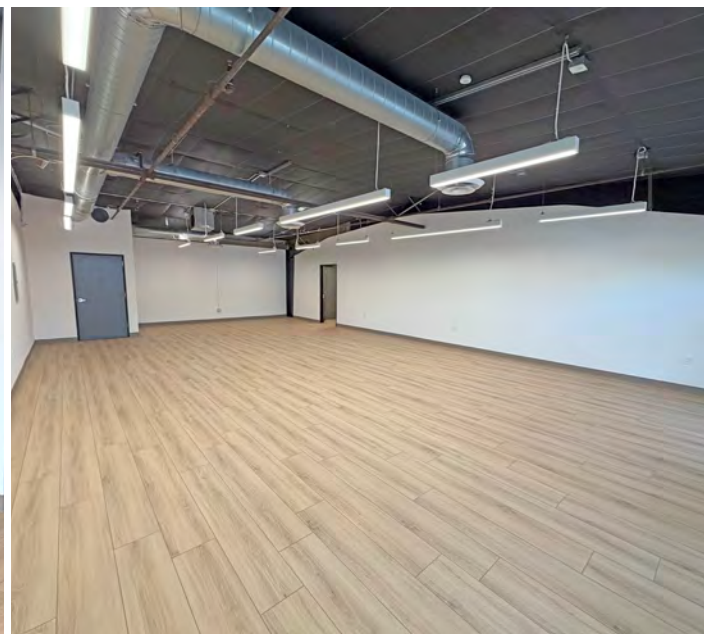
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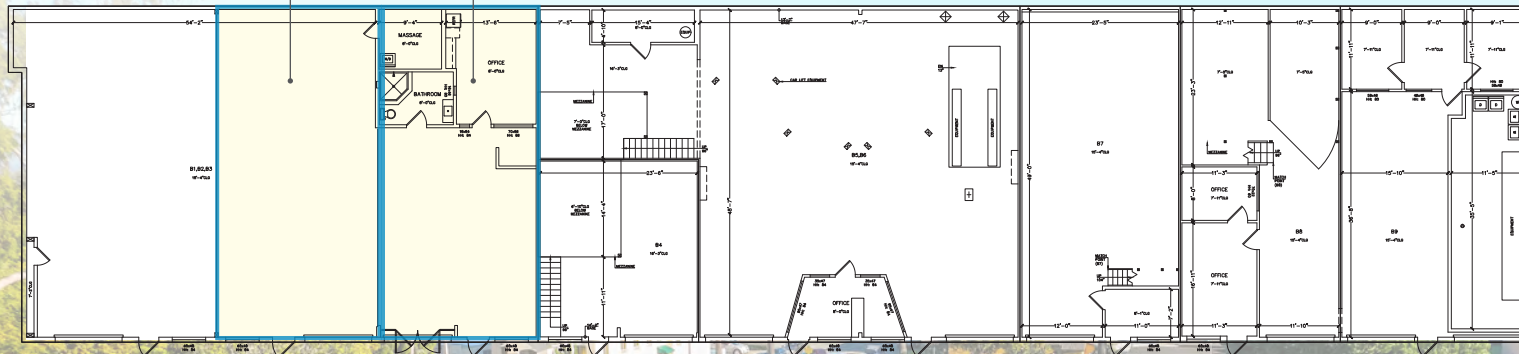
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**STE B2
±1,206 SF**

**STE B3
±1,210 SF**



FLOOR PLAN BLDG B

Planned Improvements:
Fully HVAC'd units,
glass roll-up doors &
polished concrete floors



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Prime Industrial/Flex & Creative
Office Space For Lease

\$1.85/SF – \$2.95/SF NNN



Stes B1 • B2 • B3



LEASED



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IPLATFORM

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CALIFORNIA 93101

Prime Industrial/Flex & Creative
Office Space For Lease

\$1.85/SF – \$2.95/SF NNN

MARINA

WEST BEACH

THE FUNK
ZONE



101

LOWER STATE STREET

DOWNTOWN

IPLATFORM

SANTA BARBARA STREET

EAST HALEY STREET

THE LAGOON DISTRICT

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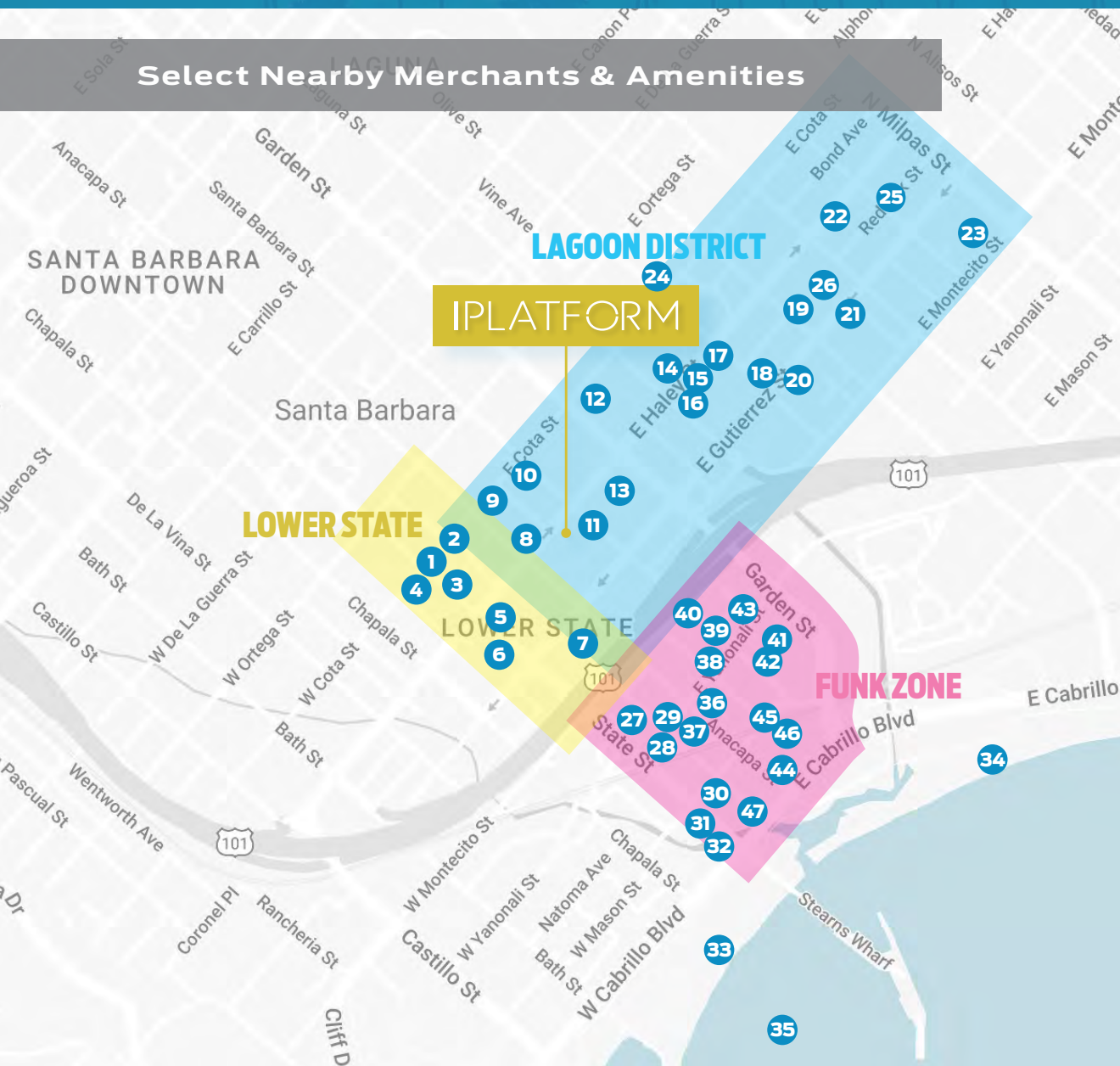
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Select Nearby Merchants & Amenities



- | | | | |
|----|-------------------------------|----|---|
| 1 | Joe's Cafe | 27 | The Moxy Hotel |
| 2 | The Palace Grill | 28 | Loquita Santa Barbara |
| 3 | Institution Ale | 29 | Test Pilot Bar |
| 4 | Starbucks | 30 | Hotel Californian |
| 5 | SB Craft Ramen | 31 | Finney's Crafthouse |
| 6 | State St Axe Club | 32 | Jeannine's Restaurant |
| 7 | REI Outfitters | 33 | West Beach |
| 8 | EOS Lounge | 34 | East Beach |
| 9 | Dune Coffee Roasters | 35 | Santa Barbara Marina
& Harbor |
| 10 | F45 Training | 36 | Validation Ale |
| 11 | Renegade Wines | 37 | Figueroa Mtn Brewing |
| 12 | Art From Scrap | 38 | Dart Coffee |
| 13 | OfficeMax | 39 | Rincon Brewery |
| 14 | Lighthouse Coffee | 40 | Shalhoob's American
Patio Restaurant |
| 15 | CAJE Coffee & Takeout | 41 | Lama Dog Tap Room |
| 16 | Third Window Brewing | 42 | Topa Topa Brewing Co |
| 17 | ah juice organic cafe | 43 | Metropulos Fine Foods
Merchant |
| 18 | SB Design Center | 44 | SB Fish House |
| 19 | Carr Winery | 45 | Channel Islands
Surfboards Flagship |
| 20 | e-BIKERY | 46 | Brass Bear Brewing
& Bistro |
| 21 | SB Forge & Iron | 47 | Mountain Air Sports |
| 22 | Buena Onda Empanadas | | |
| 23 | Jaffurs Wine Cellars | | |
| 24 | Arnoldi's Cafe | | |
| 25 | Keefrider Custom
Furniture | | |
| 26 | The Art of Consignment | | |

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The Lagoon District

One of Santa Barbara's most exciting emerging pocket neighborhoods, the Lagoon District (A.K.A. Haley Street Corridor) is equal parts artsy and industrial, culinary and surf. An eclectic hub of makers and innovators that span several trades, from food and beverage to tech startups and art galleries. The Lagoon District's diverse business community shares an ethos of thinking outside the box, and in recent years the hip up-and-coming neighborhood has earned solid credibility as a culinary destination thanks to its fresh collection of wineries, eateries and breweries. In fact many of Santa Barbara's greatest restaurants reside in the Lagoon District, including the historic Arnoldi's Cafe, along with several award-winning small-batch wineries and breweries like Carr and Third Window Brewing.

The Lagoon District is truly Santa Barbara's hidden gem, known by locals as home to some of the very best the city has to offer. A historically industrial area, you'll still find local arts and trades workshops thriving here. Add to this landmark businesses, boutiques and specialty shops and you have everything at your fingertips to experience authentic, locally-crafted Santa Barbara culture.

(Text from Visit Santa Barbara & Haley Corridor Association)

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