

1525 STATE STREET

SUITE 99
SANTA BARBARA
CA 93101

LEASE RATE REDUCTION

$2,000/Month Full Service Gross

±325 SF 1st floor turn-key office condo with one underground parking space

PRESENTED BY

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RADIUS® Commercial Real Estate

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Plaza Linda Vista is a mixed-use property featuring a professional office component on the first and second floors, with residential condos on the third floor and above the parking garage.

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Suite 99 presents a rare opportunity to lease a ±325 SF office-only space in a prime State Street location. The suite features an open floor plan with abundant natural light, creating a bright and professional workspace ideal for focused productivity.

Perfectly suited for an executive office or small professional user, the efficient layout maximizes functionality while maintaining a clean, modern feel. Located along one of Santa Barbara's most sought-after corridors, the property offers easy access to nearby amenities, dining, and services, providing added convenience for both employees and clients.

An ideal solution for users seeking a compact, high-quality office space in a premier location. Contact Listing Agent for more details.

SUITE 99

Lease Rate Reduction

$2,000/Month

Full Service Gross

Leasing Highlights

Suite Size
Rentable: ±325

Date Available
Now

Term
2+ Years

Proposed Parking
One Covered Space
(Underground Garage)

Restrooms
Common

Floor
Ground Floor Stand Alone Office

Elevator
Yes

HVAC
None

CSO
3%

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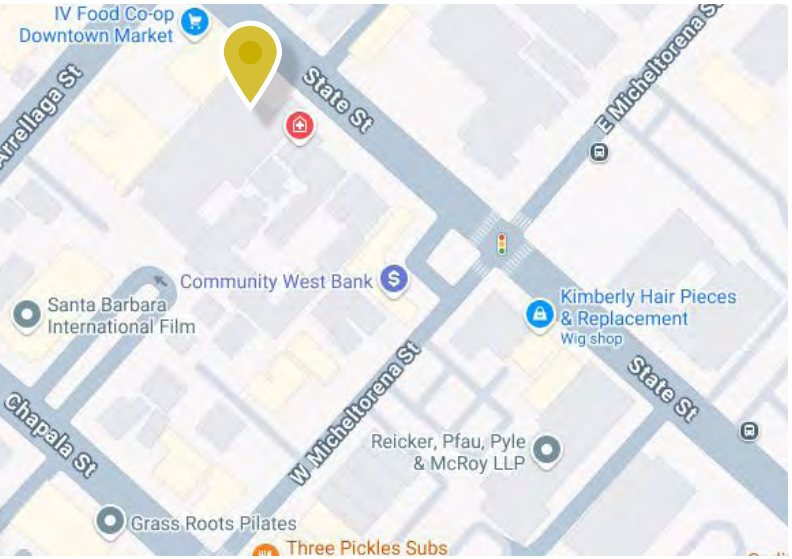
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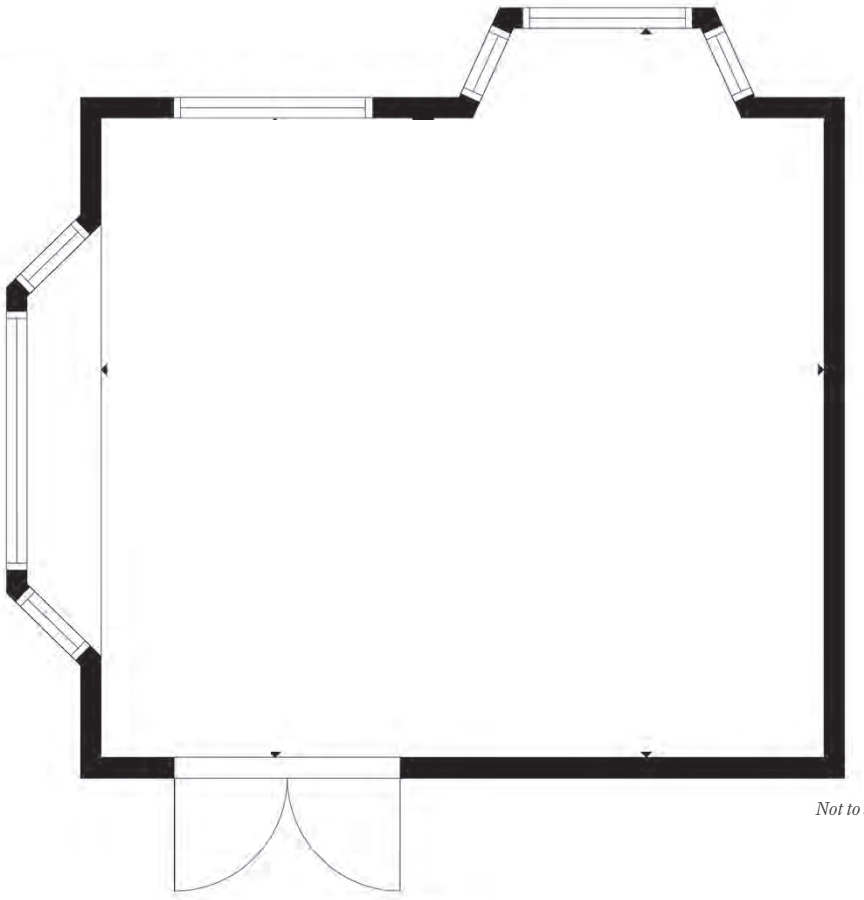
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FLOOR PLAN

STATE STREET

ARRELLAGA STREET



Not to scale

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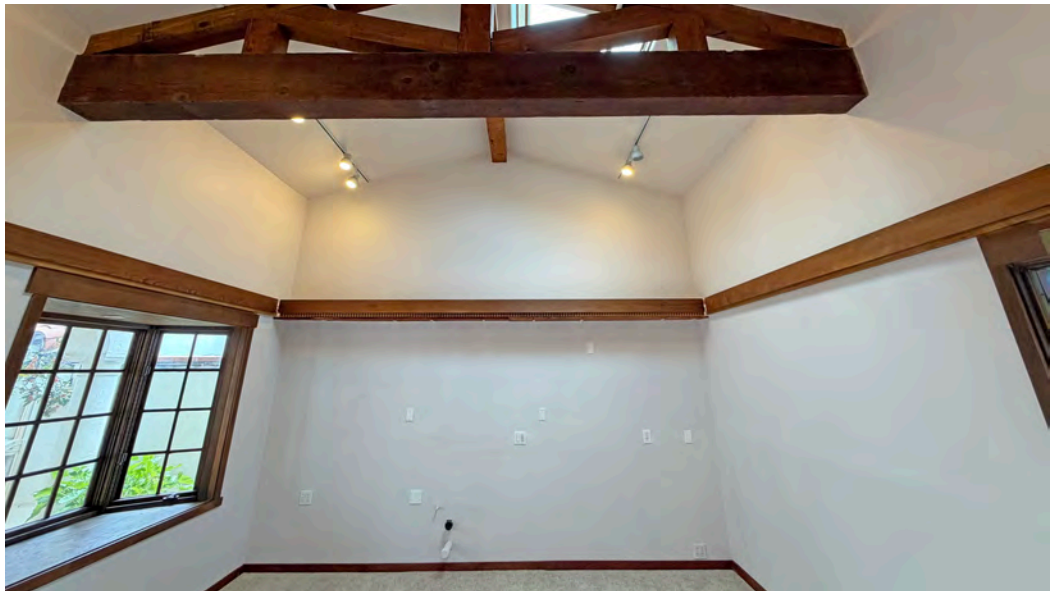
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Downtown Area Merchants & Attractions

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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