



25 E. MASON ST

SANTA BARBARA, CA 93101

Three-story building with flexible commercial uses at the center of Santa Barbara's vibrant Funk Zone on the waterfront

FOR LEASE

\$3.00/SF to \$4.00/SF | ±4,880 SF to 31,803 SF

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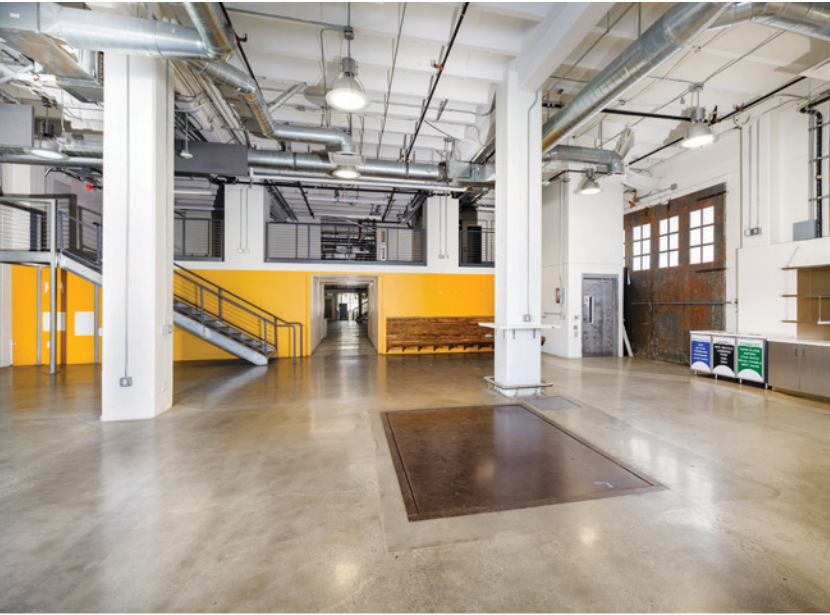
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This highly versatile building in the heart of Santa Barbara's vibrant Funk Zone presents a rare and unique opportunity to occupy **two floors** of top quality commercial space. Originally the Bekins Moving & Storage Building and currently the **tallest building** in the waterfront, the property received a significant capital investment in 2014 to its current R&D use. Elevator-serviced with both floor and **loading freight elevators**, the building also offers an excellent opportunity for a **rooftop deck**.



Leasing Options

First Floor Flexible	±18,776 SF (Includes ±4,723 SF Mezzanine) \$4.00/SF NNN (\$0.59)
Second Floor Office	±4,880 SF – 13,803 SF \$3.00/SF NNN (\$0.59) Demisable (See Page 10)
1st & 2nd Flrs Combined	±32,829 SF \$3.50/SF NNN (\$0.59)

Property Details

Parking	21 On-site Spaces in a Gated Parking Lot + Ample City Lots Nearby (See Page 6)
HVAC	Yes
Sprinklers	±32,829SF \$3.50/SF NNN (\$0.59)
Elevators	Floor Elevator & Freight Loading Elevator
Zoning	OC/HRC-2, SD3
Restrooms	Yes
Power	3,500 amps

Surrounded By Amenities





FUNK ZONE ARTS AND CULTURE



FUNK ZONE FOOD



FUNK ZONE RETAIL & BUSINESS



FUNK ZONE DRINK



FUNK ZONE LODGING

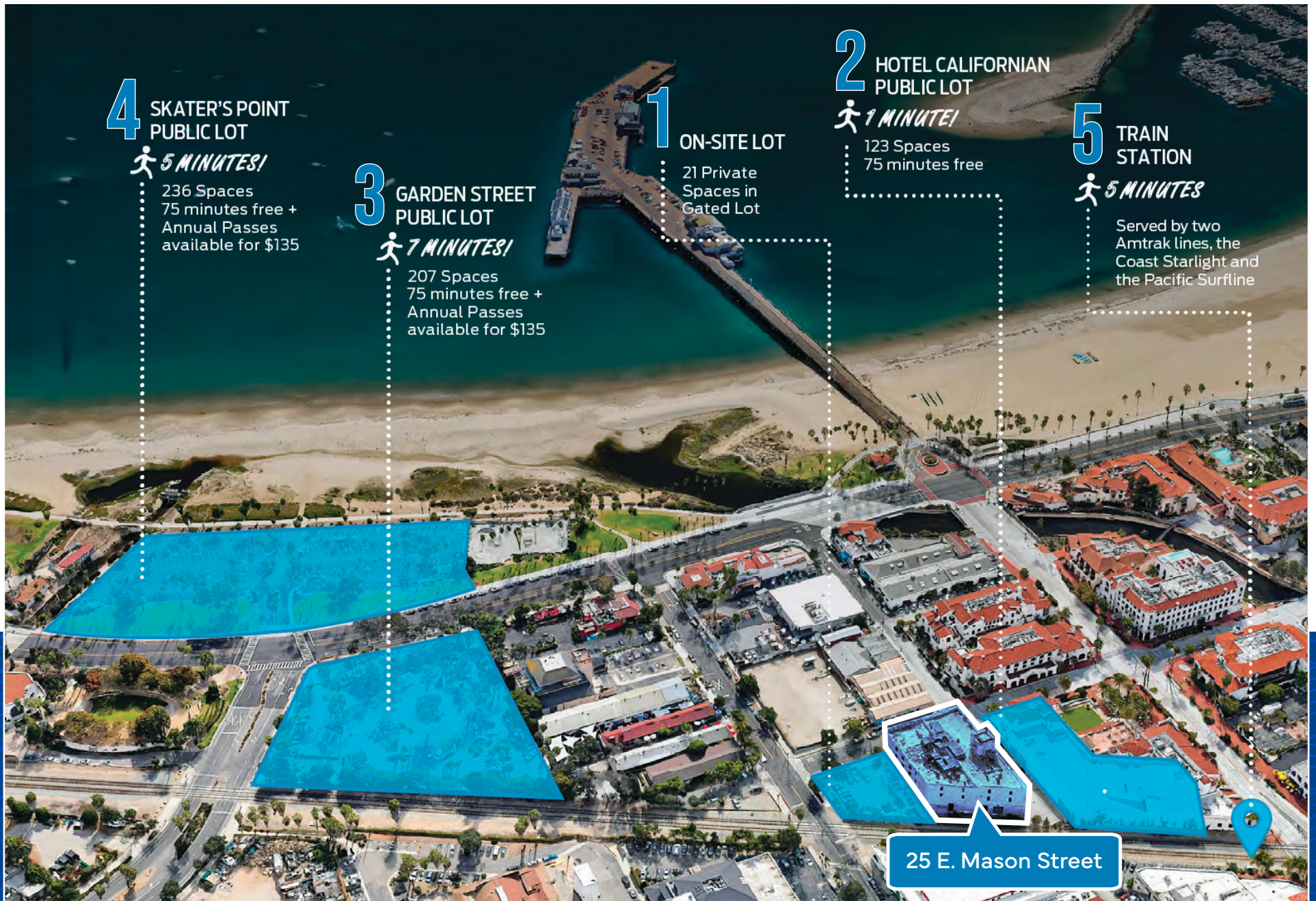


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Convenient Nearby Parking



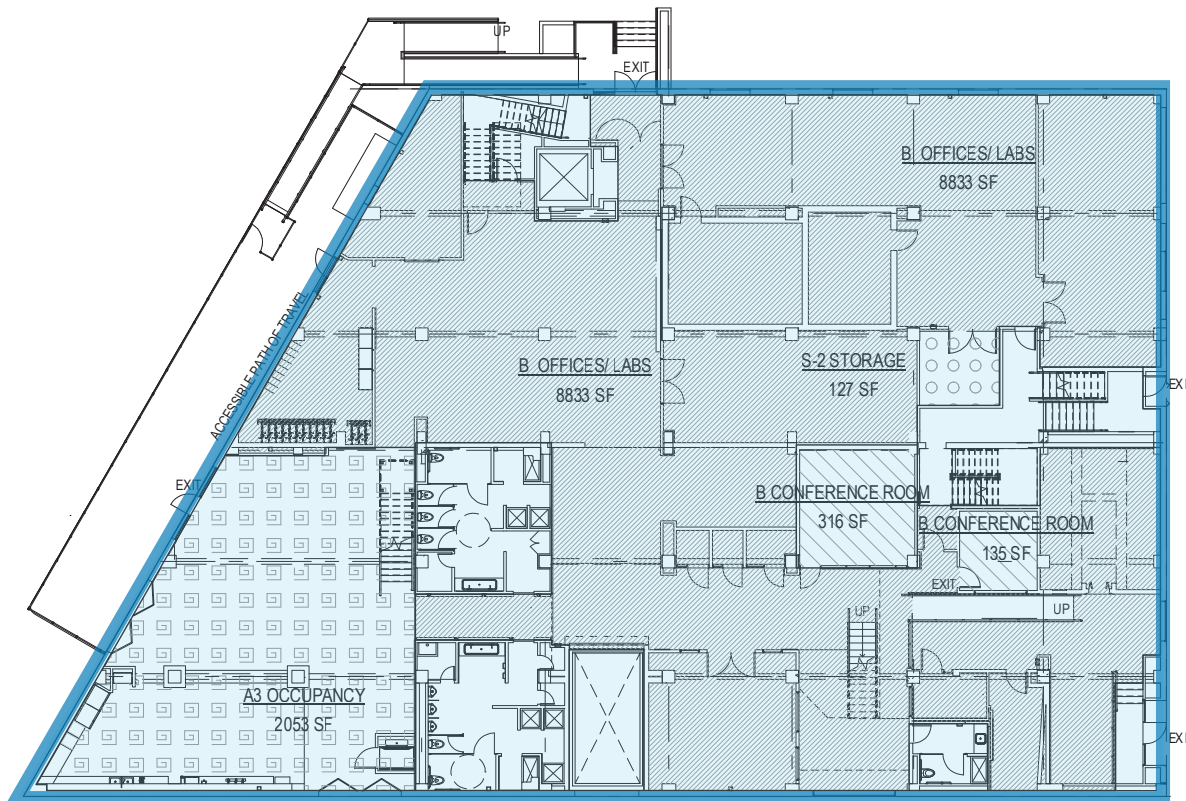




Floor Plans

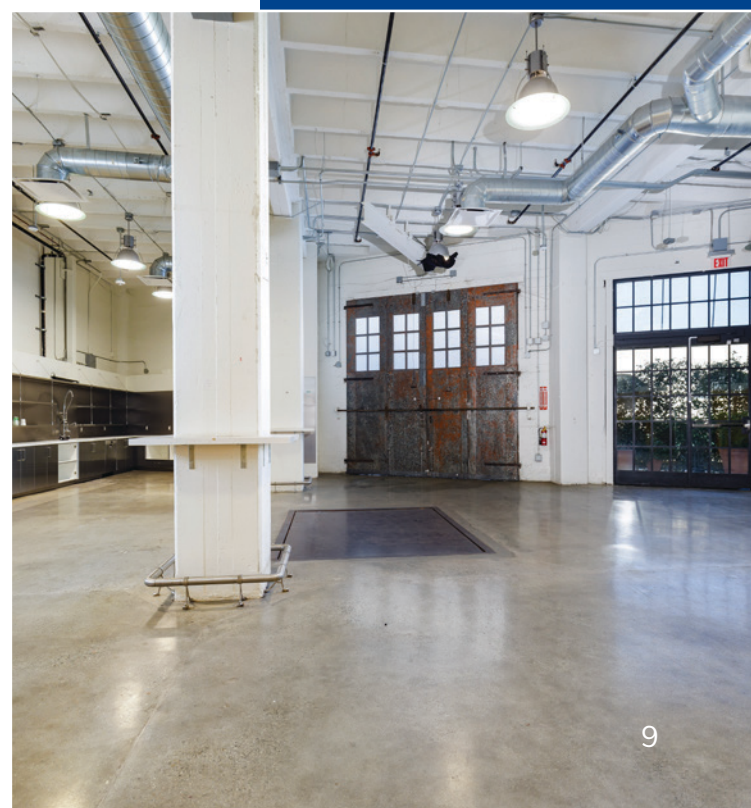
1st Floor: ±18,776 SF (Incl. ±4,723 SF Mezzanine)

SCALE 1/16" = 1'-0"



Not to scale

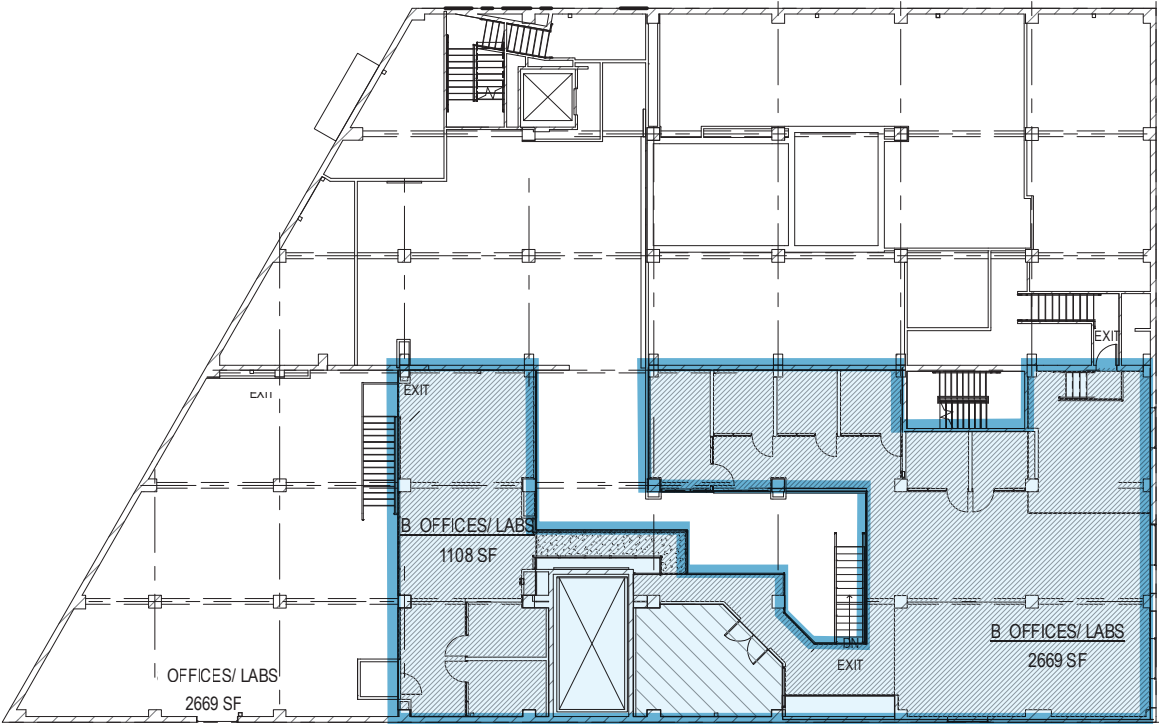
Each floor includes a set of restrooms



Floor Plans

1st Floor Mezzanine: ±4,723 SF

SCALE 1/16" = 1'-0"



Not to scale

Each floor includes a set of restrooms



Floor Plans

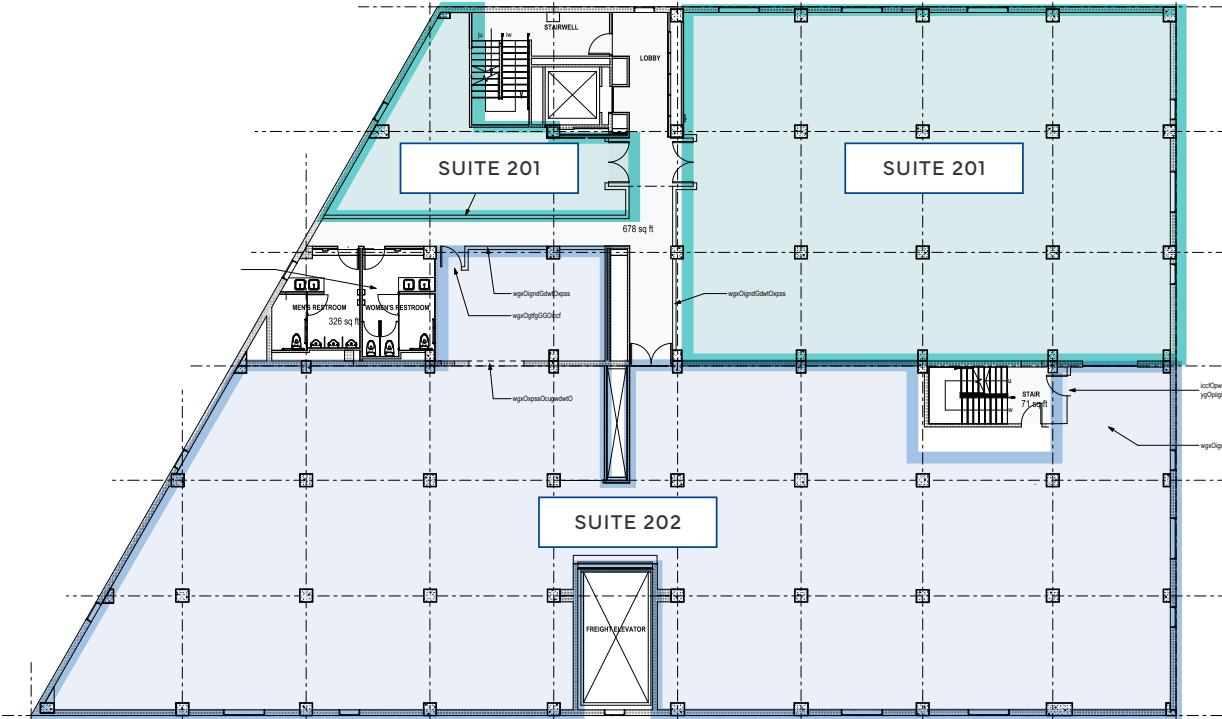
Potential 2nd Floor Demising Plan: ±13,027 SF

SCALE 1/16" = 1'-0"

Suite 201: 4,880 RSF

Suite 202: 8,147 RSF

Total 2nd Floor: ±13,027 SF



Not to scale

Each floor includes a set of restrooms



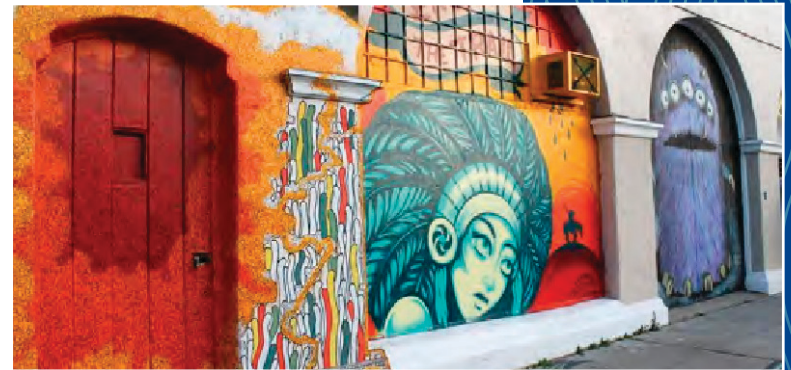
The Funk Zone

Santa Barbara's Unique Arts, Dining & Industrial District

Over the past decade Santa Barbara's Funk Zone has exploded into a contemporary sub-culture of artisan shops, galleries, hip eateries, award-winning microbreweries, craft distilleries, and the Urban Wine Trail with 29 wine tasting rooms all within walking distance. Perfectly situated in Santa Barbara's up-and-coming waterfront just footsteps from the beach, Stearns Wharf and the city's famed downtown, this mixed use neighborhood encompasses approximately 16 square blocks adjacent to State Street, the main commercial thoroughfare through the city, and is easily accessible off the 101 freeway and the Amtrak station.

Don't be deterred by the name; the area doesn't have a funk so much as it has a vibe. The Funk Zone delights visitors and locals with its rich tapestry of historical marine structures, industrial lots and old houses which support a colorful mixture of creative uses and give the zone its face, while its occupants that reside and work there embody its eclectic soul. With a spirit for innovation and community, the neighborhood offers the best that Santa Barbara has to offer wrapped in an eclectic, dynamic package. Artists, winemakers and chefs have taken up shop in aged warehouses and forgotten scuba shops, transforming the zone into an understated array of hidden hot spots.

Indeed the Funk Zone offers the perfect contrast to the pristine red tile roofs and charming Spanish-style architecture of Santa Barbara's historic downtown. Minus the polish and plus some grit, the Funk Zone has its own distinctive brand of charm. Filled with sightseers and locals, the Funk Zone offers the ultimate sense of discovery as it continues to evolve and get better as ever more businesses crop up in the 'hood.





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