

FOR LEASE

Suite 300

THIRD FLOOR — FULL FLOOR

AVAILABLE NOW



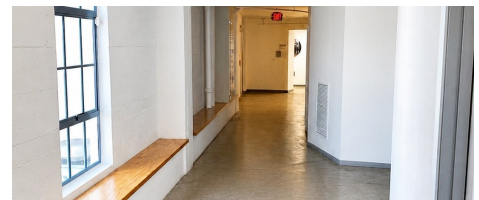
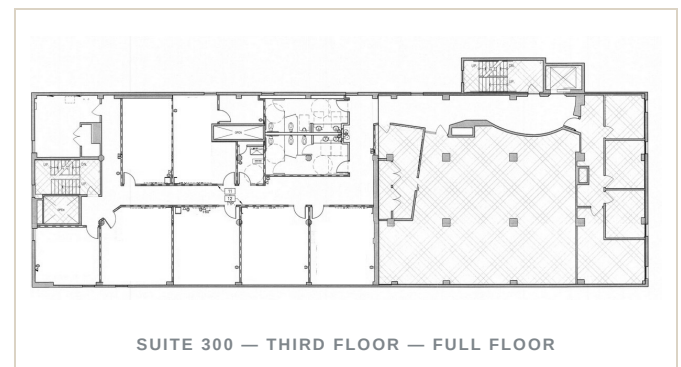
The entire third floor of the historic Lyon Building, divisible into two or more suites. Previously improved as an international language school and most recently used for office and R&D by an emerging space-technology firm — a plan that has already proven flexible twice over.

SIZE	LEASE RATE	NNN EXPENSES	PARKING	DIVISIBLE	AVAILABLE
±8,406 Rentable SF	\$2.45 Per SF, NNN	\$0.70 Per SF, est.	1 Reserved space	Yes 2 or more suites	Now Immediate occupancy

HIGHLIGHTS

- ◆ Full-floor identity with the option to demise into two or more suites
- ◆ Private offices, conference room and open work areas already built out
- ◆ Served by multiple dedicated and shared high-tonnage Carrier HVAC units
- ◆ Direct fiber connectivity — the building is a major fiber-optic meeting point
- ◆ Passenger elevator to all five floors; secure building access
- ◆ Lease term negotiable; annual CPI (Los Angeles) adjustments

FLOOR PLAN



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