

2028 Village Lane, Suite 205

SOLVANG, CA 93463

OFFICE/RETAIL SPACE
FOR LEASE



LENA BERCH | OWNER/BROKER
DRE #00864783
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CRISTINA BERCH | LEASING COORDINATOR
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DRE #02193853

805.694.6355

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Suite 205 SPECIFICS

LEASE PRICE: \$2.50/SF/mo = \$4,445 BASE RENT

UNIT SIZE: 1,778 SF

BLDG SIZE: 19,076 SF

LOT SIZE: 34,412 SF (0.79AC)

FLOORS: 2

TYPE: NNN (\$1.06/SF) = \$1,885 NNN

LEASE TERM: 3-5 YEARS

ESCALATIONS: 3%`

HVAC: YES

YEAR: 1983-1989

ELEVATORS: YES, ONE

RESTROOMS: ON EACH FLOOR

ZONING: PO (PROFESSIONAL OFFICE)

PARKING: AS AVAILABLE (COVERED & UNCOVERED)

Lease Rate
\$6,330/ MONTHLY TOTAL

First Class building with ideal space for a medical practitioner or office user. This suite features seven private offices, one storage room, one conference room, and a kitchenette. Elevator service for the entire building with restrooms on each floor. Located close to Santa Ynez Valley Cottage Hospital, this building is ideal for medical professionals. Plenty of convenient parking available in lot or parking structure.



The information provided here has been obtained from the owner of the property or from other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

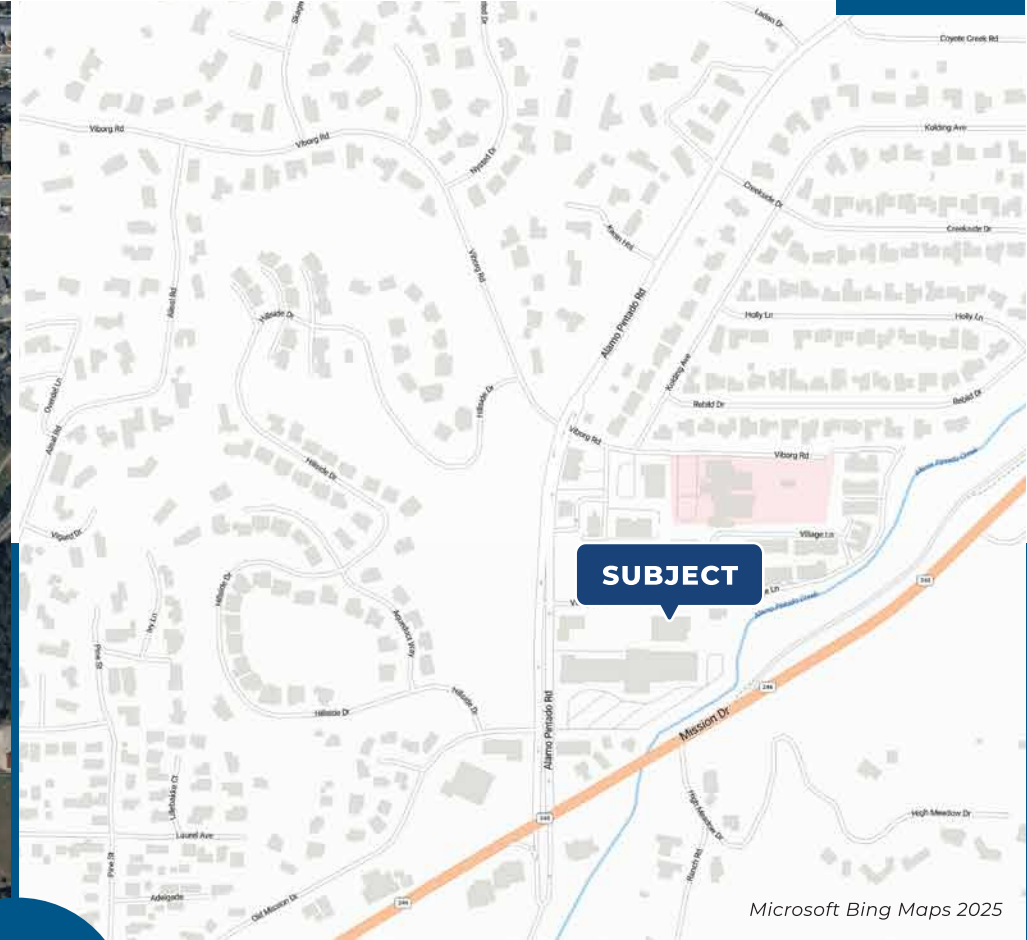
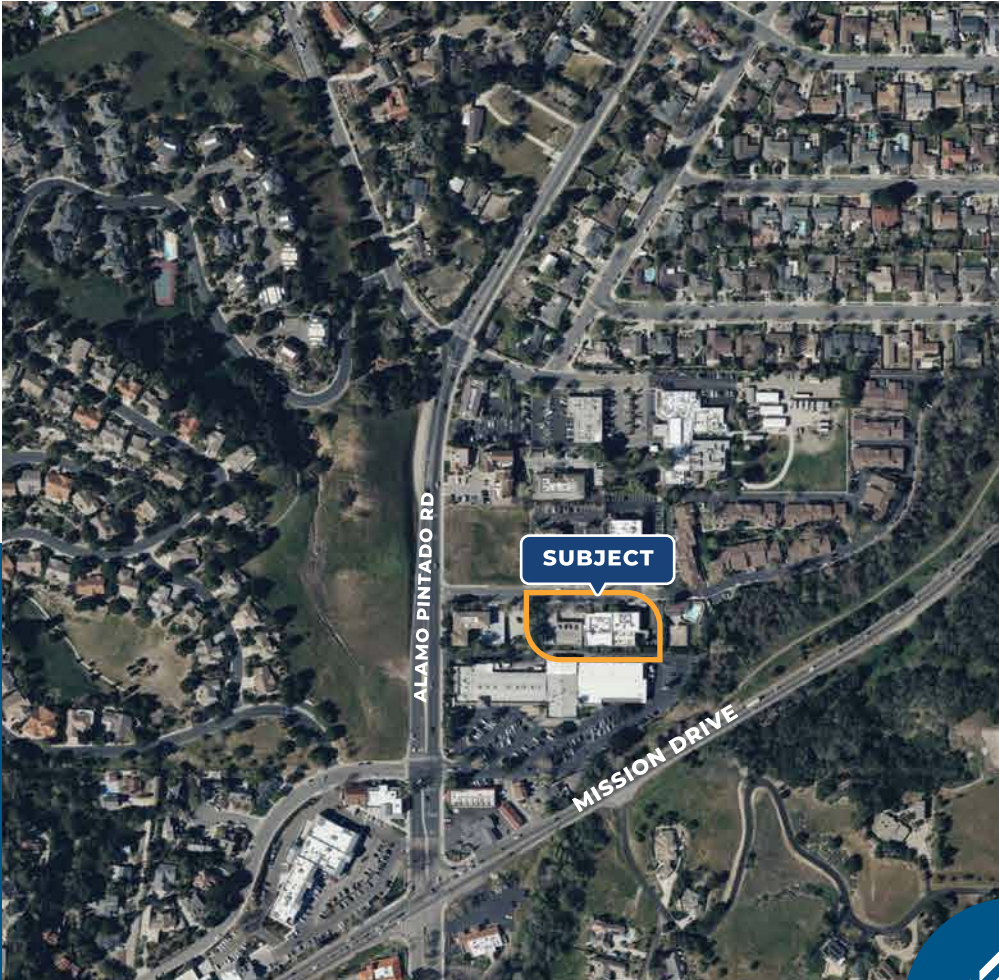
Property GALLERY

PROFESSIONAL OFFICE LOCATION



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Property AREA OVERVIEW



PROPERTIES, INC.

DRE #02193853

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Solvang AREA



Area AMENITIES

1. SYV Cottage Hospital
2. Leonardo's Ristorante
3. The Fresh Market
4. New Frontiers Natural Market
5. CVS
6. Sunny Fields Park
7. Mission Santa Inés
8. Solvang Park
9. Solvang Theaterfest
10. Mortensen's Danish Bakery
11. Jule Hus Christmas Store
12. The Lansby Hotel
13. Solvang Brewing Company
14. Wildling Museum



Santa Ynez Valley **GOLDEN VINEYARD WINE COUNTRY**

The great wide open countryside of the Santa Ynez Valley is located 30 minutes north of Santa Barbara and nestled between the Santa Ynez and Santa Rafael Mountains. Numerous world-renowned wineries and vineyards dot the landscape as well as horse and cattle ranches. In fact, the valley is recognized as the epicenter of California's multi-billion dollar equine industry. Other attractions include the Los Padres National Forest, Lake Cachuma, Old Mission Santa Inez, golf courses and the Santa Ynez Valley Historical Museum & Parks-Janeway Carriage House displaying old stagecoach relics from the valley's past. Six small towns are home to the region and include Ballard, the smallest and oldest community, Solvang, a charming Danish-American hamlet, the rapidly growing Buellton, the vintage chic community of Los Alamos, the laid-back wine tasting haven of Los Olivos, and the turn-of-the-20th-Century township of Santa Ynez.

