

# CLASS A CREATIVE OFFICE/R&D IN GOLETA TECH CORRIDOR

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MAJESTIC ASSET MANAGEMENT, INC.  
MANAGEMENT • INVESTMENTS • DEVELOPMENT



## TECH PARK @ CASTILIAN

110 CASTILIAN DR | GOLETA, CA

SUITES 102, 202

3,891 & 4,454 SF

THINK. CREATE. ACHIEVE.



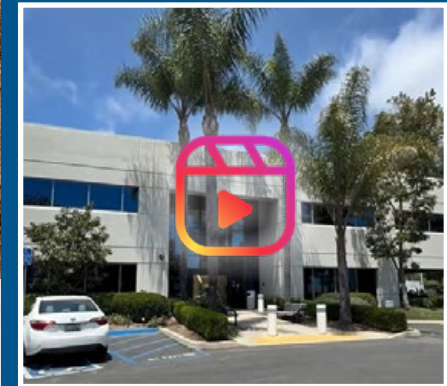
PROPERTY OVERVIEW

110 CASTILIAN DRIVE

Suite	Floor	Size	Rental Rate
102	First	3,891 SF	\$1.85 NNN
201	Second	4,454 SF	\$1.95 NNN

Parcel Size	Approximately 4 acre site
Zoning	BP
Year Built	1996
Amenities	On-site gym, outdoor seating, walking trails
Parking	3.4/1,000
HVAC	Yes
Ceiling Height	9.5'
Restrooms	Common set on each floor; 2nd floor showers
Sprinklers	Yes

TECH PARK @ CASTILIAN



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VIDEO TOUR





# OFFERING SUMMARY

110 Castilian is one of three buildings in Tech Park @ Castilian, currently being transformed by Majestic Asset Management into one of the elite creative office campuses in the market. The building accommodates a variety of office and R&D uses and benefits from the outstanding location, visibility, parking, and on-site gym provided by this 4-acre campus.

Suite 102 is a ground-floor creative office suite offering great natural light, a mix of open office area and private offices, and the potential of adding lab space if needed.

Suite 201 is an elevator-served second-floor office suite with spacious bullpen, kitchenette, and many glass walls and doors to allow a good flow of natural light throughout the suite.

TECH PARK @ CASTILIAN



SUITE 102



## TECH PARK @ CASTILIAN HIGHLIGHTS

- Class A Project, consisting of 3 office/R&D buildings over 4 acres in the Goleta Tech Corridor.
- Easy access to freeway, UCSB, and Santa Barbara airport.
- Attractive for Industrial, Lab, Creative or Traditional Office, Research and Development.
- Core location in Goleta that is often considered the premier business park in Goleta.





## THE LOCATION

Since 2007, Majestic Asset Management, Inc (Majestic) has steadily acquired commercial properties in Goleta and Santa Barbara. Majestic's current portfolio includes 35 buildings, encompassing approximately 1.5 million square feet.

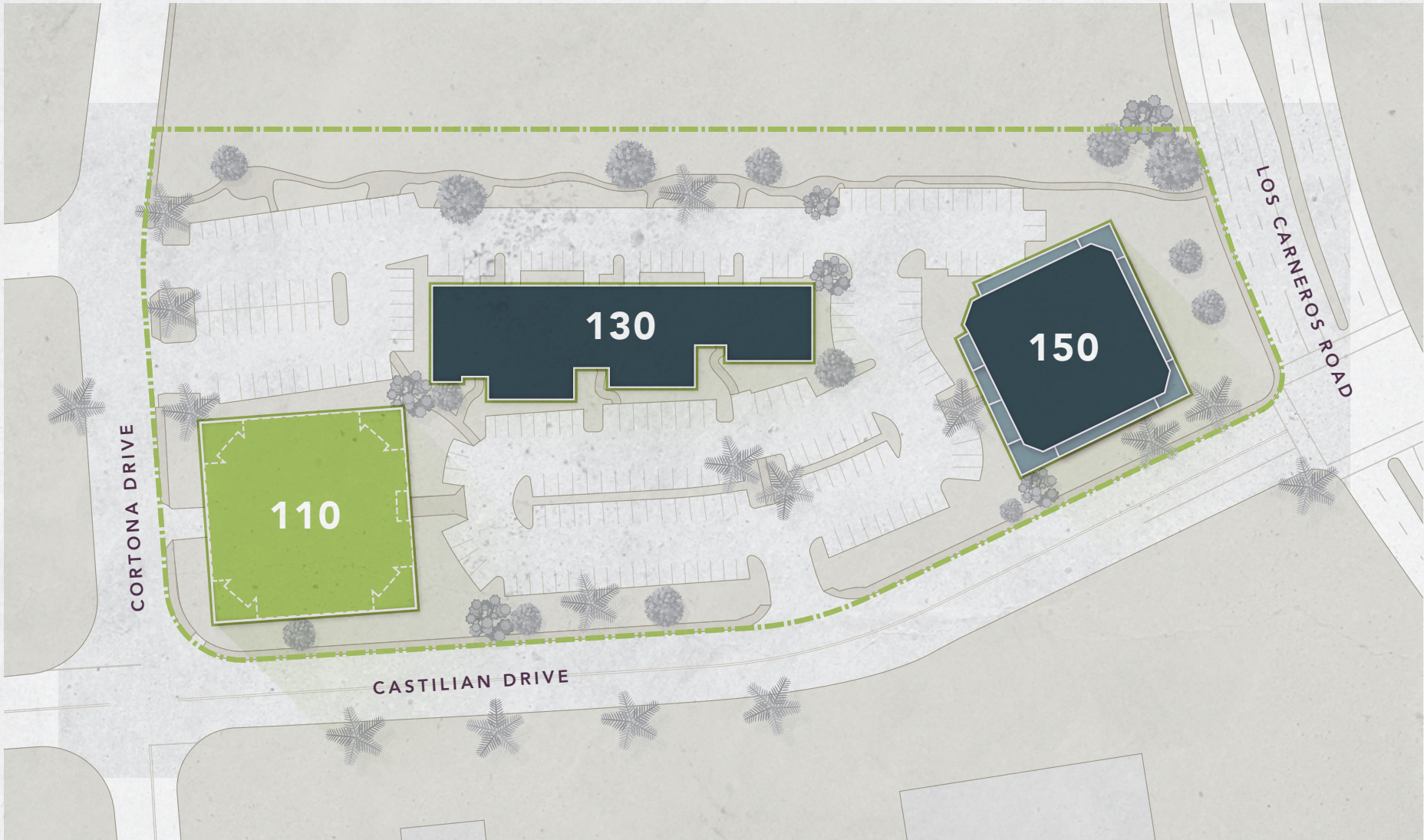
The move to suburban markets, such as Goleta, has continued to attract major companies such as Google, Amazon, Microsoft and numerous other tech and publicly traded companies.

Goleta is distinctive due to its location between Silicon Valley and Los Angeles as well as proximity to a top-tier STEM research university (UCSB). It has become known as "Techtopia" with numerous tech companies relocating to Goleta over the past several years. Goleta caters to tenants requiring office, industrial, bioscience lab or research & development uses ("Flex Buildings"). Goleta offers quality housing, sought-after beach location, and an excellent lifestyle, coupled with great weather year-round. Flex Buildings have been desirable for many years and are attracting increased demand for the long term due to their various uses. Majestic currently owns 19 Flex Buildings in Goleta.

COMMON LOBBY















## CENTRALLY LOCATED WITH ABUNDANT AMENITIES





# AMENITIES MAP

## SANTA BARBARA

State St

154

101

crushcakes  
SOUTH COAST DELI  
UNITED STATES POSTAL SERVICE

VONS  
PAWS & DOGS  
Cody's Cafe  
RUSTY'S PIZZA PARLOR  
CVS

TRADER JOE'S  
Walgreens  
AC4  
CVS  
SUBWAY  
Albertsons  
Bank of America  
RUSTY'S PIZZA PARLOR

Ralphs  
LASSERS  
SUBWAY

RITE AID  
Miner's ACE Hardware  
Michaels  
SPROUTS  
Starbucks

GOLETA VALLEY COTTAGE HOSPITAL

TACO BELL  
GOODLAND KITCHEN  
McDonald's  
OLD TOWN COFFEE  
Hampton  
CrossFit  
the Habit BURGER GRILL  
THREE PIGGIES  
Wendy's

COSTCO WHOLESALE  
THE HOME DEPOT  
BEST BUY  
Starbucks  
Albertsons  
ROSS DRESS FOR LESS  
chili's  
HomeGoods  
planet fitness  
BevMo!  
AT&T  
McDonald's  
The Natural Cafe  
jane  
METROPOLITAN  
UnionBank  
Staples

### GOLETA

sba Santa Barbara AIRPORT

GOLETA BEACH

TECH PARK @ CASTILIAN

UCSB

ISLA VISTA







WHERE IDEAS TAKE FLIGHT.



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THERE ARE NO  
LIMITS TO WHAT WE  
AS A TEAM CAN  
ACCOMPLISH  
TOGETHER.

- VINCE LOMBARDI

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