

FLEX BUILDING WITH HIGH CEILINGS & REMODELED OFFICE



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MAJESTIC ASSET MANAGEMENT, INC.
MANAGEMENT • INVESTMENTS • DEVELOPMENT



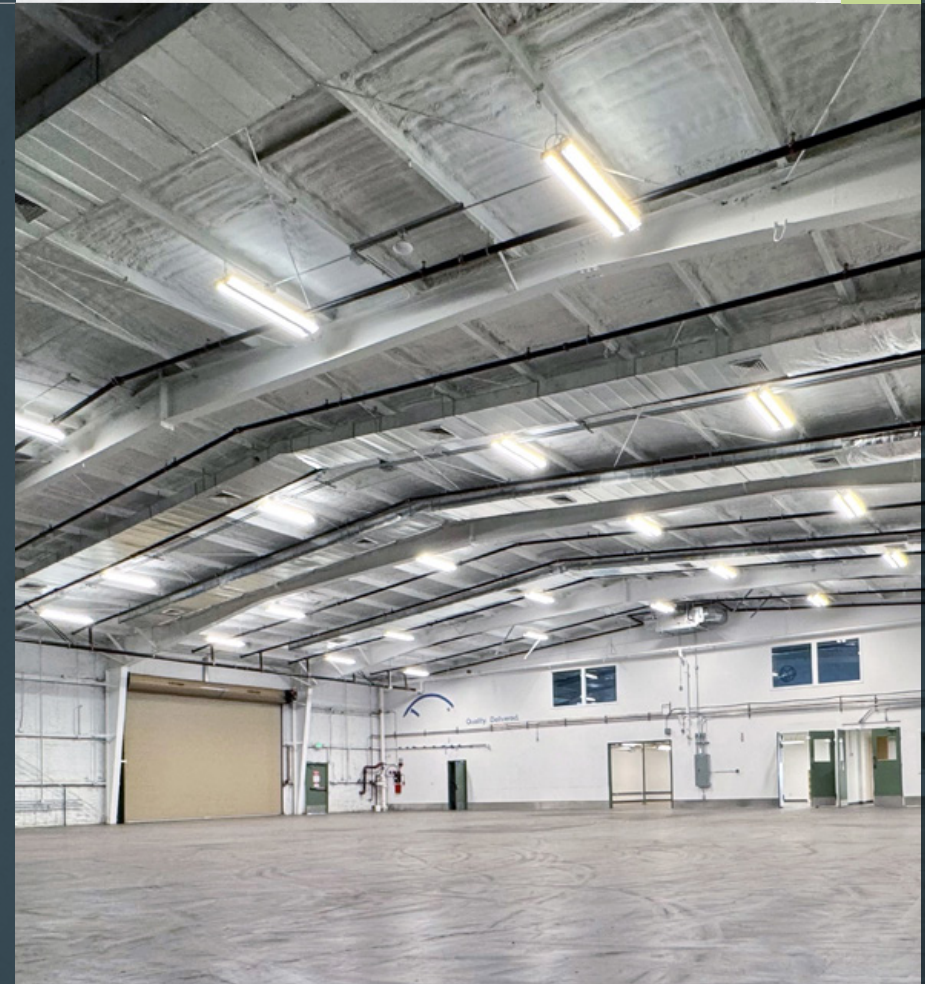
TECH PARK @ WARD

839 WARD DRIVE | GOLETA, CA
5,000 - 26,811 SF

THINK. CREATE. ACHIEVE.

839 WARD DRIVE - OVERVIEW

Square Feet	5,000 - 26,811 SF
Rental Rate	\$1.65 NNN
Parcel Size	1.34 acre site that is completely fenced
Zoning	BP
Year Built	1962, completely remodeled in 2019
Roof	Newly replaced
Parking	2/1,000 SF incl. 2 EV charging stations
HVAC	Throughout entire building
Ceiling Height	21' at highest point
Power	2,000 amps
Restrooms	One set
Loading	3 oversized roll-up doors
Sprinklers	Yes





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VIDEO TOUR



OFFERING SUMMARY

839 Ward Drive is a two-story flex building in Tech Park @ Ward, a central campus in Goleta's tech corridor with great access to Highway 101, UCSB, and the Santa Barbara Airport. The subject space was completely renovated in 2019 and offers approx. 10,000 SF of high-quality office/R&D space and approx. 16,000 SF of high-bay, clear-span warehouse with 3 roll-up doors. The building has 2,000 amps of power, HVAC throughout, and EV charging stations.



TECH PARK @ WARD HIGHLIGHTS

- Tech Park @ Ward is a 4.26-acre Flex campus in a central location offering an easy commute from the entire metro area.
- The entire property is gated, fenced and secured.
- All project common areas have been updated recently, including the outdoor seating area.
- Campus provides mountain views, nearby beach and bike trails, and quick access to the coastal amenities of Goleta and Santa Barbara.



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.



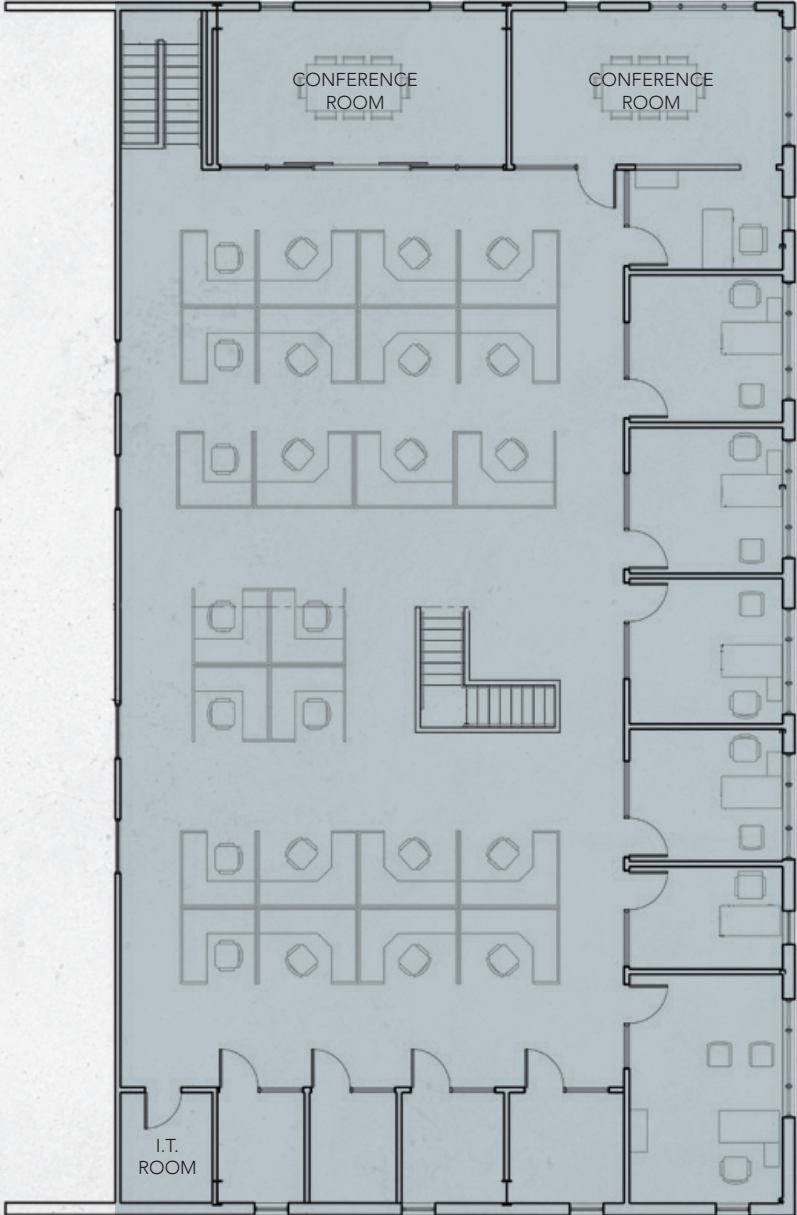
FLOOR PLAN - FIRST FLOOR

TECH PARK @ WARD



FLOOR PLAN - SECOND FLOOR

TECH PARK @ WARD



CENTRALLY LOCATED WITH ABUNDANT AMENITIES

RETAIL

- Camino Real Marketplace
- Hollister Village Plaza
- Storke Plaza / Target
- Fairview Shopping Center
- Calle Real Shopping Center

GOLF COURSES AND PARKS

- Lake Los Carneros Park
- Glen Annie Golf Club
- Girsh Park
- Ellwood Mesa & Butterfly Preserve
- Sandpiper Golf Club

ACCESS

- Convenient access to Santa Barbara, Ventura, and LA
- Near Santa Barbara Airport, UCSB, and Hwy 101

TOP PERFORMING SUBMARKET

- Average Household Income in the city of Goleta is over \$140,000
- Booming coastal engineering and technology sector with strong tenants and a highly-educated employee pool



AMENITIES MAP

SANTA BARBARA





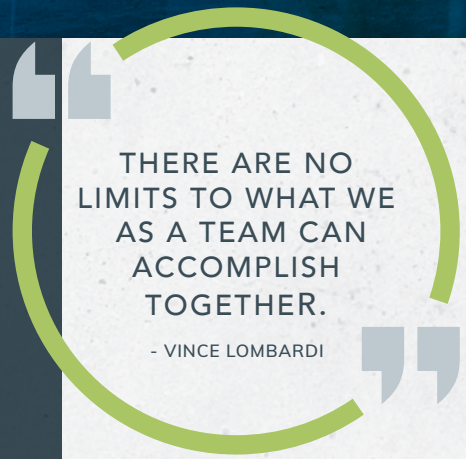
WHERE IDEAS TAKE FLIGHT.



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

- VINCE LOMBARDI

TECH PARK @ WARD

839 WARD DRIVE | GOLETA, CA, 93111



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The information contained herein has been obtained from sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.